



**FOR SALE | OFFICE/RETAIL**

# ALPHAGRAPHS PLAZA

535 W Baseline Rd, Mesa, AZ 85210

**Steve Beck** President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,265,000
<b>Cap Rate:</b>	7.5%
<b>Lot Size:</b>	1.39 Acres
<b>Building Size:</b>	13,296 SF
<b>Zoning:</b>	NC- Neighborhood Commercial
<b>Cross Streets:</b>	W of SWC Country Club & Baseline Rds

## LOCATION OVERVIEW

Excellent Mesa location of Country Club and Baseline with Baseline Frontage. Major arterial for retail, restaurant and office with incredible traffic counts exceeding 29,800 on Baseline and 51,000 on Country Club. Daytime employment exceeding 12,400 in 1 mile radius. US 60 Superstition Freeway just 1 mile away.

## PROPERTY HIGHLIGHTS

- Highly Visible Retail/Office Plaza for Sale for \$2,265,000
- 7.50% CAP Rate
- Building & Monument Signage
- Covered Parking
- US 60 Superstition Freeway just 1 mile away.

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535 E Baseline  
Mesa AZ,85210

## Rent Roll

Tenant	Lease Term	P/SF	Rent	Annual Rent
<b>Alphagraphics</b>				
<b>Suite 101-106 ( 9,096 SF)</b>				
	6/1/20-5/31/21	\$ 12.50	\$ 9,475.00	\$ 113,700.00
	6/1/21-5/31/22	\$ 12.88	\$ 9,759.25	\$ 117,111.00
	6/1/22-5/31/23	\$ 13.26	\$ 10,052.03	\$ 120,624.33
	6/1/23-5/31/24	\$ 13.66	\$ 10,353.59	\$ 124,243.06
	6/1/24-5/31/25	\$ 14.07	\$ 10,664.20	\$ 127,970.35
<b>Reflexology Foot Spa</b>				
<b>Suites 107 (1,400 SF)</b>				
	11/1/19-10/31/20	\$ 12.36	\$ 1,442.00	\$ 17,304.00
	11/1/20-10/31/21	\$ 12.73	\$ 1,485.00	\$ 17,820.00
	11/1/21-10/31/22	\$ 13.11	\$ 1,530.00	\$ 18,360.00
	11/1/22-10/31/23	\$ 13.51	\$ 1,576.00	\$ 18,912.00
<b>Suite 108 (1,400 SF)*</b>				
		\$ 13.00	\$ 1,516.67	\$ 18,200.00
<b>Wicked Kicks Tattoo</b>				
<b>Suite 109 (1,376 SF)</b>				
	06/1/20-11/30/20	\$ -	\$ -	\$ -
	12/1/20-05/31/21	\$ 15.00	\$ 1,720.00	\$ 20,640.00
	06/1/21-05/31/22	\$ 15.30	\$ 1,754.00	\$ 21,048.00
	06/1/22-05/31/23	\$ 15.61	\$ 1,790.00	\$ 21,480.00
	06/1/23-05/31/24	\$ 15.92	\$ 1,826.00	\$ 21,912.00
	06/1/24-05/31/25	\$ 16.24	\$ 1,862.00	\$ 22,344.00
	06/1/25-12/1/25	\$ 16.56	\$ 1,899.00	\$ 22,788.00

\*1 Year Rent Guaranteed By Landlord

NOI	\$	169,844.00
Sale Price	\$	2,265,000.00
Cap Rate		7.50%

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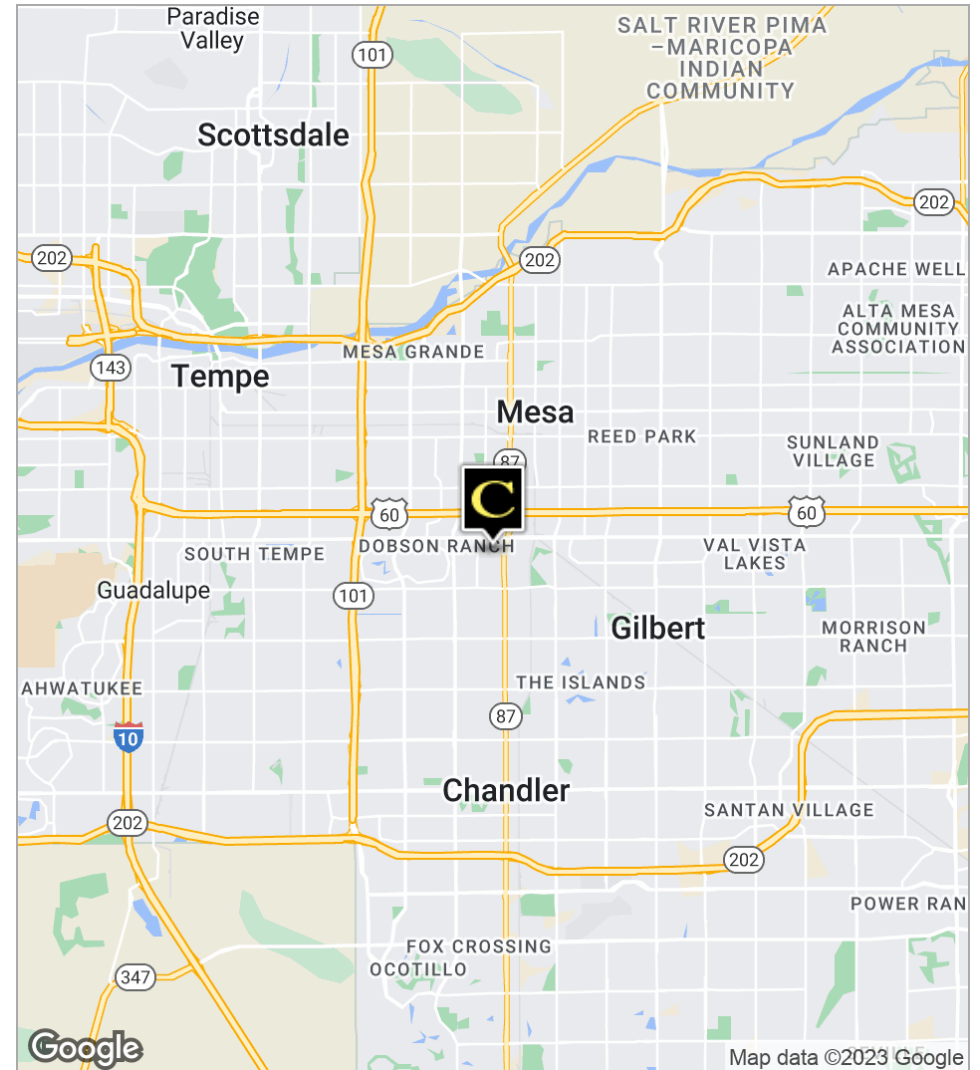
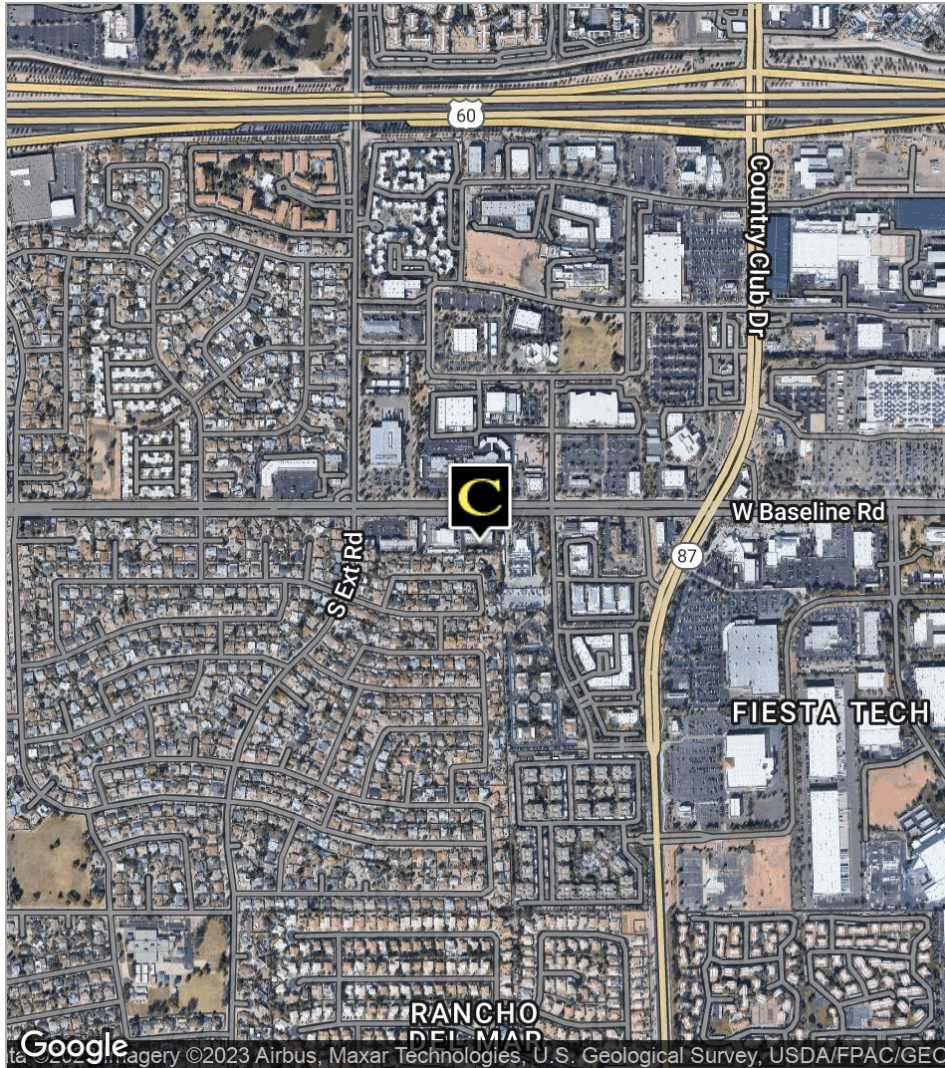
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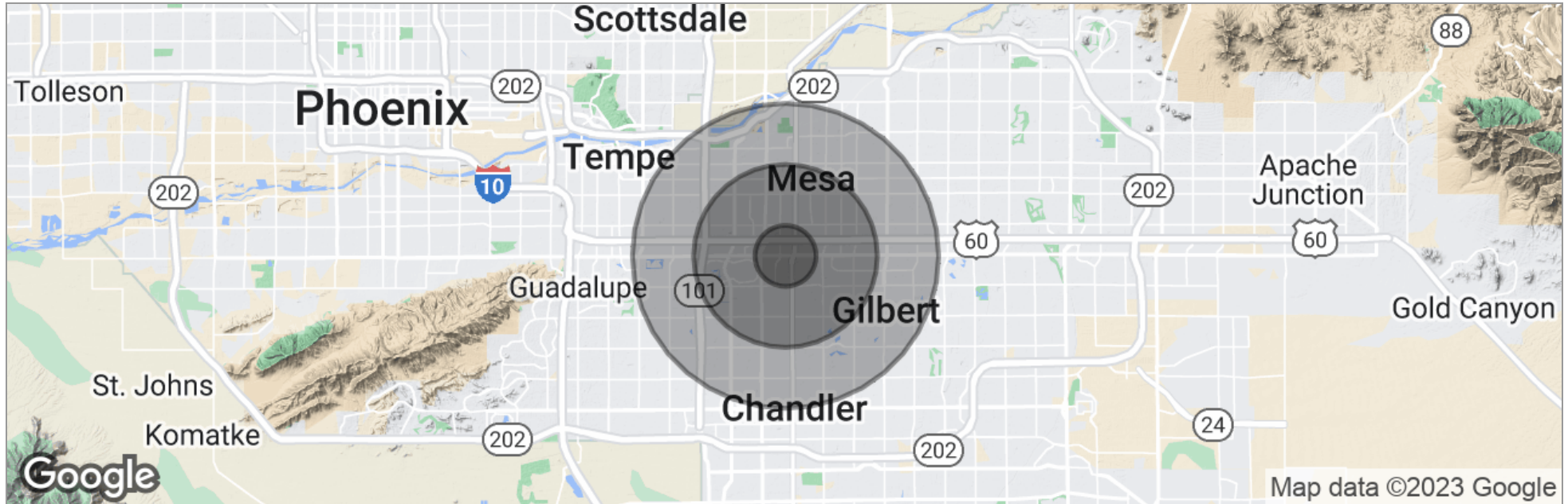
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	1 Mile	3 Miles	5 Miles
Total Population	13,292	139,865	401,217
Population Density	4,231	4,947	5,108
Median Age	31.4	30.8	31.5
Median Age (Male)	28.6	29.9	30.4
Median Age (Female)	32.9	31.8	32.5
Total Households	4,887	52,898	147,828
# of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$65,099	\$58,761	\$63,547
Average House Value	\$176,227	\$211,682	\$235,480

\* Demographic data derived from 2020 ACS - US Census

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