



FOR SALE | OFFICE

Fully Leased Multi-Tenant Office Investment

919 & 925 N. Stapley Drive | Mesa, AZ 85203

PRESENTED BY:

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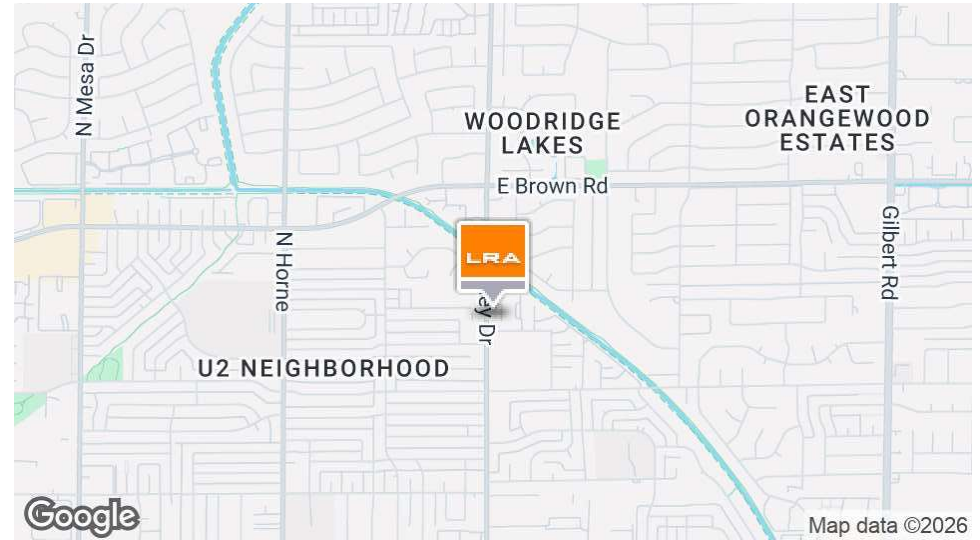




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OFFERING SUMMARY

Sale Price:	\$2,049,000
Building Size:	9,216 SF
Lot Size:	0.9 Acres
Number of Units:	13
Price / SF:	\$222.33
Cap Rate:	5.47%
NOI:	\$112,014
Year Built:	1978
Renovated:	2021
Zoning:	C

PROPERTY OVERVIEW

Rare commercial opportunity featuring two side-by-side, freestanding office buildings totaling 9,216 SF of well-maintained masonry construction. Situated on a 0.90-acre lot along the highly traveled Stapley Drive corridor, this fully occupied property provides immediate, stabilized cash flow from an established mix of professional and medical tenants. Renovations include new roofs, resurfaced parking lot, and some new A/C units within the last 7 years. Both buildings feature highly flexible, move-in-ready layouts equipped with private offices, dedicated reception areas, and private restrooms. Positioned in a thriving East Valley commercial pocket just minutes from local dining, retail, and strong daytime demographics. Don't miss this versatile, stabilized investment package.

PROPERTY HIGHLIGHTS

- Occupancy: 100% Leased,
- Flexible C-2, City of Mesa Commercial zoning
- Roofs replaced August 2024, some AC units replaced June 2022 and parking lot resurfaced in 2019
- 45 dedicated parking spaces (Excellent 4.88/1,000 SF ratio) with covered and uncovered option
- Prominent high-visibility monument and building signage on Stapley Dr
- Direct, easy access to both the Loop 202 and US-60 freeways





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SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	1,152 SF	12.50%	\$16.15	\$18,605	1/1/2023	5/31/2028
D	1,152 SF	12.50%	\$18.61	\$21,438	6/1/2023	5/31/2027
E	576 SF	6.25%	\$18.00	\$9,826	5/1/2024	5/31/2028
F	576 SF	6.25%	\$18.66	\$10,188	7/1/2024	4/30/2028
G	576 SF	6.25%	\$17.47	\$9,540	4/1/2010	3/31/2027
H	576 SF	6.25%	\$18.88	\$10,308	9/5/2025	8/30/2027
I	576 SF	6.25%	\$16.00	\$8,736	1/1/2019	MTM
JK	1,152 SF	12.50%	\$8.84	\$18,180	1/12/2019	12/31/2027
L	576 SF	6.25%	\$18.64	\$10,188	3/14/2019	4/30/2027
M	576 SF	6.25%	\$20.18	\$11,019	8/1/2024	7/31/2028
N	576 SF	6.25%	\$18.88	\$10,308	7/1/2025	6/30/2027
O	576 SF	6.25%	\$18.66	\$10,188	5/1/2026	4/30/2028
P	576 SF	6.25%	\$18.88	\$10,308	7/1/2025	9/30/2026
TOTALS	9,216 SF	100%	\$227.85	\$158,832		
AVERAGES	709 SF	7.69%	\$17.53	\$12,218		





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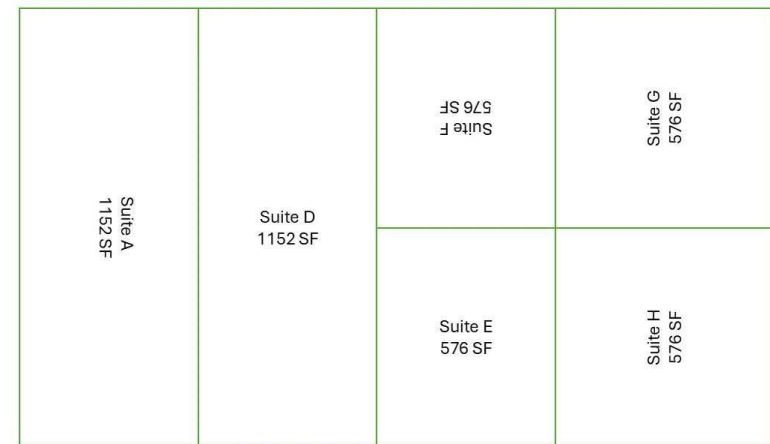
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919 N Stapley Site Plan



925 N Stapley Site Plan





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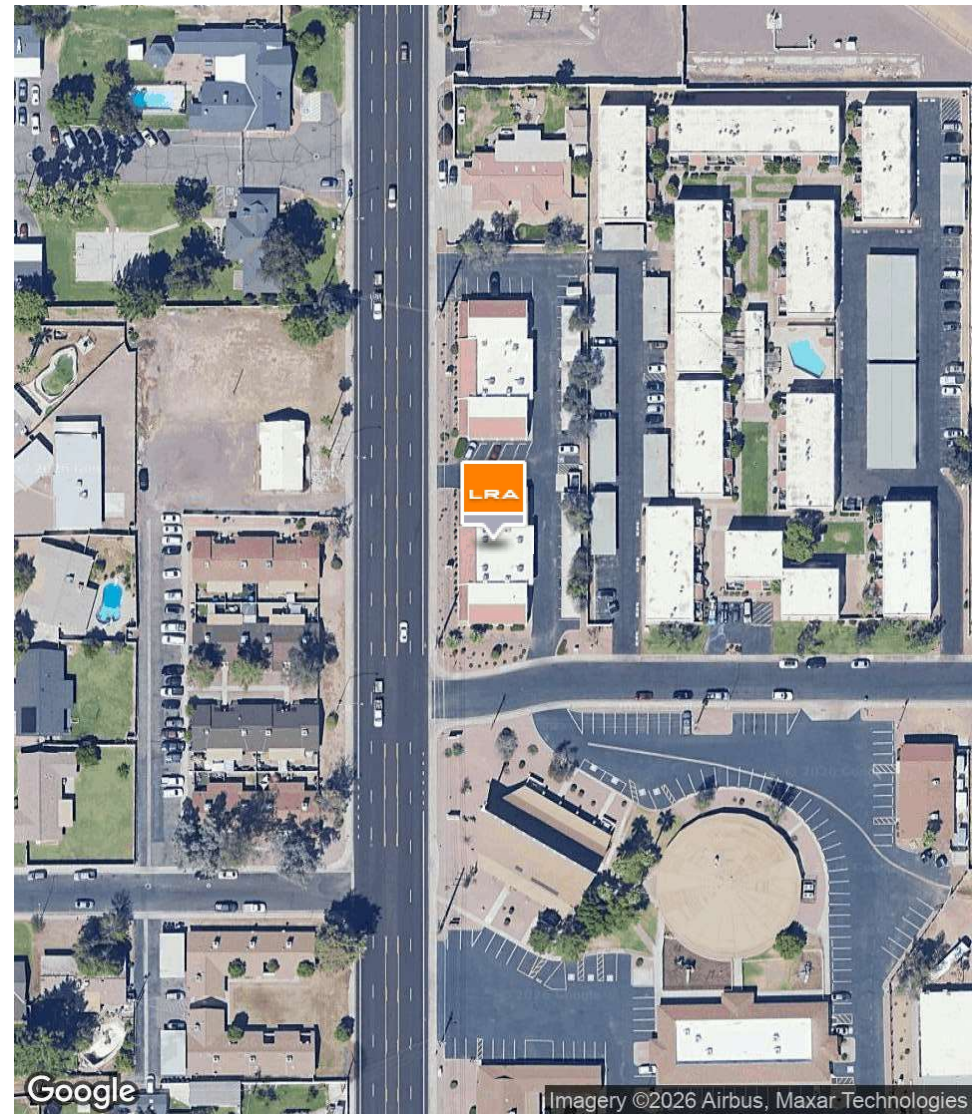
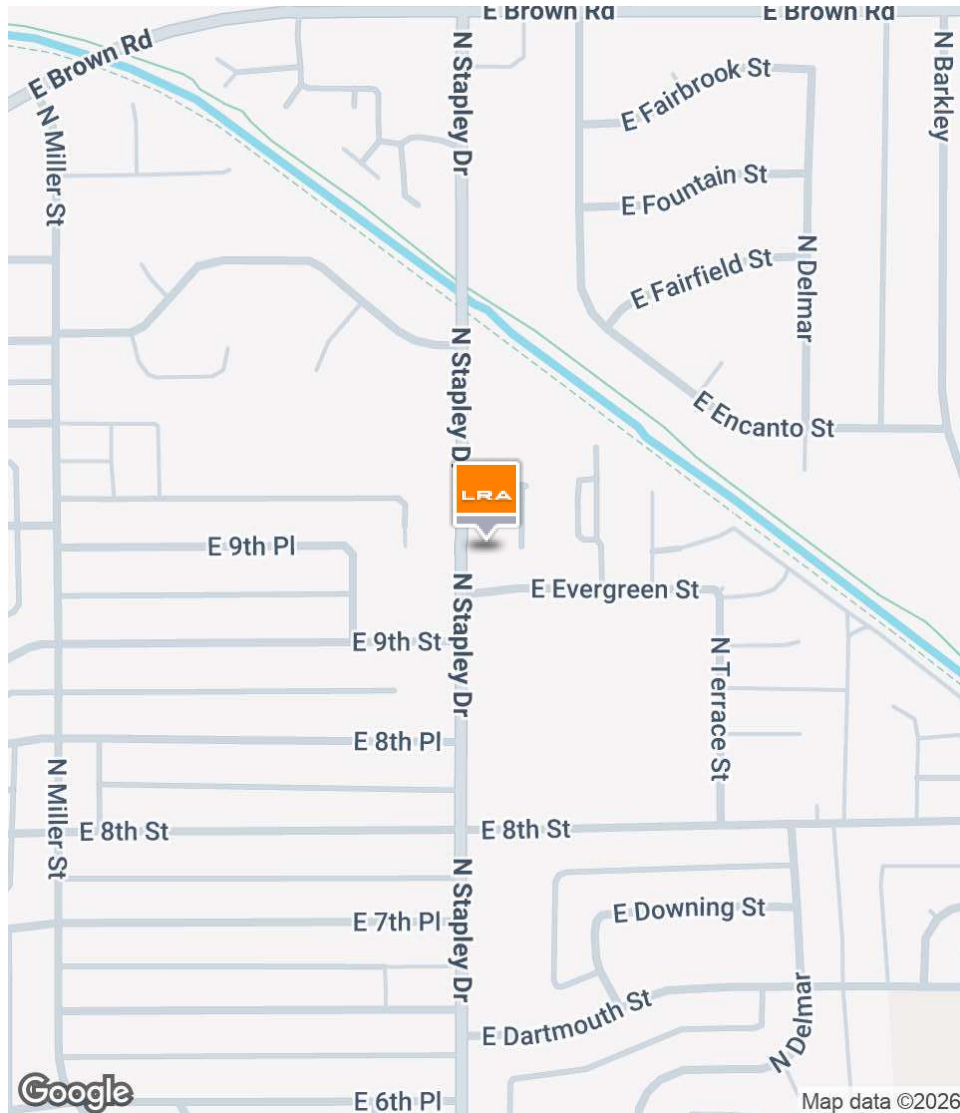


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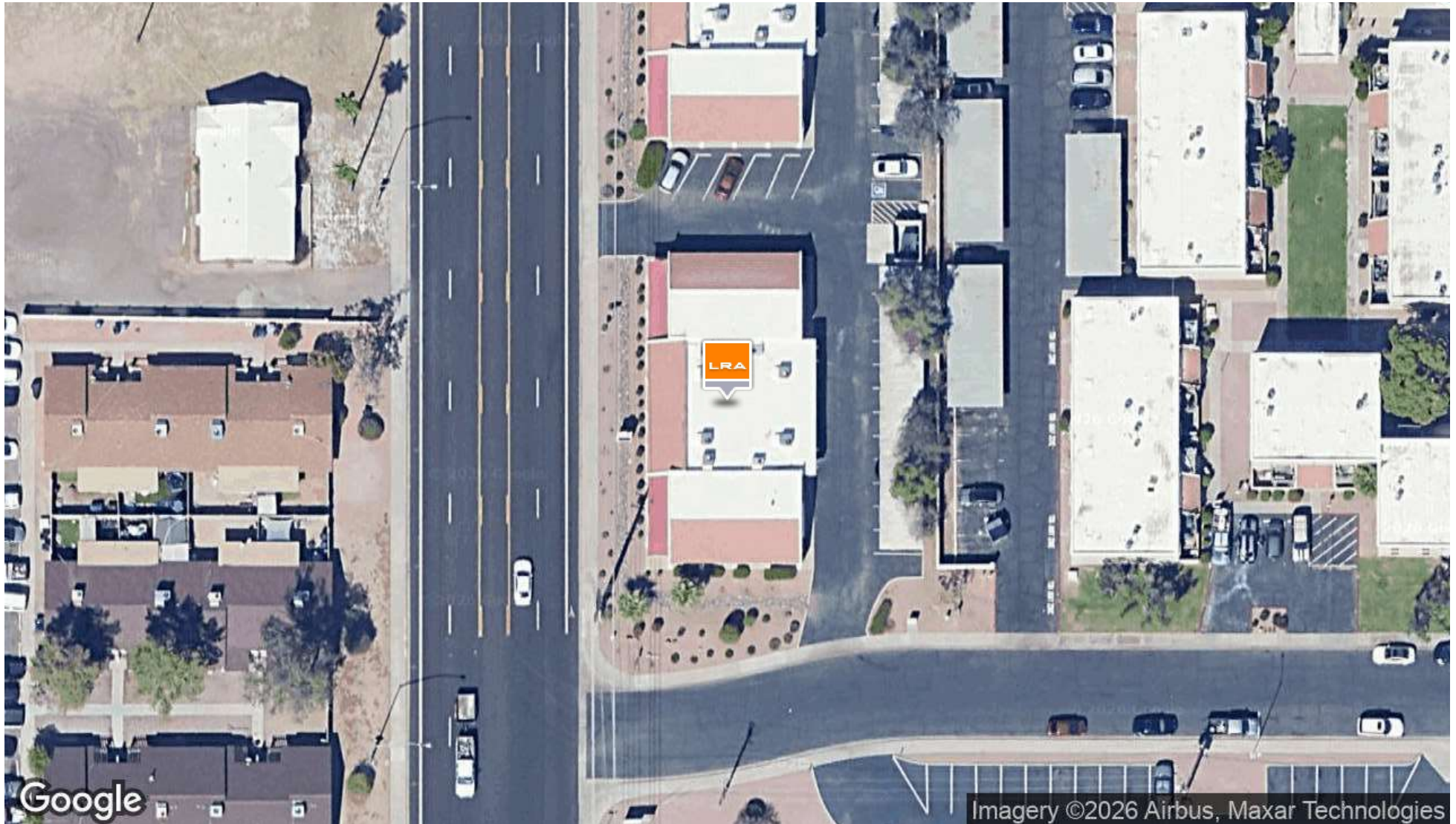




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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	915	4,257	19,594
Average Age	33.6	34.4	34.3
Average Age (Male)	31.7	33.9	34.8
Average Age (Female)	35.9	35.3	35.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	306	1,408	6,546
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$93,337	\$97,143	\$100,448
Average House Value	\$462,813	\$534,012	\$463,616

2023 American Community Survey (ACS)

