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1702 E McNair Drive  
Tempe, AZ 85283 | United States  
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# *Southern Ave Office Plaza*

**\$5,200,000**

**Multi-Tenant Office Investment Opportunity**  
**1818 E Southern Ave | Mesa, AZ 85204**



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# *Executive Summary*

Southern Ave Office Plaza presents a compelling opportunity to acquire a stabilized multi-tenant office investment in the heart of Mesa, Arizona. Offered at \$5,200,000, this well-maintained office complex consists of two buildings totaling approximately 23,640 square feet and is divided into six office suites.

With only one vacancy, the property provides immediate cash flow with upside through lease-up and future rental growth. Originally built in 1986 and comprehensively renovated in 2022, the asset has benefited from substantial capital improvements, including completion of all deferred maintenance, a resurfaced roof with a 10-year warranty, and extensive HVAC replacements and repairs.

Southern Ave Office Plaza has undergone a significant transformation, positioning it as a turnkey investment with minimal near-term capital expenditure requirements.

For qualified buyers, the seller is willing to consider seller carry-back financing, creating an attractive opportunity to structure favorable acquisition terms.



| Property Attribute  | Details                                          |
|---------------------|--------------------------------------------------|
| Address             | 1818 E Southern Ave, Mesa, AZ 85204              |
| Offering Price      | \$5,200,000                                      |
| Property Type       | Multi-Tenant Office                              |
| Building Class      | Class C                                          |
| Number of Buildings | 2                                                |
| Number of Suites    | 6                                                |
| Rentable Area       | ±23,640 SF                                       |
| Occupancy           | 5 of 6 suites occupied                           |
| Vacancy             | 1 suite available                                |
| Year Built          | 1986                                             |
| Renovated           | 2022                                             |
| Roof                | Resurfaced in 2021 with 10-year warranty         |
| HVAC                | Replaced and repaired as needed                  |
| Signage             | Monument and building signage available          |
| Financing           | Seller carry-back available for qualified buyers |





# Investment Highlights



## Stabilized Income Stream

Five occupied suites provide immediate revenue with only one remaining vacancy.



## Value-Add Opportunity

The final vacancy offers upside potential through lease-up and rental rate optimization.



## Significant Capital Improvements

All major deferred maintenance has been addressed, reducing future ownership costs.



## Attractive Financing Option

Seller carry-back financing may be available for qualified purchasers.

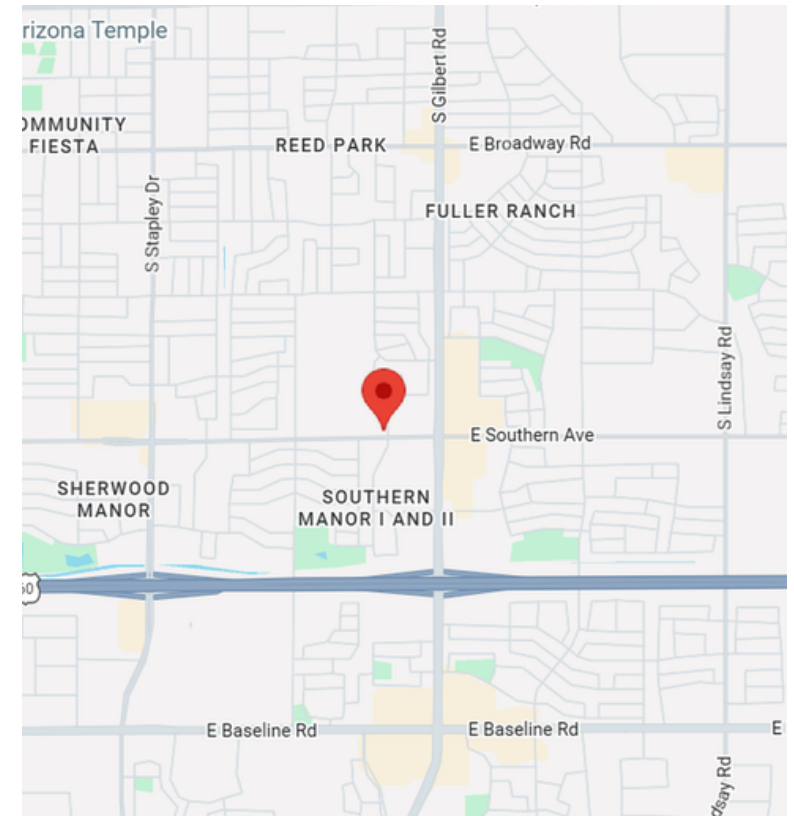
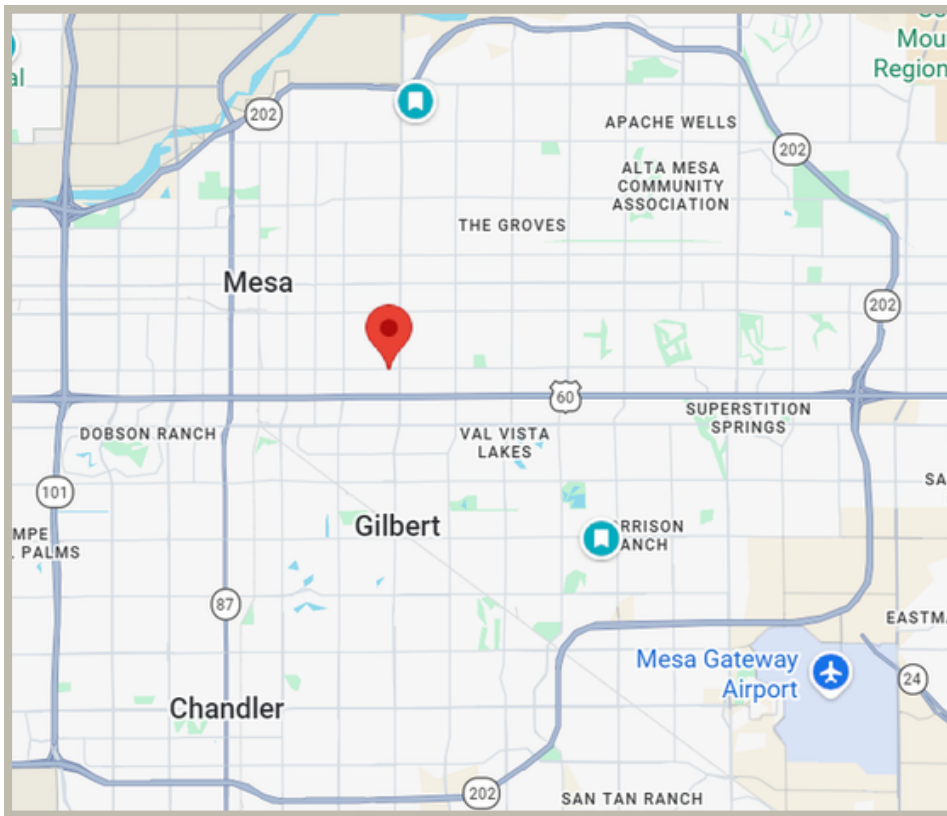


## Strong Mesa Location

Situated on Southern Avenue, a major east-west arterial with excellent visibility and accessibility.

## Recent Capital Improvements

- Comprehensive deferred maintenance completed
- Roof resurfaced in 2021 with transferable 10-year warranty
- HVAC systems replaced or repaired throughout the property
- Renovated common areas and building upgrades completed in 2022
- Exterior improvements and property refresh



## Location Overview

Located along the highly traveled Southern Avenue corridor in Mesa, the property benefits from excellent accessibility to the surrounding East Valley and major transportation routes, including:

- US-60 (Superstition Freeway)
- Loop 202
- Loop 101

The area offers a dense residential population, a strong daytime workforce, and convenient access to restaurants, retail centers, and essential services.

## Mesa Market Advantages

Mesa is one of Arizona's fastest-growing cities and continues to attract businesses due to:

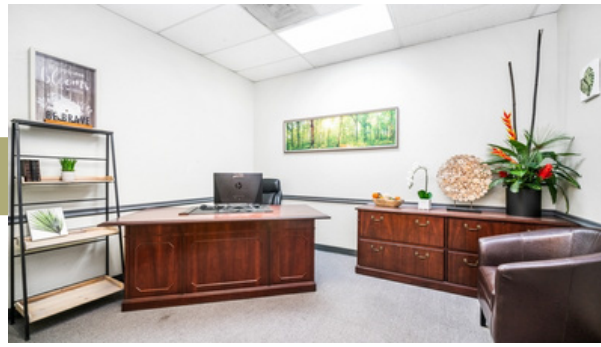
- Competitive occupancy costs
- Pro-business environment
- Large and growing labor force
- Significant population growth
- Strategic East Valley location

### Seller Financing Opportunity

The seller is willing to consider a seller carry-back for qualified buyers with appropriate financial credentials. This flexibility may reduce financing costs and allow for a more customized acquisition structure.



3A



3A



4A



4A



4B



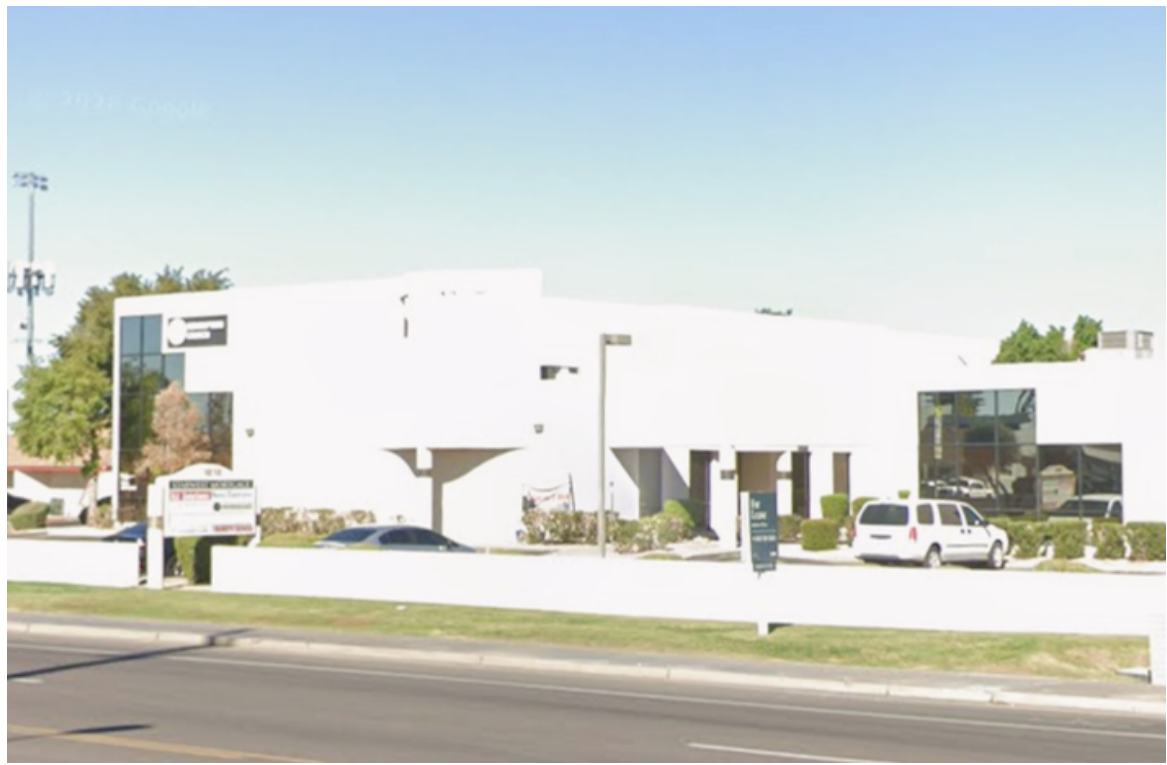
4B



4B



5A





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