



Broadway 101 - 2 tenant investment

2259 W. Broadway Rd, Mesa, AZ 85202



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\$399,000

100% occupancy, - Former Circle K- freestanding building occupied by (2) tenants; convenience store Medical transport company. Building is 2,400 sq ft. The property is situated at a signalized intersection with street frontage on Broadway, directly across from Broadway Commerce Park with hundreds of employees and growing. The building has multiple access points to an ample parking lot. **Drive by only. Do Not disturb tenants**

- 100% occupied investment
- Prime signalized Corner
- Lots of comercial expansions around
- Ample parking
- 1/2 mile from loop 101
- 6.6% CAP

Price:	\$399,000
Building Size:	2,400 SF
Price/SF:	\$166.25
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	
Net Lease Investment with 2 years left on lease	
Commission Split:	2.5%
Cap Rate:	6.60%
Occupancy:	100%
No. Stories:	1



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Cross Streets: Broadway / Dobson Directions: Go West on Broadway, first light intersection, property on SEC of Broadway and Valencia. From 101: Go East on Broadway to the intersection 1/2 mile away.

Property Photos



Property Photos



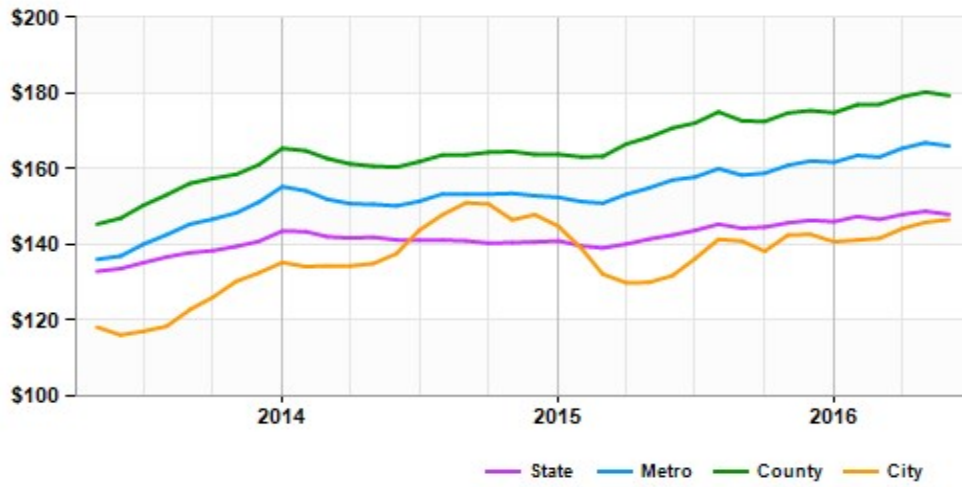
Rear of the Building

Property Photos



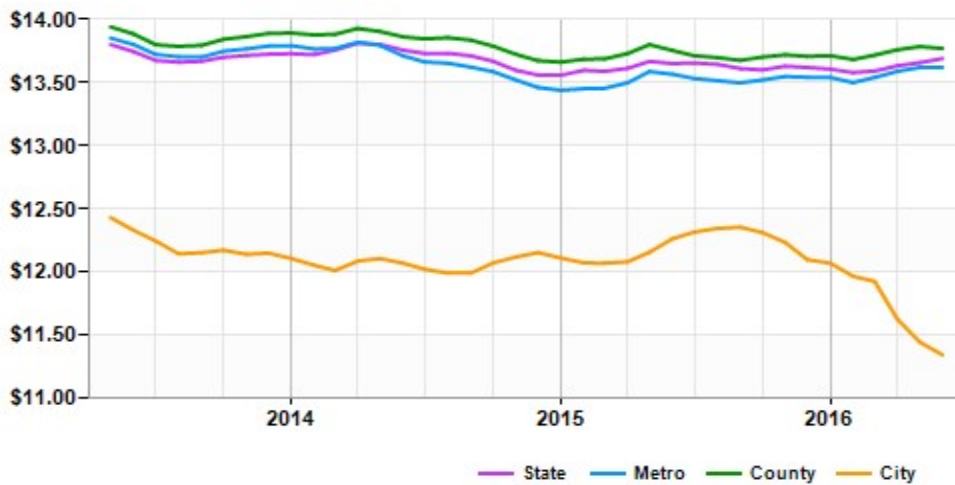
Market Trends

Asking Prices Retail for Sale Mesa, AZ (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$148	+0.9%	+3.8%
Metro	\$166	+1.8%	+5.7%
County	\$179	+1.3%	+5.0%
City	\$147	+3.5%	+11.2%

Asking Rent Retail for Lease Mesa, AZ (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$13.69	+0.7%	+0.3%
Metro	\$13.62	+0.6%	+0.4%
County	\$13.77	+0.4%	+0.1%
City	\$11.34	-4.9%	-7.5%