



FOR SALE OR LEASE

2111 WEST UNIVERSITY DRIVE, MESA, ARIZONA

Contact listing agents for details

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\$2,454,725
SALE PRICE

±7,553 SF
BUILDING SIZE

\$26.00
PSF NNN

\$325
PSF SALE PRICE

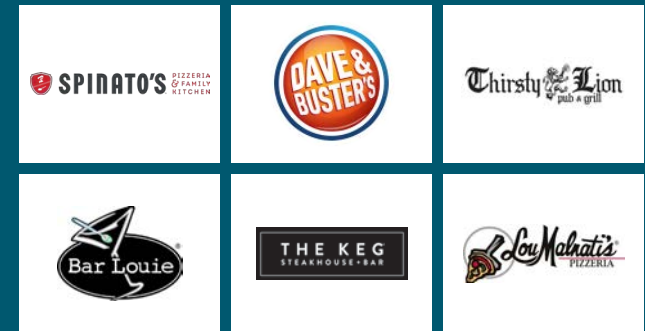


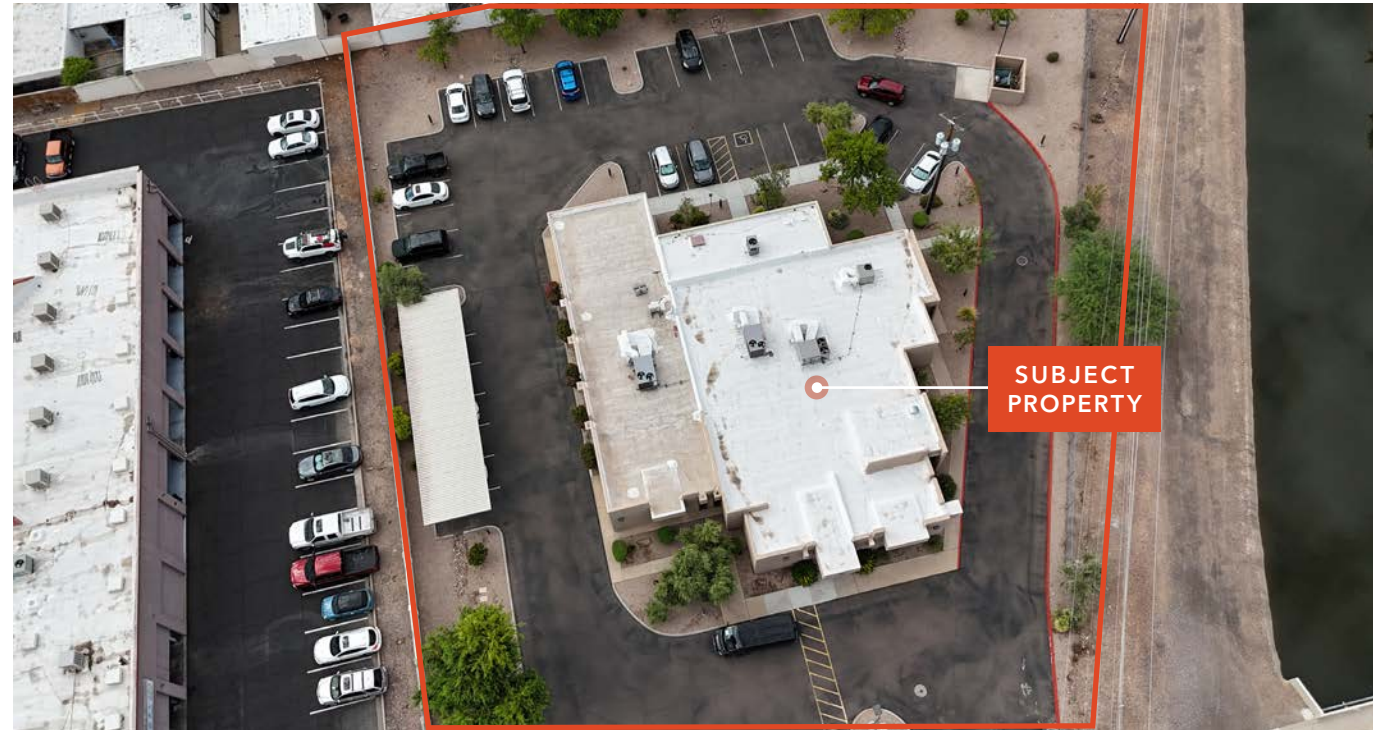
PROPERTY HIGHLIGHTS

This building includes 2 surgery / procedure rooms, 12 exam rooms, x-ray, 4 bathrooms, up 7 person reception area desk, large patient waiting room (48-60 chairs), up to 9 person nurses area, multiple storage and supply rooms, breakroom, doctors offices, etc.

Mesa is a growing suburb with a strong presence of educational institutions, including Mesa Community College nearby. The location benefits from easy access to major highways, including the Loop 101 and U.S. 60, making it convenient for commuting and transport. The area also features a variety of dining, retail, and recreational options, making it a hub for both business and residential activities.

RESTAURANTS WITHIN A 5-MINUTE DRIVE

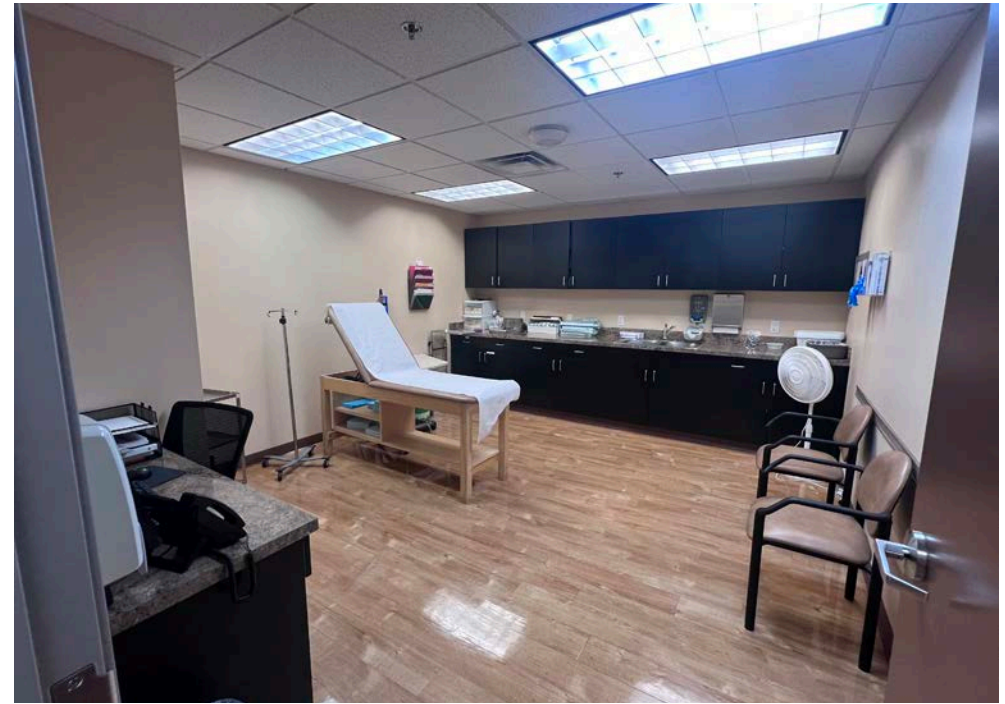
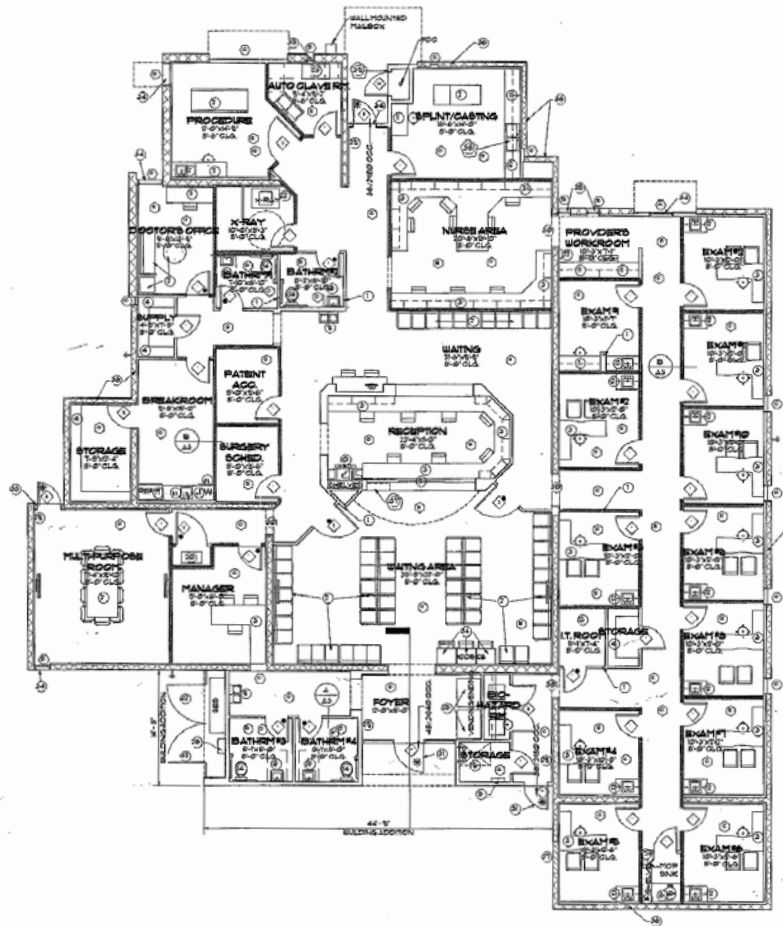




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FLOOR PLAN*



*Property was completed renovated into a medical facility in 2014, and ideal for any single medical practice business. Property qualifies for 90-100% financing thru the SBA. Call for details.

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	17,517	127,460	331,087
2020 CENSUS	19,244	138,861	359,624
2024 ESTIMATED	19,261	149,191	375,615
2029 PROJECTED	18,954	149,855	381,828

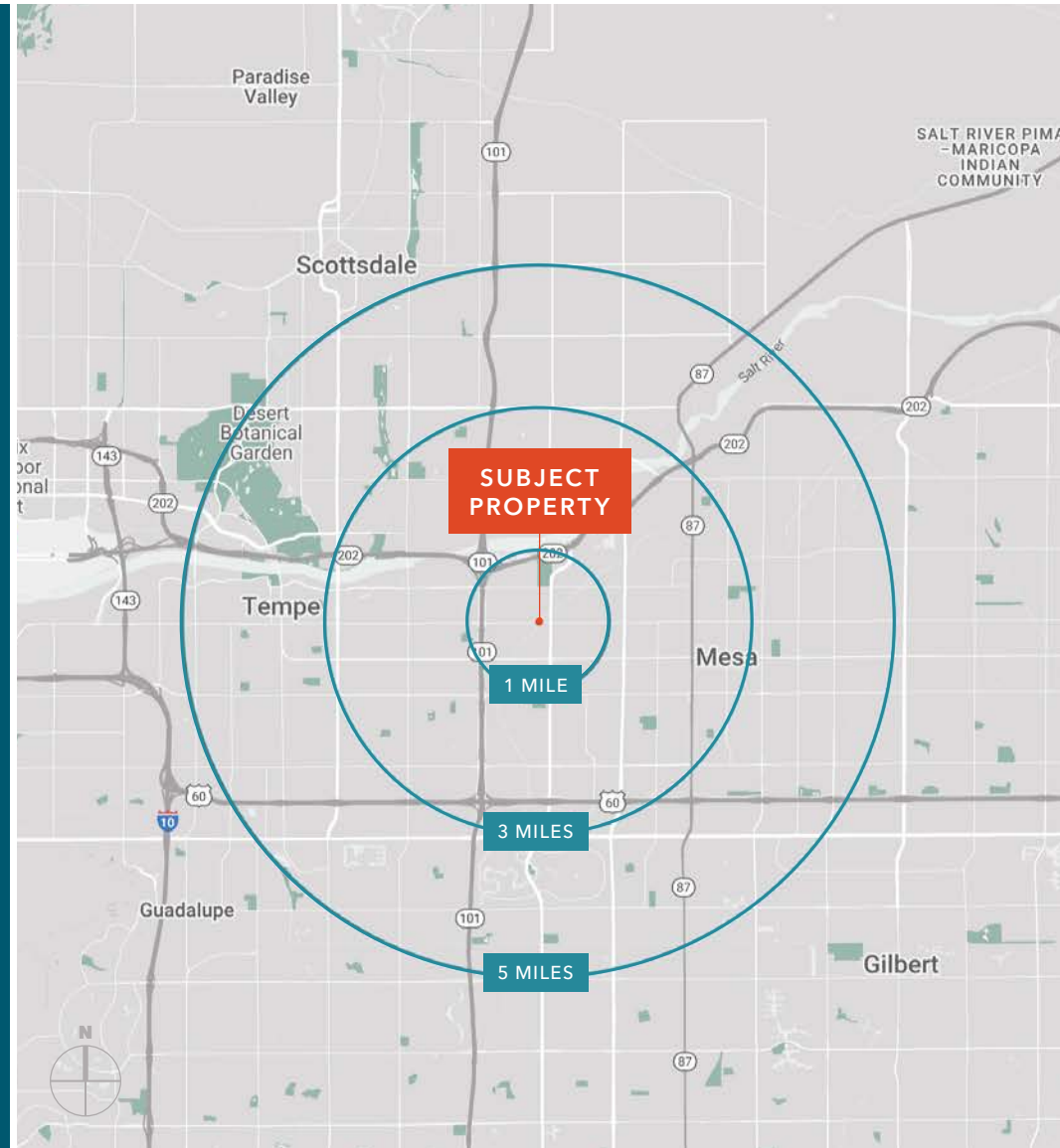
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	30.7	31.9	32.7

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN HH INCOME	\$69,615	\$65,818	\$75,905
2028 MEDIAN PROJECTED HH	\$70,745	\$66,556	\$77,166
2024 AVERAGE HH INCOME	\$80,239	\$80,149	\$91,708
2029 AVERAGE PROJECTED	\$98,378	\$85,360	\$103,500
TOTAL HOUSEHOLDS	8,260	63,888	154,177
EMPLOYMENT	5,658	59,743	164,625

Data Source: ©2023, Sites USA

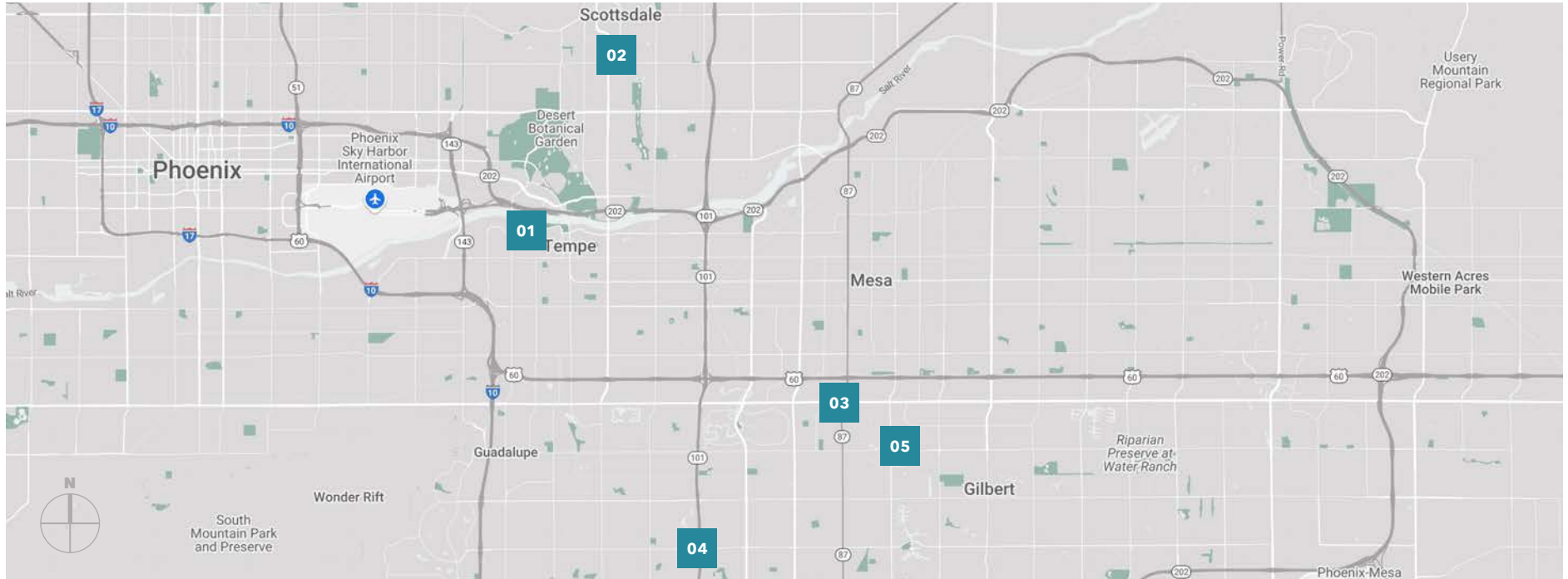


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SALE COMPARABLES



Property Name	Location	Sale Date	Total SF	Sale Price	Price/SF
01 1215 W Rio Salado Pky	Tempe, AZ 85281	11/11/2024	3,275 SF	\$1,100,750	\$336/SF
02 7287 E Earll Dr	Scottsdale, AZ 85251	5/3/2024	6,328 SF	\$2,150,000	\$340/SF
03 2045 S Vineyard	Mesa, AZ 85210	11/17/2024	6,054	\$2,134,728	\$353/SF
04 2129 E Warner Rd	Tempe, AZ 85254	8/19/2024	4,150	\$1,500,000	\$361/SF
05 1450 W Guadalupe Rd	Gilbert, AZ 85233	9/6/2024	4,726	\$1,757,000	\$372/SF

