

FOR SALE

2051-2107 W. GUADALUPE RD

MESA, AZ 85202

STABILIZED RETAIL CENTER | 19,342 SF | 6.92% CAP RATE | \$3,650,000 | \$189 PSF



EXCLUSIVELY LISTED BY:

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Executive Summary

Property Name	Guadalupe Retail Center
Address	2051-2107 W. Guadalupe Rd, Mesa, AZ 85202
Asset Type	Multi-Tenant Retail / Community Services
Building Size	±19,342 SF Net Rentable
Year Built / Renov.	1982 / 2022
Stories / Elevator	1 Story N/A
Lot Size	±1.42 Acres
Parking	Open parking
Tenants	3 Tenants (100% Occupied)
APN / Zoning	302-86-515B C-1

\$	Asking Price \$3,74650,000
SF	Price Per SF \$189 / SF
%	CAP Rate 6.92%
N OI	Annual NOI \$252,509

Investment Highlights

- Highly visible location on W. Guadalupe Rd at Dobson Rd — a primary East Valley retail corridor
- 100% occupied with zero vacancy risk
- Below-market rents provide significant upside potential at lease expiration
- Three essential, recession-resistant tenants: daycare, adult day care/behavioral health & a dancing studio
- 3% annual rent escalations in place across all leases; Kids Corner's lease includes 3% CAM increase as well.
- Hands-free management: CAM Manager handles all exterior maintenance, including water and trash, and back flow testing
- Kids Corner has operated on-site for 20+ years — anchoring tenant stability

Property Highlights

- **Strategically** located at the **intersection** of W. Guadalupe Rd and S. Dobson Rd in Mesa — one of the East Valley's highest-traffic retail arterials
- Excellent **regional access**: minutes to **Loop 101** and **US 60**, serving a trade area of over 527,000 residents within a 5-mile radius
- Two-building, **single-story** retail configuration on a **1.42-acre** parcel with plenty of open parking
- Below-market rents across all three tenants offer **meaningful upside** through rent reversion at lease expiration — blended current rate well below the Mesa market average
- Three **recession-resistant, essential-service** tenants: licensed childcare, behavioral health/adult daycare, and dancing education — none replaceable by e-commerce or AI
- Kids Corner **Preschool** has occupied the property for over **20 years and just extended the lease to May 2032, plus two options through 2038**, representing one of the most stable daycare anchors in the East Valley market
- City Radius Community Health Services signed a **10-year lease** in 2023 through August 2033 — providing **long-term income certainty**
- Recent **capital improvements**: roof replacement completed in 2022 (Creative Dance building); Kids Corner roof repairs and full sprinkler head replacement completed 2024–2025
- 3% annual **rent escalations** embedded in all leases provide contractually guaranteed income growth
- Ideal **1031 Exchange** vehicle: fully stabilized, 100% occupied, passive management structure with **long-term tenant** relationships

Financial Summary — Income & Expenses

FY 2026 Rent Roll / 3 Tenants, 100% Occupied / Modified Gross Leases / Annual = Monthly x 12

INCOME	Monthly	12-month Expected
Base Rent — 3 Occupied Suites	\$20,488	\$247,600
CAM Reimbursements (Fixed per lease)	\$4,579	\$54,950
GROSS Actual INCOME	\$25,067	\$301,935
Operating Expense	\$4,119	\$49,425
EFFECTIVE Net INCOME (NOI)	\$21,042	\$252,509

OPERATING EXPENSES	Monthly	Annual
Property Taxes	\$1,624	\$19,489
Insurance	\$802	\$9,624
CAM / Exterior Maintenance	\$1,317	\$15,812
CAM Repair	\$250	\$3,000
Other	\$125	\$1,500
TOTAL OPERATING EXPENSES	\$4,119	\$49,425

NET OPERATING INCOME	\$21,042/MONTH	\$252,509/YEAR
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* Annual Income = 12-month expected rent and CAM, including rent increases. Buyer to independently verify all financials through due diligence.

* CAM is fixed per lease — no annual reconciliation required.

* Tenants pay all interior maintenance and repair costs including HVAC.

Rent Roll

3 Tenants | 19,342 NRA SF | 100% Occupied | Modified Gross Leases | 3% Annual Rent Escalations

SUITE	TENANT NAME	SQ FT	LEASE START	LEASE END	BASE RENT	CAM	TOTAL/MO	TYPE
2051	City Radius Community Health Services	3,642	3/1/2023	8/31/2033	\$4,261	\$0	\$4,261	Modified Gross
2055	Kids Corner Preschool & Childcare LLC	7,700	3/2/2006	5/31/2032	\$10,400	\$2,246	\$12,646	Fixed CAM 3%increase
2107	Creative Dance Collective, LLC	8,000	6/2/2022	1/31/2028	\$5,827	\$2,333	\$8,160	Fixed CAM
TOTAL	3 Tenants (100% Occupied)	19,342			\$20,633	\$4,579	\$25,213	

* All leases have 3% annual increase.

* Kids Corner just renewal to May 2032 with two 3-year options. Both CAM and rent have 3% annual escalation

* Creative Dance has one 5-year option

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Tenant Profile

Kids Corner Preschool & Childcare LLC

Suite 2055 | 7,700 SF | Modified Gross | Lease through 5/31/2032 with two 2-year options through 2038. 3% annual Increase on both base and CAM

Established licensed childcare and preschool with over 20 years of continuous operation at this location. Offers full-day and part-day programs for children ages 6 weeks to 12 years. Owner Chris, an attorney, has indicated strong intent to renew. An essential, recession-resistant business serving the surrounding Mesa community. Multiple locations across the town.

Website: kidscorneraz.com



City Radius Community Health Services

Suite 2051 | 3,642 SF | Modified Gross | 10-Year Lease through 8/31/2033

Licensed behavioral health and adult day care provider that commenced operations in 2023 with a 10-year lease — providing maximum income certainty. Providing DTA (Day Treatment for Adults) that is funded by Divisions of Developmental Disabilities (DDD) or Medicaid Home and Community-Based Services (HCBS) waivers with long-term financial stability. Multiple Locations across the town.

Website: mycityradiuschs.com



Services Available: DTA • DTT • Employment Services

Creative Dance Collective, LLC

Suite 2107 | 8,000 SF | Modified Gross | Lease through 1/31/2028

Performing arts and dance education studio. Completed significant tenant improvements at lease commencement in 2022. Currently operating at substantially below-market rent (≈\$0.73/SF/mo vs. market ≈\$1.25-\$1.50/SF/mo), presenting upside opportunity: renewal at higher rate or re-leasing to new tenant at market. Renewal options in place.

Website: cdc.dance

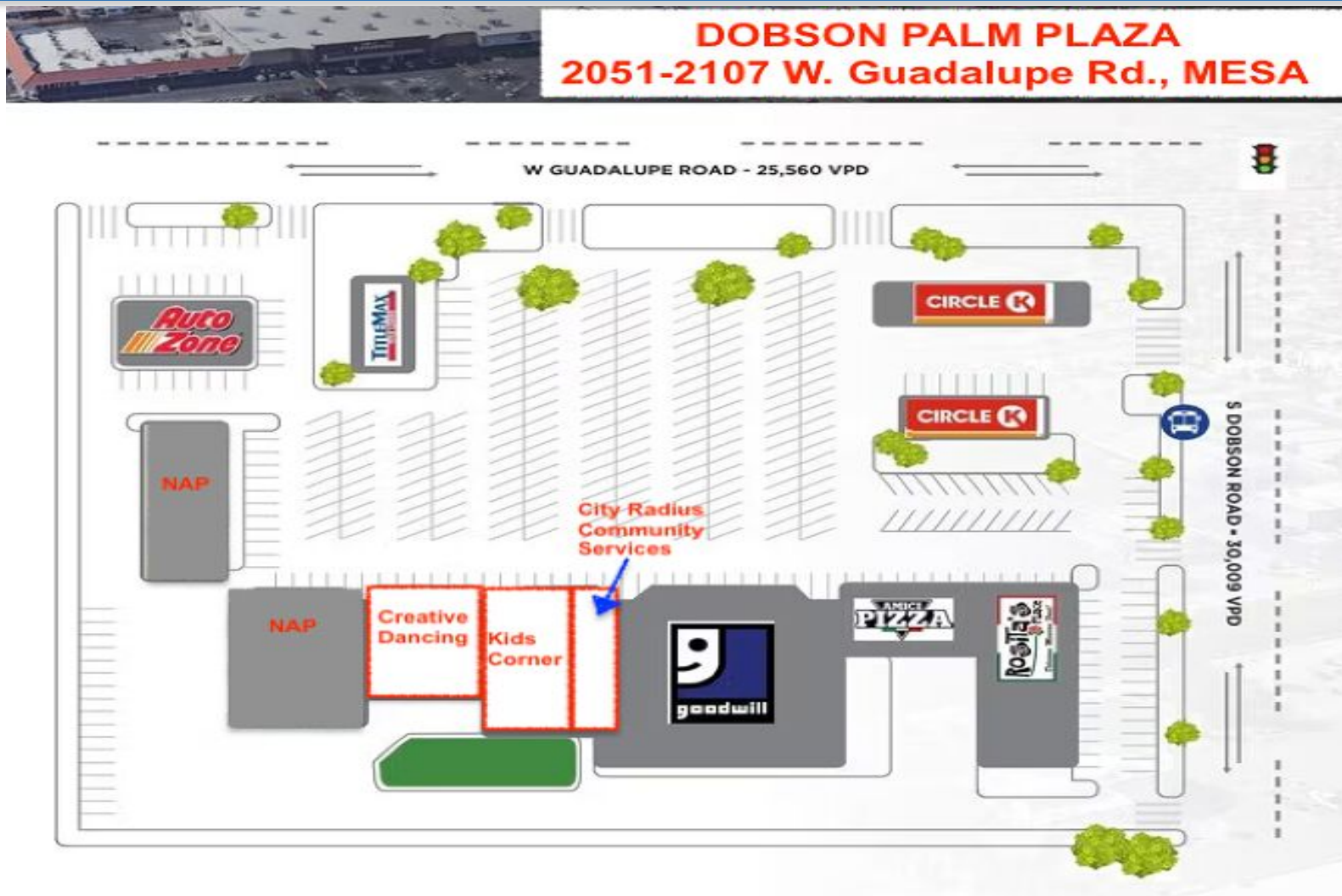


Sales Comps

Property Type	Address	City	Zip Code	Sale Date	Sold Price	Building SqFt	Year	Sold Price/ SqFt
Retail	2051-2107 Guadalupe	MESA	85202	asking	\$3,650,000.00	19,342	1982	\$189.00
Retail	1824 & 1916 W BASELINE RD	MESA	85202	05/14/2026	\$3,628,000.00	20,102	1979	\$180.00
Retail	1914 S POWER RD	MESA	85206	04/16/2026	\$3,175,000.00	13,354	1999	\$239.00
Retail	6952 E HAMPTON AVE	MESA	85209	12/08/2025	\$3,550,000.00	18,281	1996	\$194.00
Retail	706 W SOUTHERN AVE	MESA	85210	11/18/2025	\$4,650,000.00	22,842	1985	\$204.00
Retail	1118 N RECKER RD	MESA	85205	08/28/2025	\$3,540,000.00	12,645	2007	\$280.00
	Price Based on Average Price per SQFT				\$4,245,492.00	19,342	Average	\$219.00
	Price based on Median Price Per SQFT				\$3,937,451.00	19,342	Median	\$204.00

- * Based on median price per sqft of most recent comparable the price should be \$3.94M
- * Based on the average price per sqft of most recent comparable, the price should be \$4.25M
- * Properties sold for lower price per sqft was due to multiple tenants in default

Site Map



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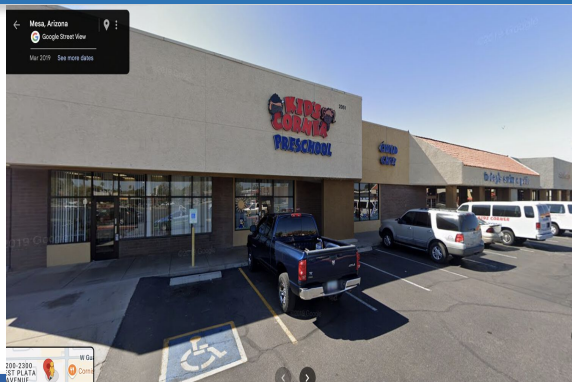
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Location & Submarket Overview



Property Photos



Located at the intersection of W. Guadalupe Rd and S. Dobson Rd in Mesa, AZ — a high-traffic East Valley retail corridor serving the cities of Mesa, Chandler, and Gilbert.

Key Accessibility:

- Direct access to Loop 101 (Santan/Price Freeway)
- Minutes to US 60 (Superstition Freeway)
- Adjacent to major retail and employment centers along Guadalupe Rd
- Near Banner Desert Medical Center and Chandler Regional Medical Center
- Valley Metro bus service along Guadalupe Rd
- 20 min to Phoenix Sky Harbor International Airport

Demographics (3-Mile Radius):

- Population (3-Mile): 208,668
- Employment (3-Mile): 172,594
- Median Household Income (3-Mile): \$85,199

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CONFIDENTIALITY & DISCLAIMER

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No Representations or Warranties. Information has been obtained from sources believed reliable; however, neither the Broker/Advisor, Seller, nor their respective agents make any representation or warranty as to the accuracy or completeness of this OM. Prospective purchasers should conduct independent due diligence.

No Offer or Solicitation. This OM does not constitute an offer to sell or solicitation. The Seller reserves the right to reject any or all offers, withdraw the Property, and modify terms without notice.

Confidentiality. By accepting this OM, the recipient agrees to use it only in connection with evaluation of the Property, treat all information as confidential, and not disclose any portion to any third party without prior written consent of the Broker.

Tenant Information. PLEASE DO NOT DISTURB THE TENANTS. Any contact with the tenant must be coordinated exclusively through the Broker.

Market Data. Market information referenced herein has been obtained from third-party sources including LoopNet, Crexi, and public county records. Demographic data sourced from Crexi market analytics (2024). Such data is provided for general informational purposes and is subject to change without notice. All financial projections are estimates only and should not be relied upon without independent verification.