



Asking Price: \$989,000.00

RIVIERA PLAZA

±5,415 OFFICE FOR SALE

1901 E University Dr | Mesa, AZ 85203

FOR SALE

EXCLUSIVELY LISTED BY:

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpi.az.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpi.az.com

PROPERTY INFORMATION

ADDRESS	1901 E University Dr., Mesa, AZ 85203
SALE PRICE	\$989,000.00
BUILDING SIZE	±5,415 SF
SUITE SIZE	±75,539 SF
LAYOUT	Reception, 14 Offices, Bull Pen, 2 Conference Rooms, Break Room, and Kitchen
ZONING	C-2
APN#'S	138-68-129

HIGHLIGHTS

- Close proximity to Sky Harbor International
- Strong traffic counts
- Monument & Building Signage Available
- Conveniently located between US-60 & Loop 202 Freeways
- Great street visibility and frontage



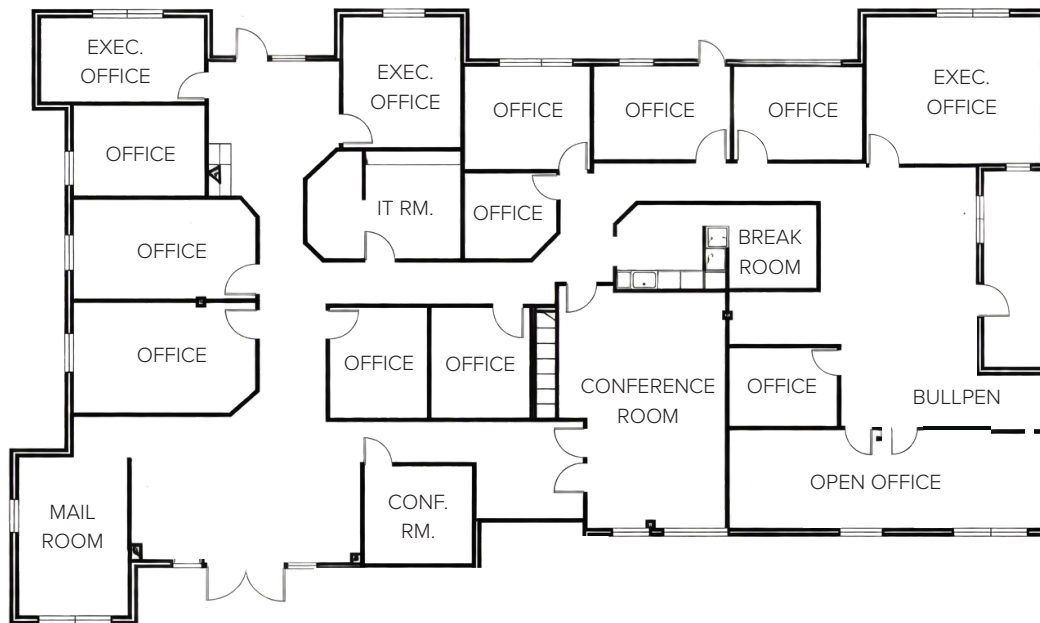
RIVIERA PLAZA OFFICE FOR SALE

A PROFESSIONAL/MEDICAL OFFICE CENTER

1901 E University Drive is strategically positioned in an established commercial corridor in Mesa's East Valley, near the intersection of University Drive and Gilbert Road. The property benefits from excellent visibility and convenient access to major arterial roadways, providing connectivity throughout Mesa and the greater Phoenix metropolitan area.

The surrounding area features a diverse mix of professional offices, medical services, neighborhood retail, restaurants, financial services and residential communities. Riviera Plaza is immediately adjacent to the property, while nearby businesses and services along University Drive provide convenient amenities for employees, clients and visitors.

FLOOR PLAN



LAYOUT

- Reception
- (14) Offices
- Bullpen
- (2) Conference Rooms
- Break Room
- Kitchen



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

PROPERTY OVERVIEW

PROPERTY FLOOR PLAN

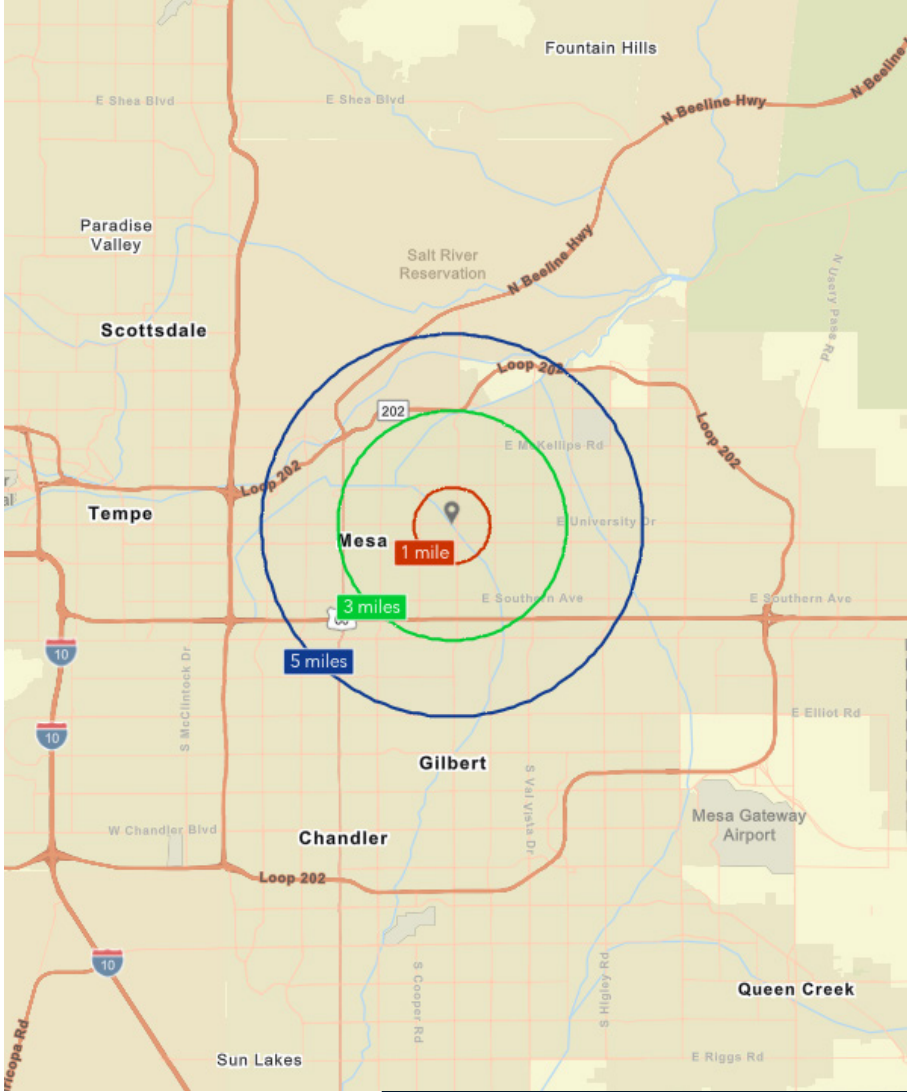
PROPERTY IMAGES



DEMOGRAPHICS

1901 E University Dr, Mesa, AZ 85203

	1 MILE	3 MILES	5 MILES
2025 POPULATION	22,356	168,663	343,262
ANNUAL GROWTH 2020 - 2025	0.3%	0.6%	0.7%
2025 HOUSEHOLDS	7,856	60,736	129,007
MEDIAN AGE	34.2	36.4	37.1
BACHELOR'S DEGREE OR HIGHER	17%	22%	26%
AVG HH INCOME	\$91,276	\$94,222	\$97,103
TOTAL CONSUMER SPENDING	\$239.6M	\$1.9B	\$4.1B
DAYTIME EMPLOYMENT	4,157	51,940	137,396
BUSINESSES	590	5,405	16,402
MEDIAN HOME VALUE	\$358,140	\$387,189	\$407,804
MEDIAN YEAR BUILT	1976	1982	1984



1 Mile

2025
Population

22,356



1 Mile

Average
Household Income

\$91,276



1 Mile

Median
Age

34.2



5 Mile

2025
Businesses

16,402





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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiplaz.com

TYSON BREINHOLT

D: 480.966.7513

M: 602.315.7131

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