

# Freestanding Office Building For Sale

2610 E University Dr, Mesa, AZ 85213



Menlo Group  
COMMERCIAL REAL ESTATE



- Purchase Price: \$3,950,000 (\$222.41 PSF)
- +/- 17,760 SF
- Two-Story Built-Out Office Building
- Current Lease in place with American Vision Partners
- Monument and Building Signage Available
- Plentiful Parking, Including Covered Parking
- Easy access to Loop 202 and US 60
- Near business, retail, and medical amenities
- OC Zoning - City of Mesa

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Designated Broker

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## Executive Summary



### OFFERING SUMMARY

Total Sale Price: \$3,950,000.00

Price PSF: \$222.41 PSF

APN: 140-10-360B

### PROPERTY OVERVIEW

This offering is for a professional freestanding office building located on the north side of University Dr one block west of Lindsay Rd in Mesa, Arizona. There is a current lease in place with American Vision Partners who has utilized the space for an administrative office. The Tenant's Ten (10) Year NNN Lease expires on April 4, 2027. The property can be sold vacant. This two-story property is in the established North Mesa area of the valley with high demographics and strong population numbers. This freestanding commercial building offers monument signage, plentiful parking (including covered), and well-kept landscaping. With easy access to Loop 202 and US 60, along with business, retail, and medical amenities, this property is ideally located for any buyer.

### TENANT HIGHLIGHTS

- Lease in place with American Vision Partners
- Term through April 4, 2027
- Current Rent Schedule for April 4, 2025 - April 4, 2026: \$17.49 PSF NNN (\$310,673.45 Annually)



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## Building Photos

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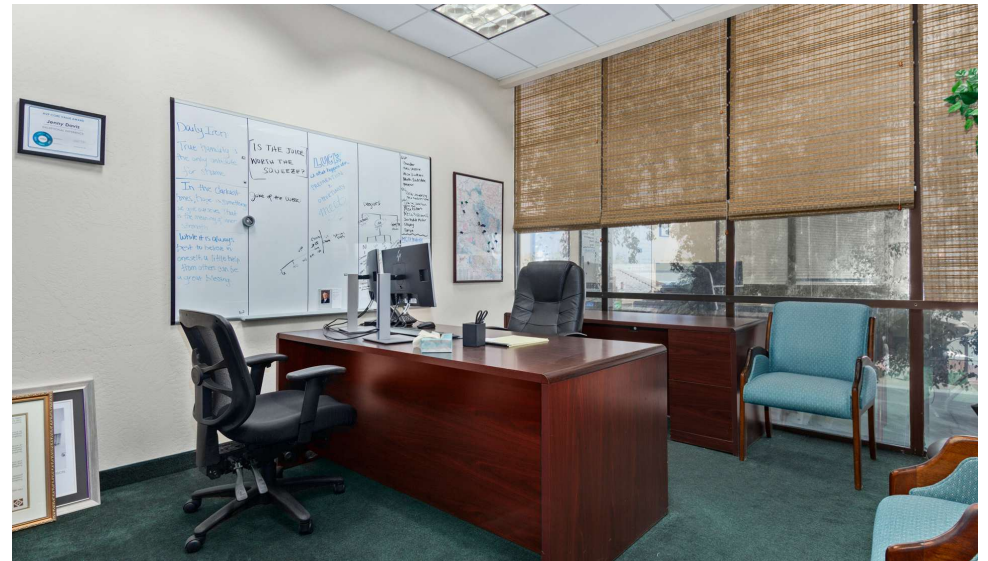


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## Building Photos

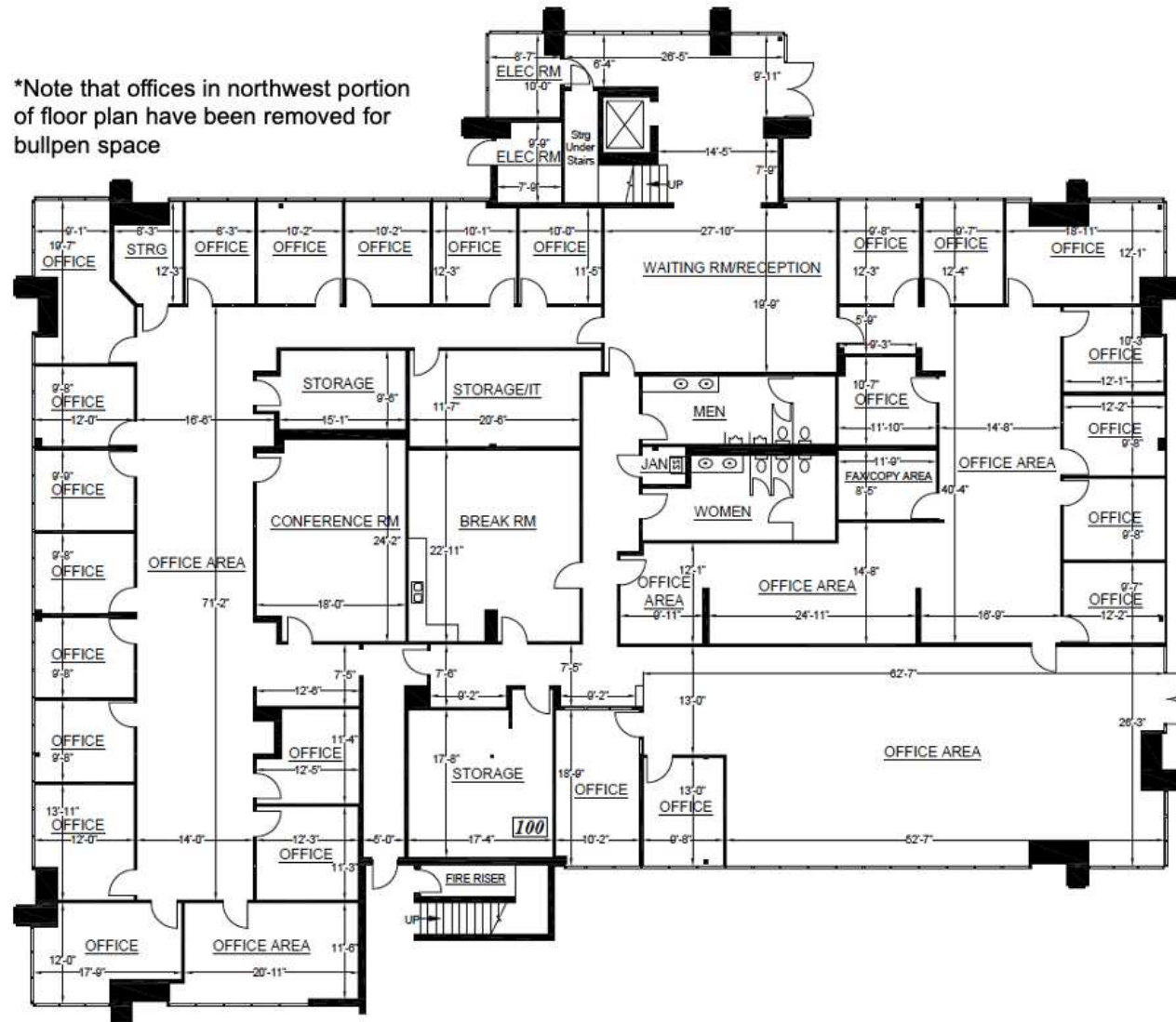
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## First Level Floor Plan

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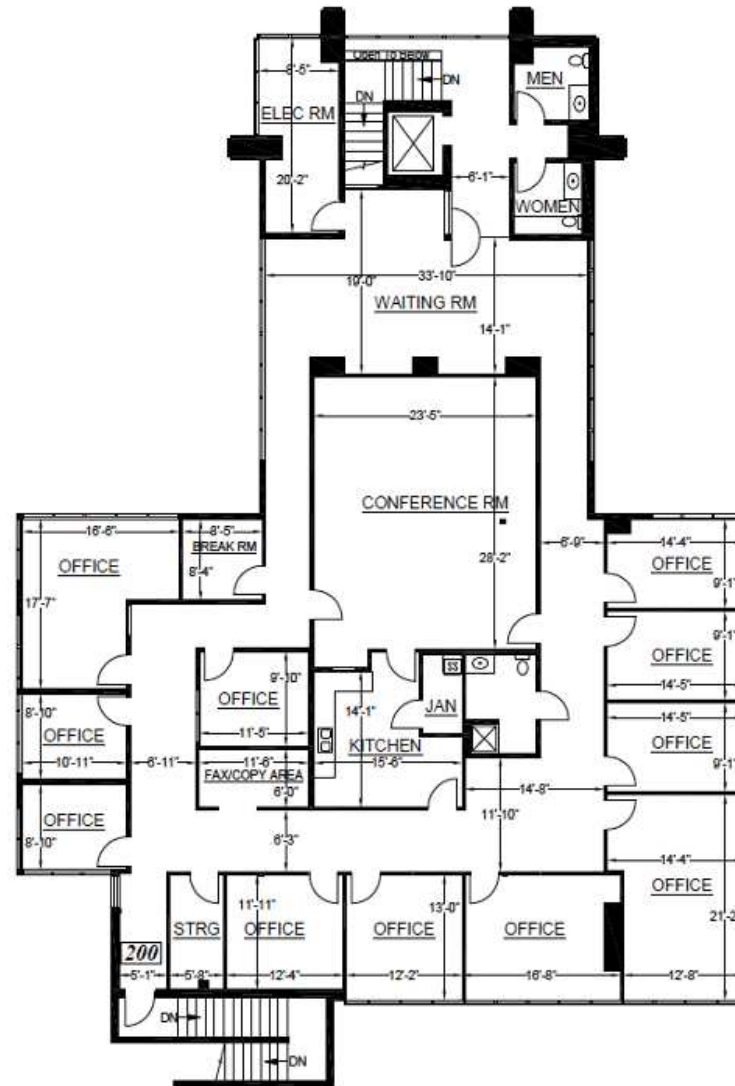


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## Second Level Floor Plan

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Site Plan

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## Demographics Map & Report

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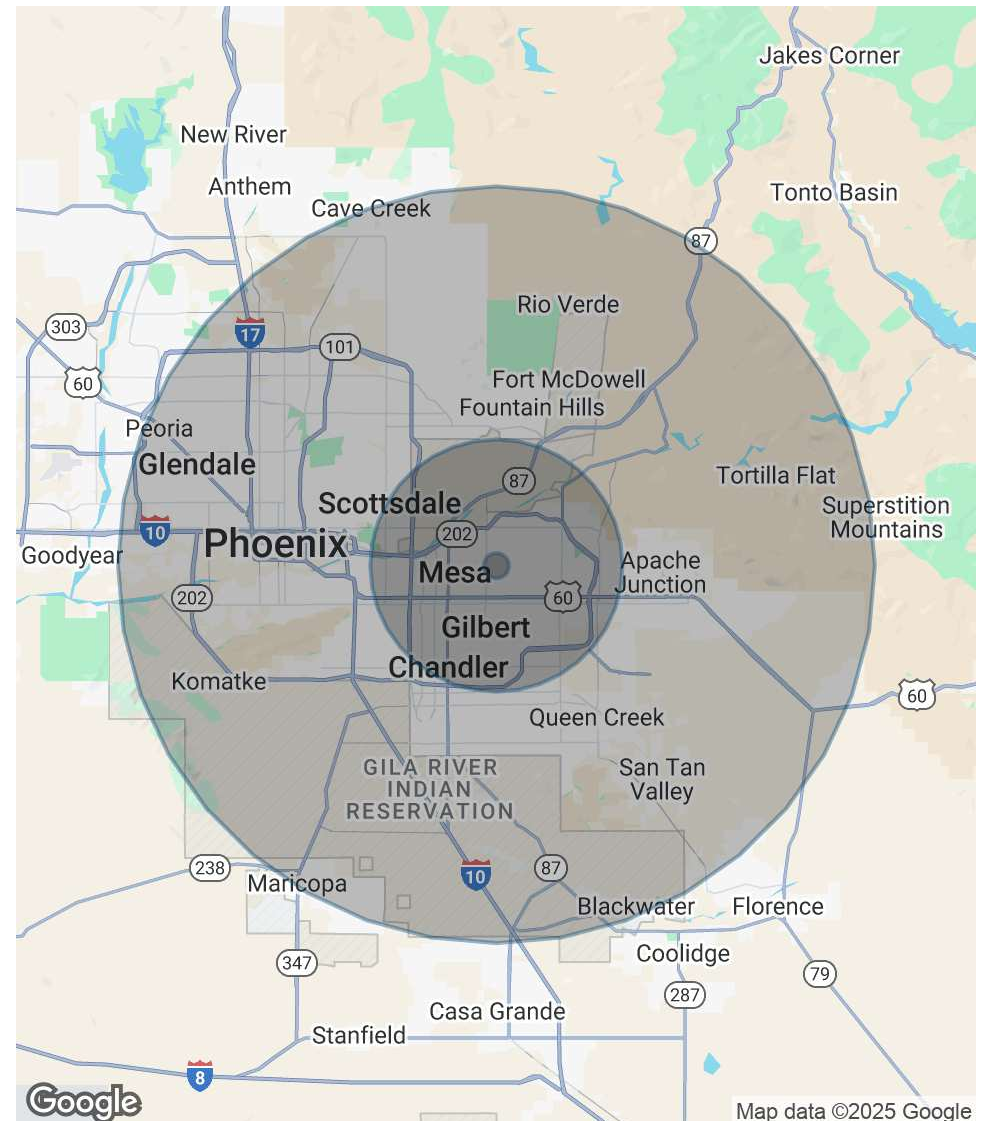
### POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	22,667	990,465	3,809,357
Average Age	37.3	36.9	37.2
Average Age (Male)	36.6	35.8	36.4
Average Age (Female)	37.9	38.3	38.1

### HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	9,996	414,610	1,530,102
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$56,324	\$75,936	\$83,536
Average House Value	\$177,154	\$246,238	\$285,161

2020 American Community Survey (ACS)



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