



**FOR SALE | OFFICE**

# Fully Leased Multi-Tenant Office Investment

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

PRESENTED BY:

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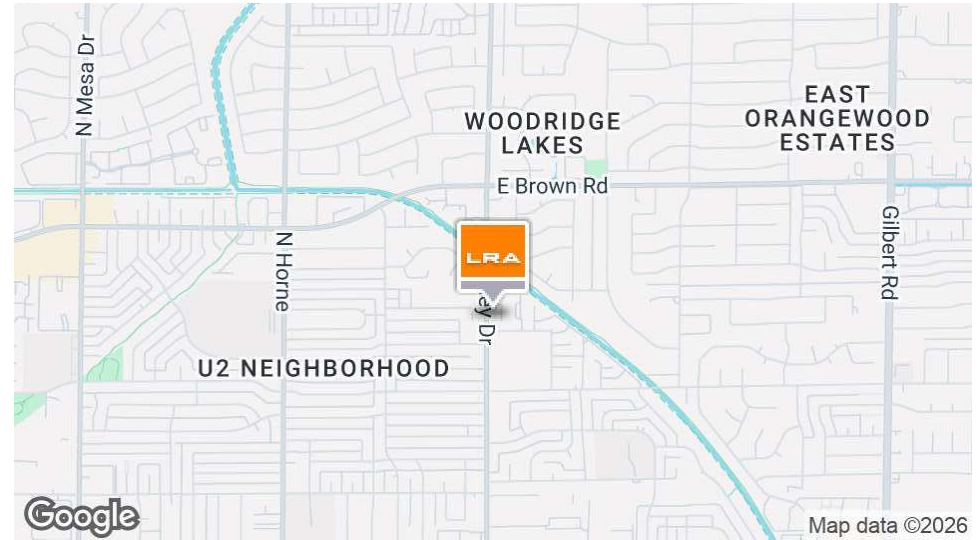
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## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| 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:        | 4.7%        |
| NOI:             | \$96,272    |
| Year Built:      | 1978        |
| Renovated:       | 2021        |
| Zoning:          | C           |
| Market:          | Office      |

## 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. Recent renovations new roofs, resurfaced parking lot, and new A/C units within the last 5 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
- Roofs replaced August 2024, AC units replaced and parking lot resurfaced within the past 5 years
- 45 dedicated parking spaces (Excellent 4.88/1,000 SF ratio) with covered and uncovered options
- Flexible C-2, City of Mesa Commercial zoning
- Prominent high-visibility monument and building signage on Stapley Dr



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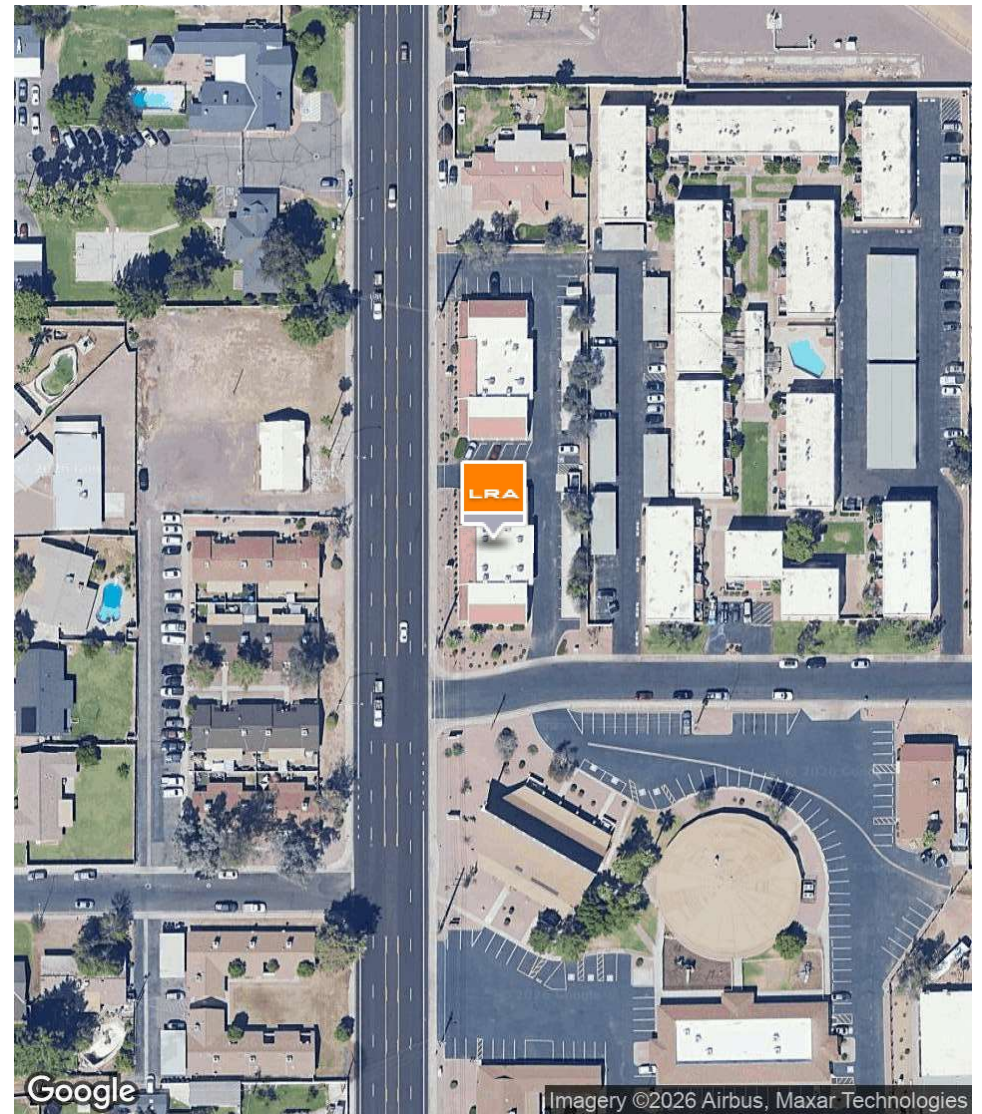
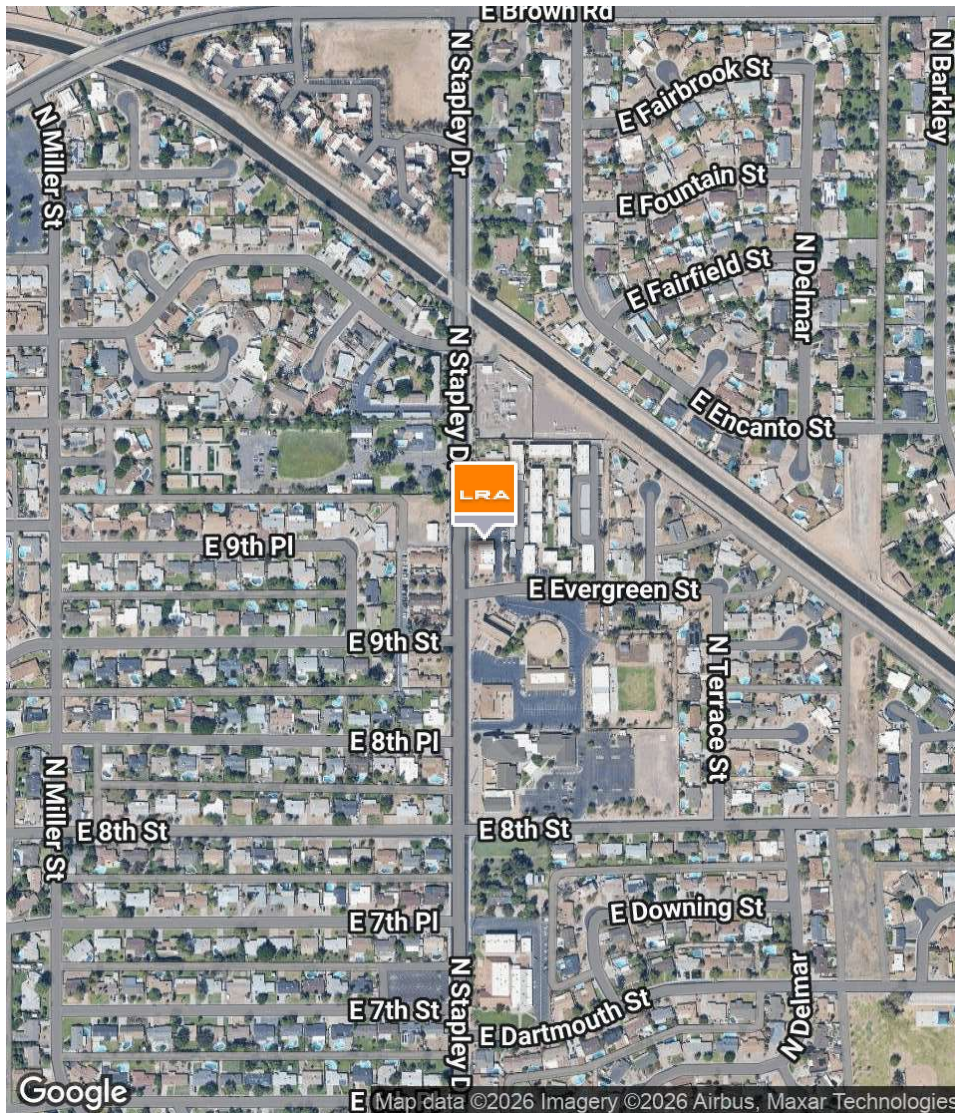




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| SUITE    | SIZE SF  | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END  |
|----------|----------|---------------|-------------------|-------------|-------------|------------|
| A        | 1,152 SF | 12.50%        | \$16.15           | \$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        | 546 SF   | 5.92%         | \$18.00           | \$9,826     | 5/1/2024    | 5/31/2028  |
| F        | 546 SF   | 5.92%         | \$18.66           | \$10,188    | 7/1/2024    | 4/30/2028  |
| G        | 546 SF   | 5.92%         | \$17.47           | \$9,540     | 4/1/2010    | 3/31/2027  |
| H        | 546 SF   | 5.92%         | \$18.88           | \$10,308    | 9/5/2025    | 8/30/2027  |
| I        | 546 SF   | 5.92%         | \$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        | 546 SF   | 5.92%         | \$18.64           | \$10,188    | 3/14/2019   | 4/30/2027  |
| M        | 546 SF   | 5.92%         | \$20.18           | \$11,019    | 8/1/2024    | 7/31/2028  |
| N        | 546 SF   | 5.92%         | \$18.88           | \$10,308    | 7/1/2025    | 6/30/2027  |
| O        | 546 SF   | 5.92%         | \$18.66           | \$10,188    | 5/1/2026    | 4/30/2028  |
| P        | 546 SF   | 5.92%         | \$18.88           | \$10,308    | 7/1/2025    | 9/30/2026  |
| TOTALS   | 8,916 SF | 96.70%        | \$227.85          | \$158,832   |             |            |
| AVERAGES | 686 SF   | 7.44%         | \$17.53           | \$12,218    |             |            |





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919 N Stapley Site Plan



## LEGEND



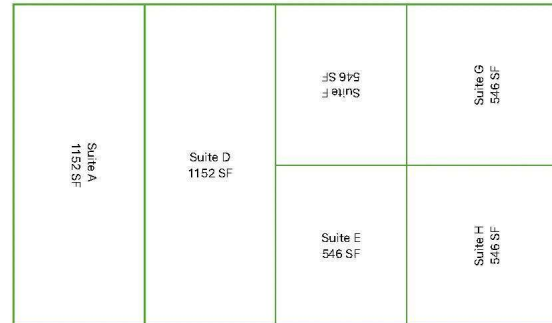


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925 N Stapley Site Plan



## LEGEND

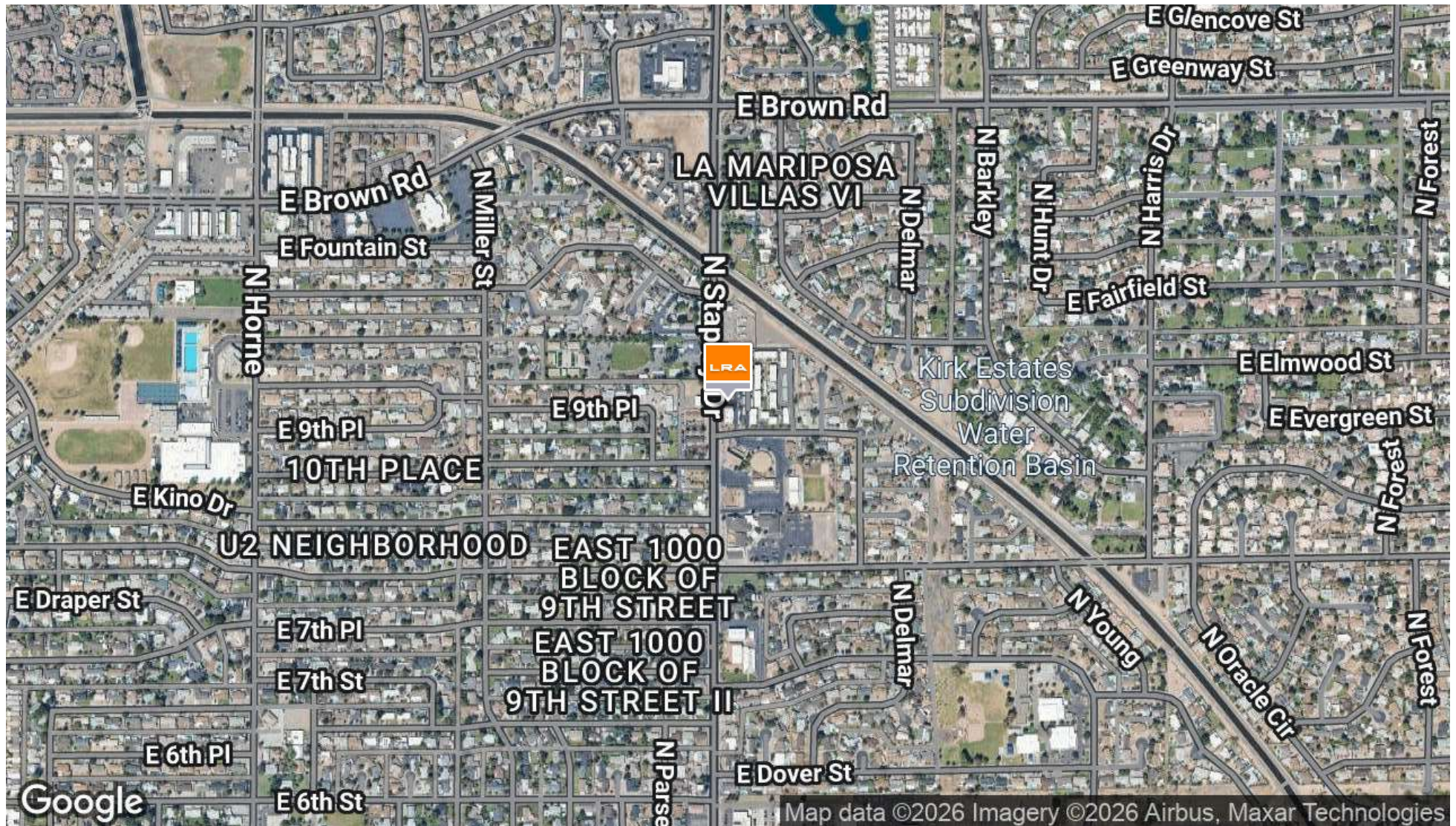




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## POPULATION

|                      | 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)

