



NEWLY
RENOVATED

SALE PRICE - \$1,800,000

1535

E UNIVERSITY DR
MESA, AZ 85009

Property Summary

Total Size	±12,536 SF
Year Built	1980
Tenancy	Multiple
Frontage	E University Dr
Parking	30 Surface Spaces

For More Information,
Please Contact an
Exclusive Listing Agent

Dallin Pace
D 480.522.2774
M 480.815.8275
dpac@cpiaz.com



**COMMERCIAL
PROPERTIES INC.**

Locally Owned, Globally Connected, CORPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiac.com

STOREFRONT RETAIL SPACE AVAILABLE FOR SALE OR LEASE

NEWLY **RENOVATED!**



NEW
ROOF



NEW
PARKING LOT



NEW
LANDSCAPING



NEW
LIGHTING



NEW
PAINT

AND MORE!

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07 7 26



**SUBSTANTIAL T.I. PACKAGE
AVAILABLE FOR QUALIFIED TENANTS**

DIVISIBLE TO ±2,000 SF

Contact Agent For More Details

AVAILABLE FOR SALE OR LEASE

Building 1 & 2

±12,536 SF

Available Now

Building 1

±11,444 SF

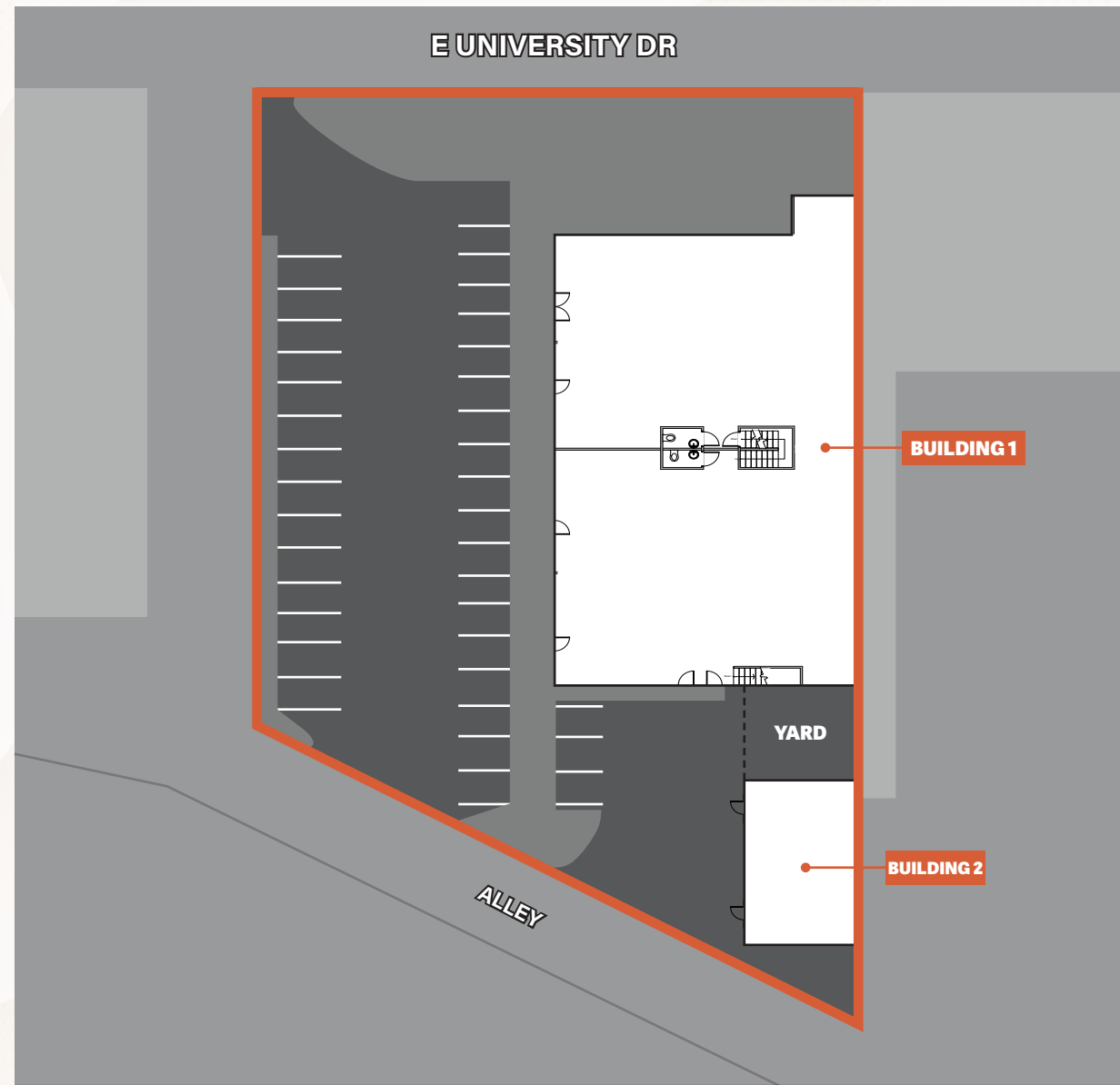
- ±9,414 SF Ground Floor with
±2,030 SF Basement
- White box condition ready for
tenant customization

Building 2

±1,092 SF

- Freestanding industrial storage
building with 3-Phase power

**Contact Agent For More
Sale Information**



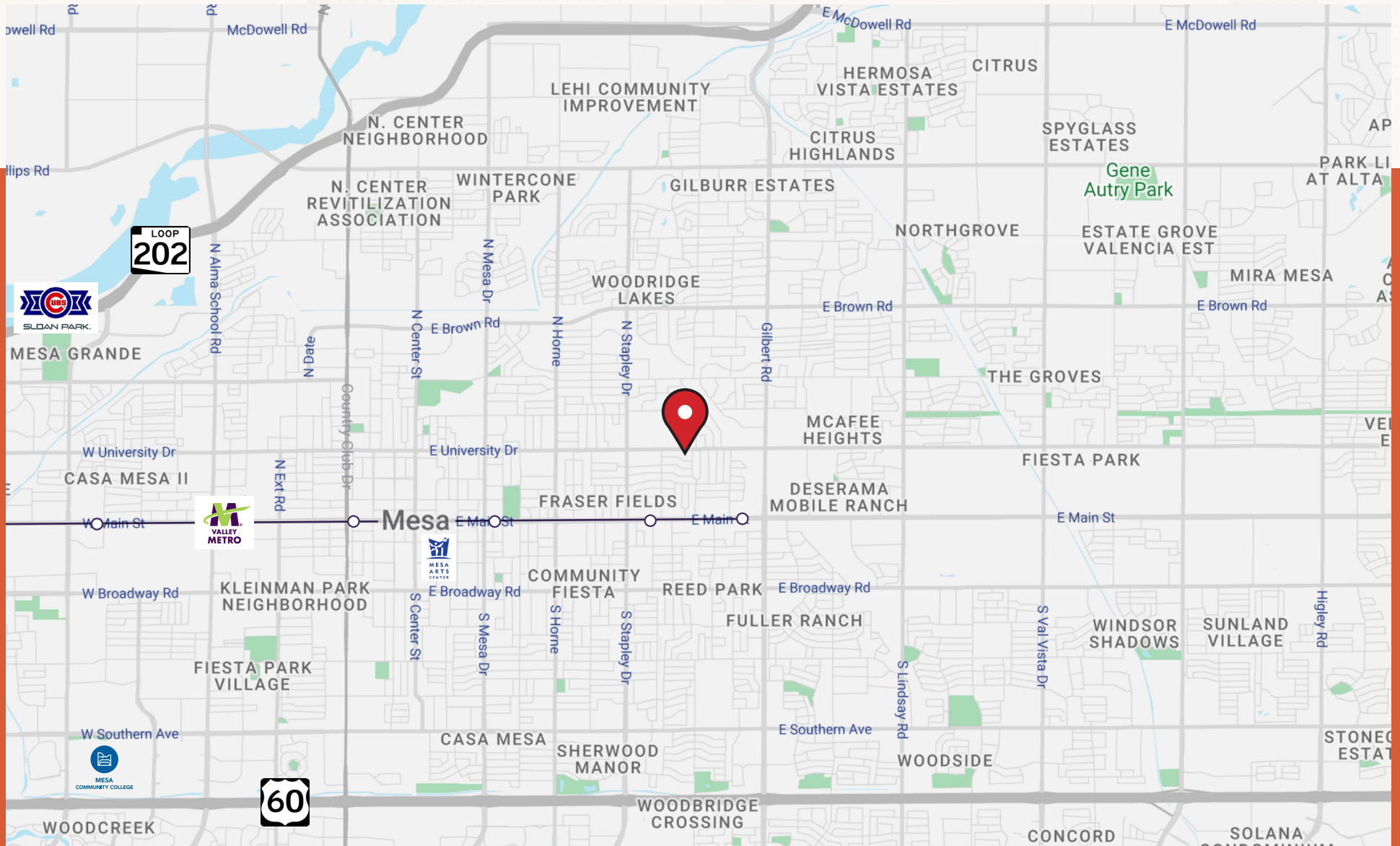
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 7 26



Locally Owned. Globally Connected.

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.944.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.com



Prime Location

Situated on a major thoroughfare with excellent visibility and accessibility, this property is surrounded by a diverse mix of residential neighborhoods, businesses, and educational institutions. Its central location places it within easy reach of downtown Mesa.

Densely Populated Area

The surrounding area boasts a large and diverse population, providing a significant potential customer base for your retail business.

Strong Retail Synergy

The property is surrounded by a mix of established retailers, restaurants, and service providers, creating a synergistic environment that attracts shoppers and encourages repeat business.

1535

E UNIVERSITY DR
MESA, AZ 85009



For More Information, Please Contact an
Exclusive Listing Agent

Dallin Pace

D 480.522.2774

M 480.815.8275

dpac@cpiaz.com



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 7 26