

— *My*DENTAL —  
DENTISTRY & IMPLANTS

6059

FOR SALE | DENTAL OFFICE

# DENTAL OFFICE FOR SALE

6059 E University Dr, Mesa, AZ 85205



Bob Winegar Associate Broker & Business Advisor | 480.610.2400 | [bob@coberealestate.com](mailto:bob@coberealestate.com)

[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Sale Price:     | \$775,000                                                             |
| Building Size:  | 2,456 SF                                                              |
| Building Class: | A                                                                     |
| Cross Streets:  | University Dr/Reckner Rd                                              |
| Buildout:       | Dentistry with 7 exam rooms, reception, storage, office, and restroom |

## PROPERTY OVERVIEW

This property is **for sale in tandem with the dental practice that operates out of it (business price is in addition to real estate price)**. They must be sold together. While this brochure contains information on the real estate, information on the sale of the business can be found by reaching out to listing broker.

Located off the main intersection of University Dr and Reckner Rd, this facility is **situated in an active retail center**, getting eyes on your business from passerby and traffic. **The facility has undergone several modern upgrades**, including a complete rebuild of the sterilization area with ADEC cabinetry and equipment, installation of new vacuums, a remodeled breakroom, a CBCT, and five new dental chairs. All operatories are uniformly equipped, ensuring a consistent standard of care and streamlined operations.

## PROPERTY HIGHLIGHTS

- Located less than 10 minutes from Loop-202 and US-60
- Recently upgraded for a turnkey transition
- Real estate is for sale with the dental practice
- Located near countless grocery stores, restaurants, and shopping solutions, making this a convenient and accessible location for staff and clientele

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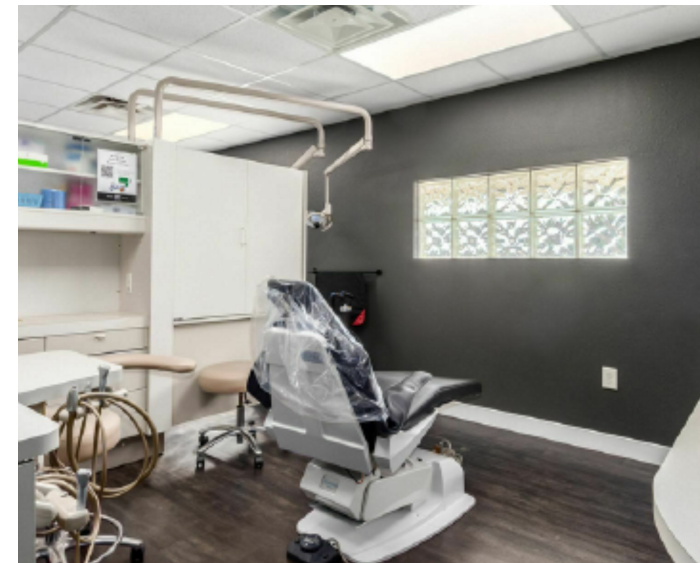
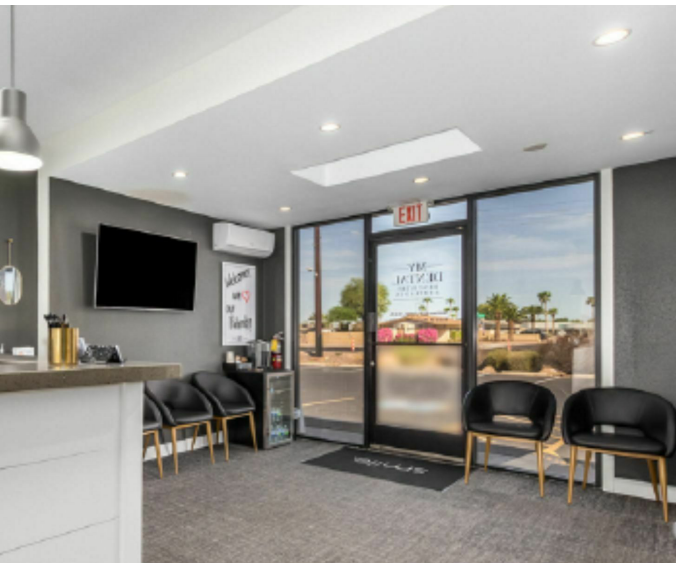
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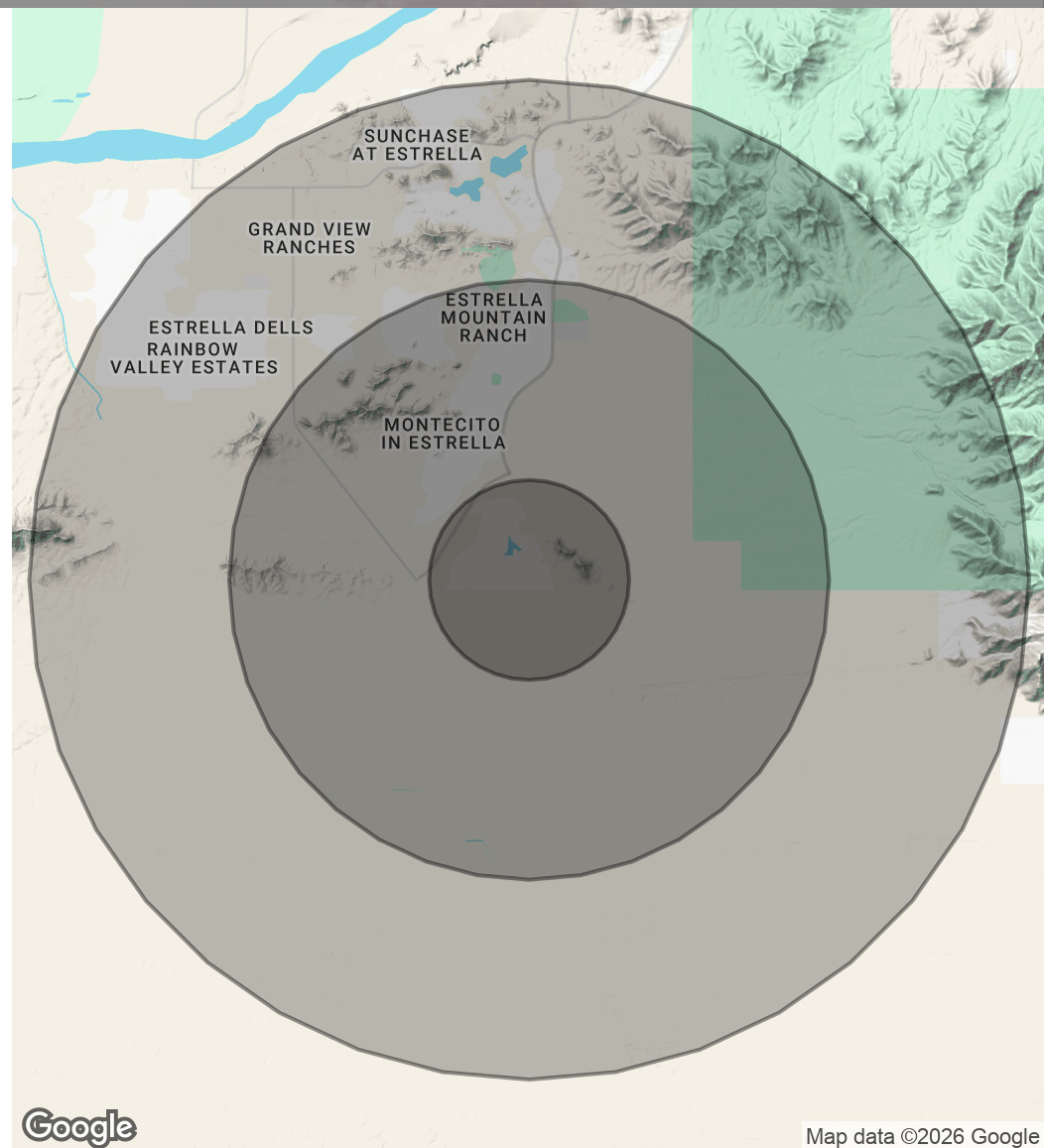
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 15,070 | 105,066 | 292,931 |
| Average Age          | 54     | 49      | 44      |
| Average Age (Male)   | 52     | 47      | 43      |
| Average Age (Female) | 55     | 50      | 45      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,261     | 46,488    | 116,227   |
| # of Persons per HH | 2.1       | 2.3       | 2.5       |
| Average HH Income   | \$76,321  | \$94,877  | \$111,136 |
| Average House Value | \$291,069 | \$384,369 | \$457,177 |

2020 American Community Survey (ACS)



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