

# Mesa Commercial Lots For Sale

3536 E University Dr, Mesa AZ 85213

APN's 140-12-008 C & F | Offered at \$1,150,000



- Commercial Land Available for Purchase
- Two lots sold together +/- 1.45 Acres (63,290 SF)
- Lot 1 +/- .75 Acres | 32,690 SF
- Lot 2 +/- .70 Acres | 30,600 SF
- Hard Corner Adjacent to Brand New Starbucks

- Zoned NC "Neighborhood Commercial" City of Mesa
- High Traffic Counts 15,000-30,000 VPD
- One of the few undeveloped lots in Mesa
- Frontage on University Dr & Val Vista Dr



CURTIS MITCHELL

PARTNER | ASSOCIATE BROKER

(602) 758-1795

curtis@themitchellgroupaz.com

# Site Map



**SERHANT.**



THE MITCHELL GROUP

**SERHANT.**

CURTIS MITCHELL

PARTNER | ASSOCIATE BROKER

(602) 758-1795

[curtis@themitchellgroupaz.com](mailto:curtis@themitchellgroupaz.com)

# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,436	136,798	318,319
Average Age	46	42	41
Average Age (Male)	45	41	39
Average Age (Female)	47	43	42

  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,233	52,864	120,945
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$98,366	\$103,025	\$103,701
Average House Value	\$362,540	\$430,544	\$452,022

2020 American Community Survey (ACS)

## Disclaimer

Buyer to verify all facts, figures and zoning requirements. Each party shall conduct its own independent investigation and due diligence. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Mitchell Group | Serhant in compliance with all applicable fair housing and equal opportunity laws.



THE MITCHELL GROUP



CURTIS MITCHELL

PARTNER | ASSOCIATE BROKER

(602) 758-1795

curtis@themitchellgroupaz.com