

FOR SALE



3458 E. Southern Ave, Mesa, AZ 85204

Shops at Val Vista & Southern

FISHER

Commercial Real Estate
2415 E. Camelback Rd.
Suite #700

602-522-9100

FISHER COMMERCIAL REAL ESTATE

NWC VAL VISTA & SOUTHERN
3458 E. SOUTHERN AVE
MESA, AZ 85204

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EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Sale Price: \$975,000

Actual Gross Rents: \$105,295

Operating Expenses: \$35,560

Actual Net Operating Income: \$69,735

Occupancy: 100% Cap Rate: 7.15%

PROPERTY SUMMARY

Cross Streets: NWC Val Vista & Southern

Building Size: Approx. 7,000 SF

Lot Size: Approx. 32,000 SF

Zoning: C-2, City of Mesa

Year Built: 2003



Traffic Counts:

*34,500 vpd - Val Vista
25,850 vpd - Southern*

Population

*16,780 - 1 mile radius
149,950 - 3 mile radius
378,800 - 5 mile radius*

Average HH Income

*\$68,580 - 1 mile radius
\$64,650 - 3 mile radius
\$72,000 - 5 mile radius*

Project Overview:

Shops at Val Vista & Southern is located at 3458 E Southern Ave. at NWC of Val Vista and Southern in Mesa, AZ. It is located only 1/2 mile from the I-60 Freeway and 1 Mile from the Town of Gilbert. The shops are located within a shopping center that has notable businesses such as Extra Innings Baseball, Start Right Preschool, Subway, Little Ceasars's, Starbucks and more.

Current rents for this building are below market. This building is a great investment for both users and investors alike and has great upside potential!

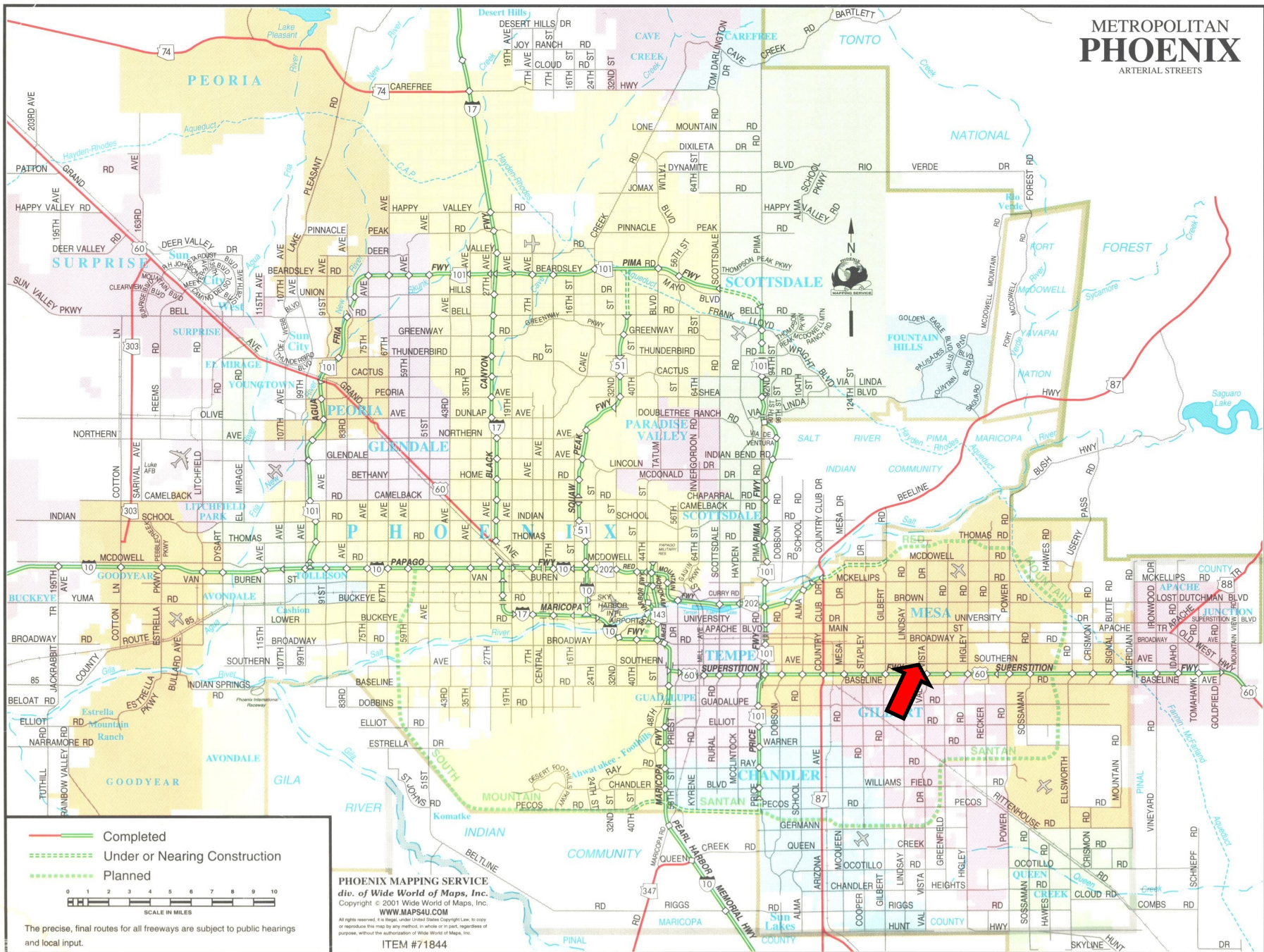
RENT ROLL

<u>Suite #</u>	<u>Tenant</u>	<u>SF</u>	<u>Rent</u>	<u>Rate</u>	<u>Expiration</u>	<u>Increase / Comments</u>
101	Dragonstar Books	1,000	659.17	7.91	mo-mo	
102	Tijeras Barber shop	1,000	1,320.38	15.85	10/31/2020	3% increases
103	Calan Black Fitness	1,000	676.27	8.12	mo-mo	
104-106	Church	3,000	2,125	8.50	12/31/2020	2000 (1-1-19), 2,125 (1-1-20)
107	CBD Store	1,000	1,030	12.36	10/31/23	3% increases

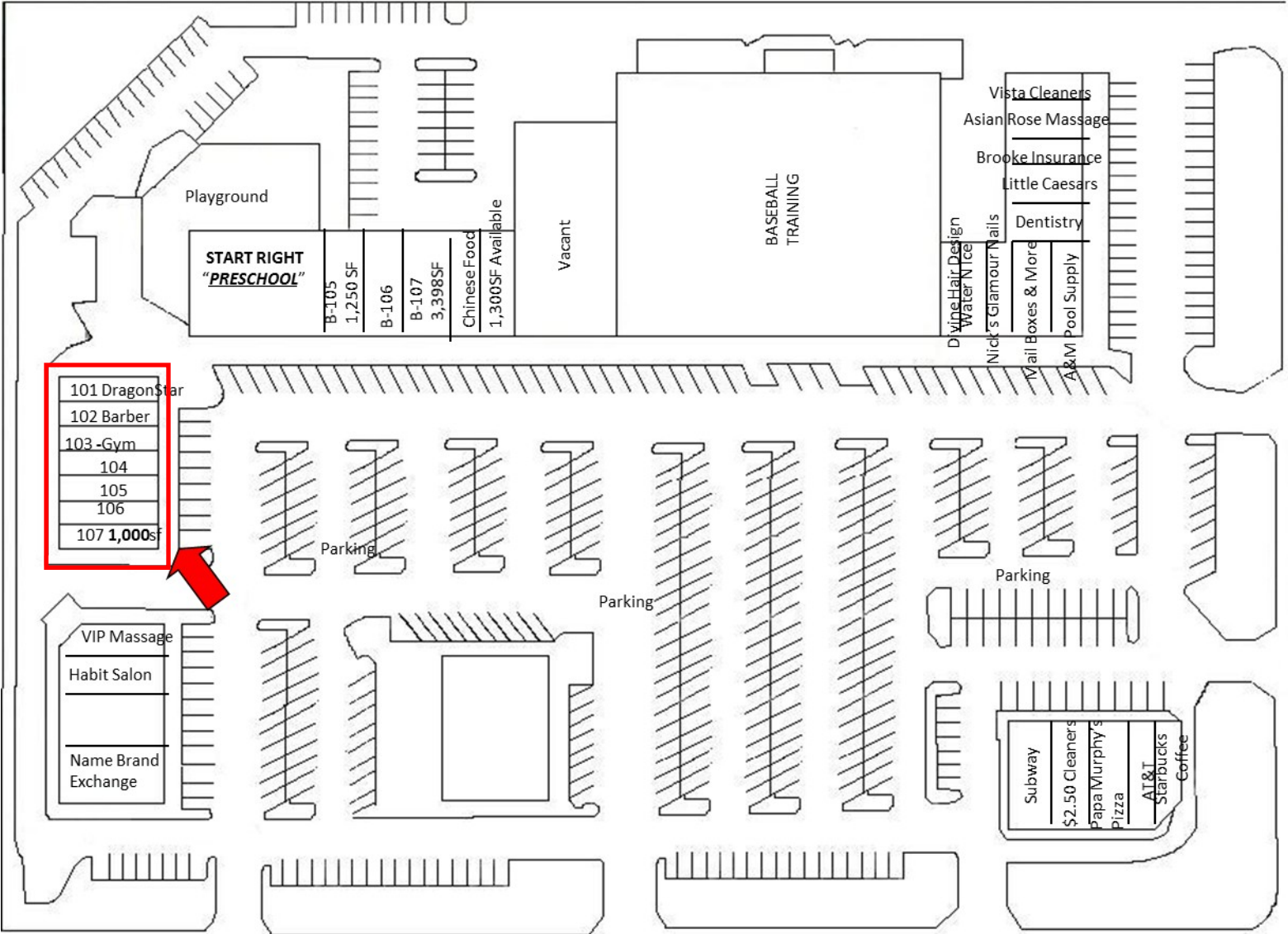
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SALES COMPARABLES

LOCATION MAP



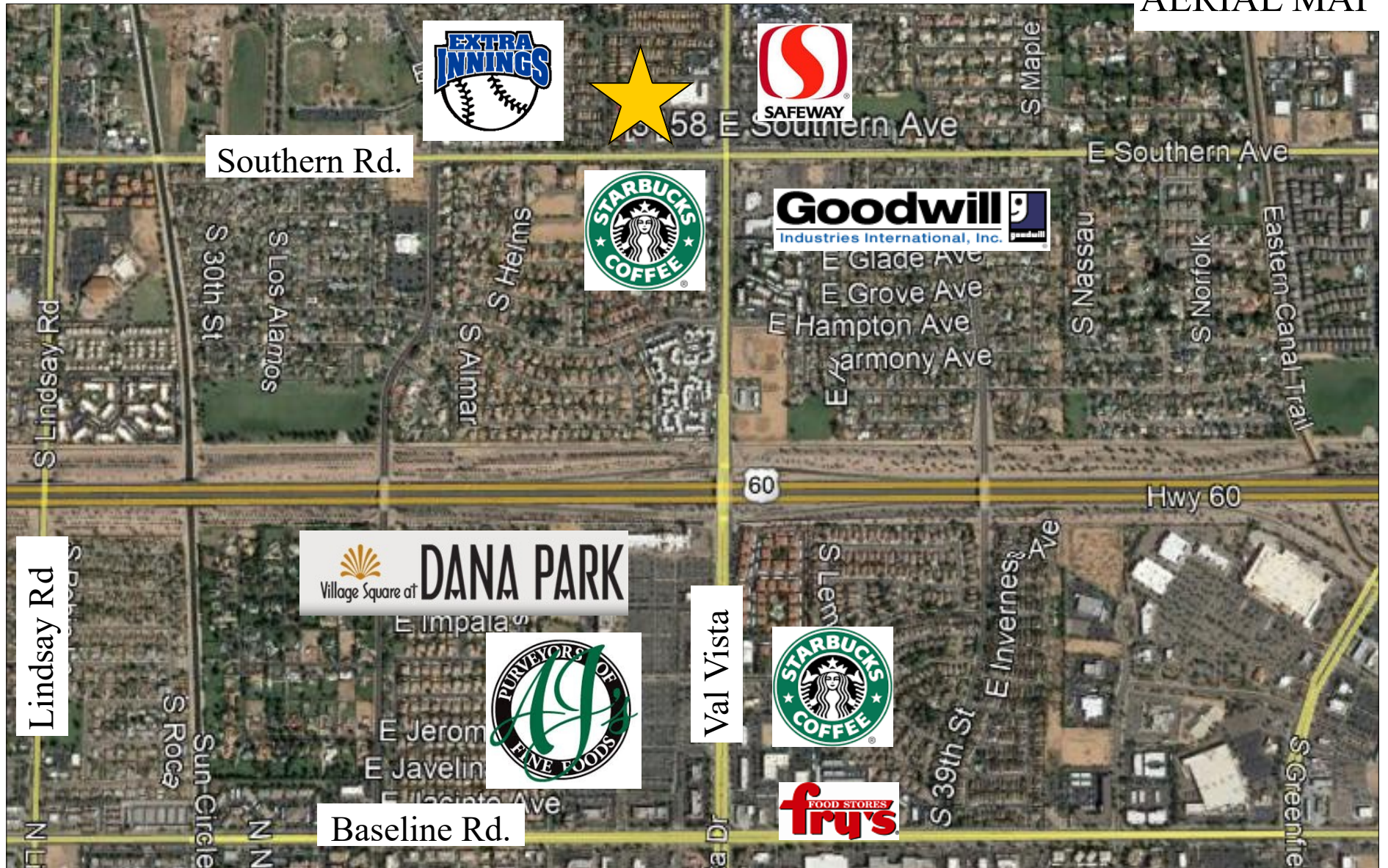
SITE PLAN



Southern Ave.

Val Vista

3458-3460 E. Southern Ave
Mesa, AZ



BUILDING FOR SALE ~ NWC Val Vista & Southern

Steve Fisher / Brian Fisher

Fisher Commercial Real Estate

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