



FOR SALE | RETAIL

DOBBS PLAZA

2909 - 2917 S Dobson Rd, Mesa, AZ 85202

Zach Collins Advisor | 480.610.2400 | zach@coberealestate.com



coberealestate.com

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



PROPERTY SUMMARY

Sale Price:	\$6,927,000
Cap Rate:	6.09%
NOI:	\$422,095
Lot Size:	2.55 Acres
Building Size:	31,828 SF
Zoning:	LC- Limited Commercial
Cross Streets:	South Dobson & West Guadalupe

PROPERTY OVERVIEW

Fully leased 31,828 SF Dobbs Plaza located on Dobson Rd, south of Guadalupe is now available for sale. This retail property is composed of retail NNN fully-leased spaces, currently shared amongst 9 tenants. This property comes with a value-add commercial real estate opportunity. Easy Access to Loop 101 and US 60. Situated less than 1/2 mile from Dobson High School with 26,700 VPD along with Dobson Rd.

PROPERTY HIGHLIGHTS

- 100% NNN leased amongst 9 co-tenants
- Value add opportunity property
- Abundant parking and building/monument signage available
- Highly visible location with 26,700 VPD along Dobson Rd
- Tenant roster includes popular Bisbee Breakfast & Dobson Ranch Animal Hospital
- Easy Access to Loop 101 and US 60.

Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

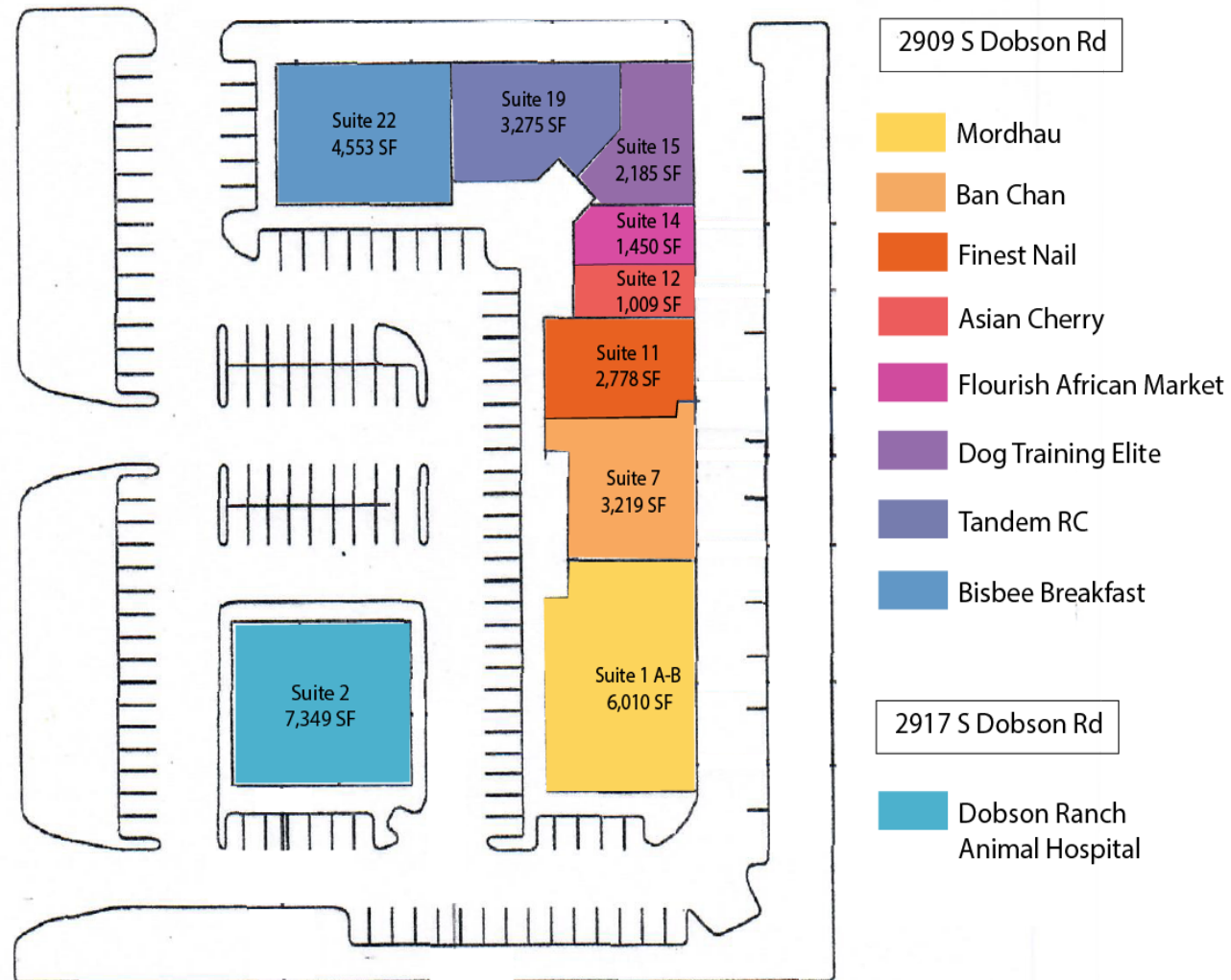
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



Dobbs Plaza - Rent Roll

Tenant	Suite	Size	Lease Term	Monthly Rent	Annual Rent
2909 S Dobson Rd					
Mordhau	Ste 1 A-B	6,010 SF	3/1/2020 - 7/31/2023 (2-three year options)	\$5,500	\$66,000.00
Ban Chan	Ste 7	3,219 SF	4/1/14 - 3/30/27 (2-five year options)	\$4,440.56	\$53,286.72
Finest Nail	Ste 11	2,778 SF	3/1/21 - 6/30/24 (1-three year option)	\$3,062.42	\$36,749
Asian Cherry	Ste 12	1,009 SF	4/1/15 - 3/31/22 (2-two year options)	\$1,470.00	\$17,640
Flourish African Market	Ste 14	1,450 SF	4/1/19 - 3/31/22 (2-three year options)	\$1,640.00	\$19,680
Dog Training Elite	Ste 15	2,185 SF	9/1/20 - 8/31/23 (2-three year options)	\$2,439.92	\$29,279
Tandem RC	Ste 19	3,275 SF	2/1/20 - 8/31/23 (2-three year options)	\$3,258.98	\$39,108
Bisbee Breakfast	Ste 22	4,553	10/1/13 - 3/31/23 (2-three year options)	\$6,888.75	\$82,665
2917 S Dobson Rd					
Dobson Ranch Animal Hospital	Ste 2	7,349	5/1/04 - 9/30/33 (2-five year options)	\$13,473.17	\$161,678

Total =	31,828 SF	NOI:	\$	422,095
		Sale Price:	\$	6,927,000
		Cap Rate:		6.09%

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd , Mesa, AZ 85202



Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

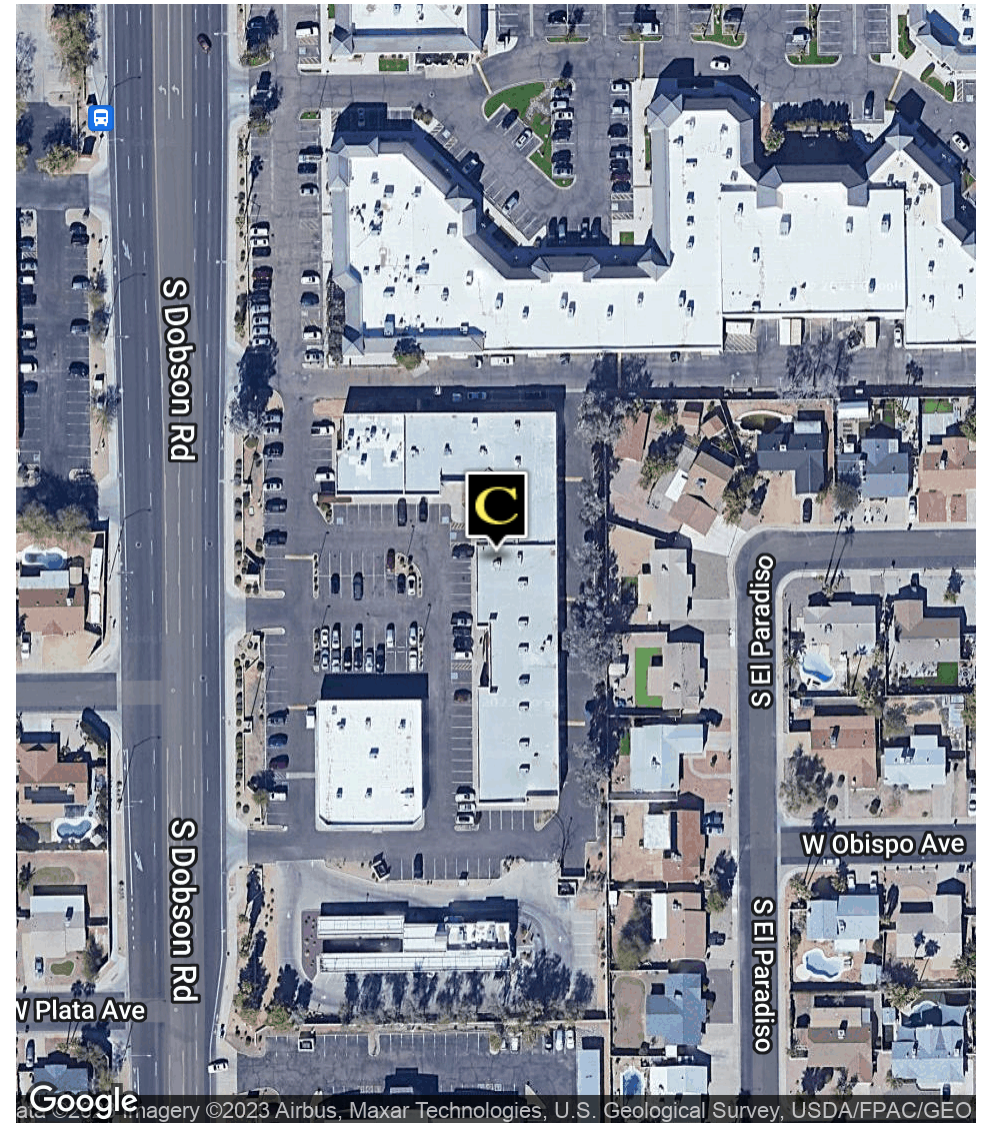
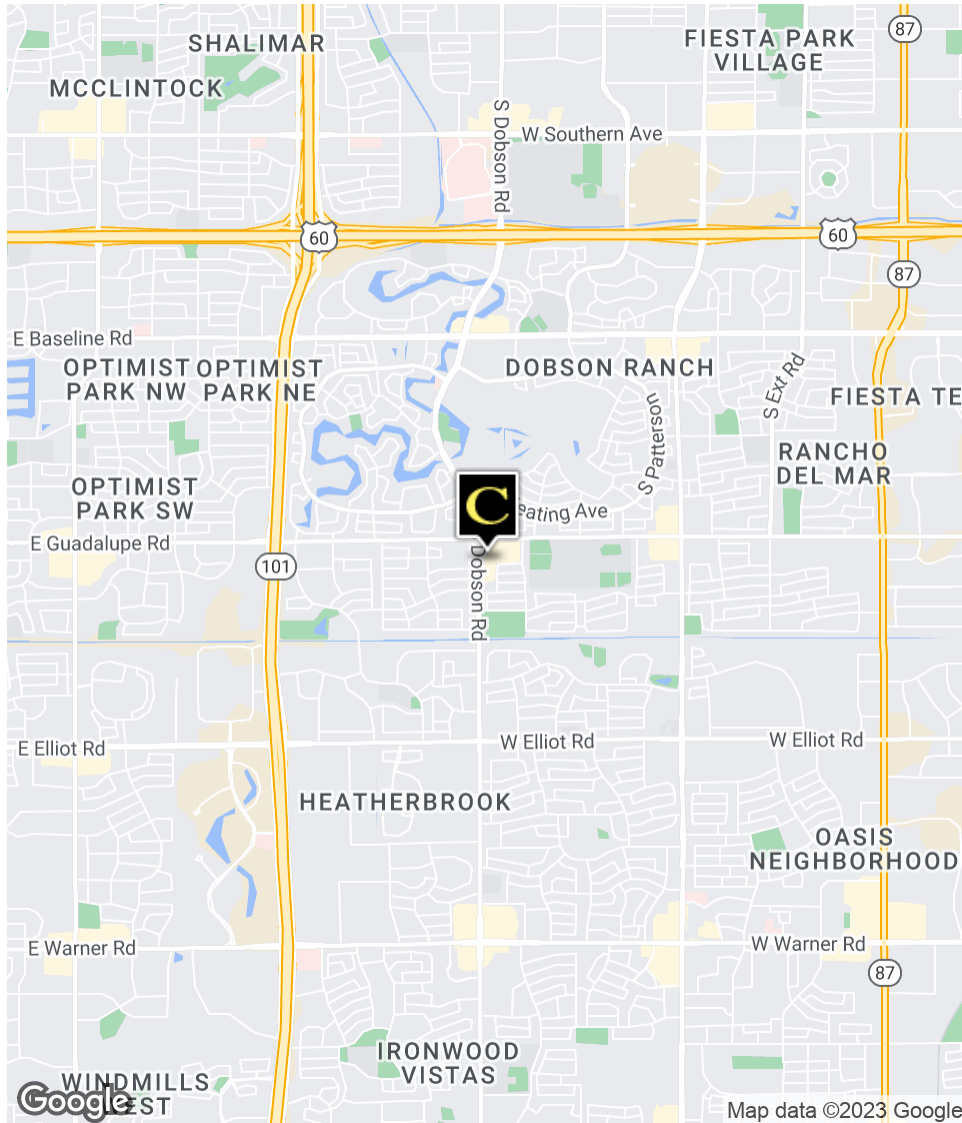
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | RETAIL

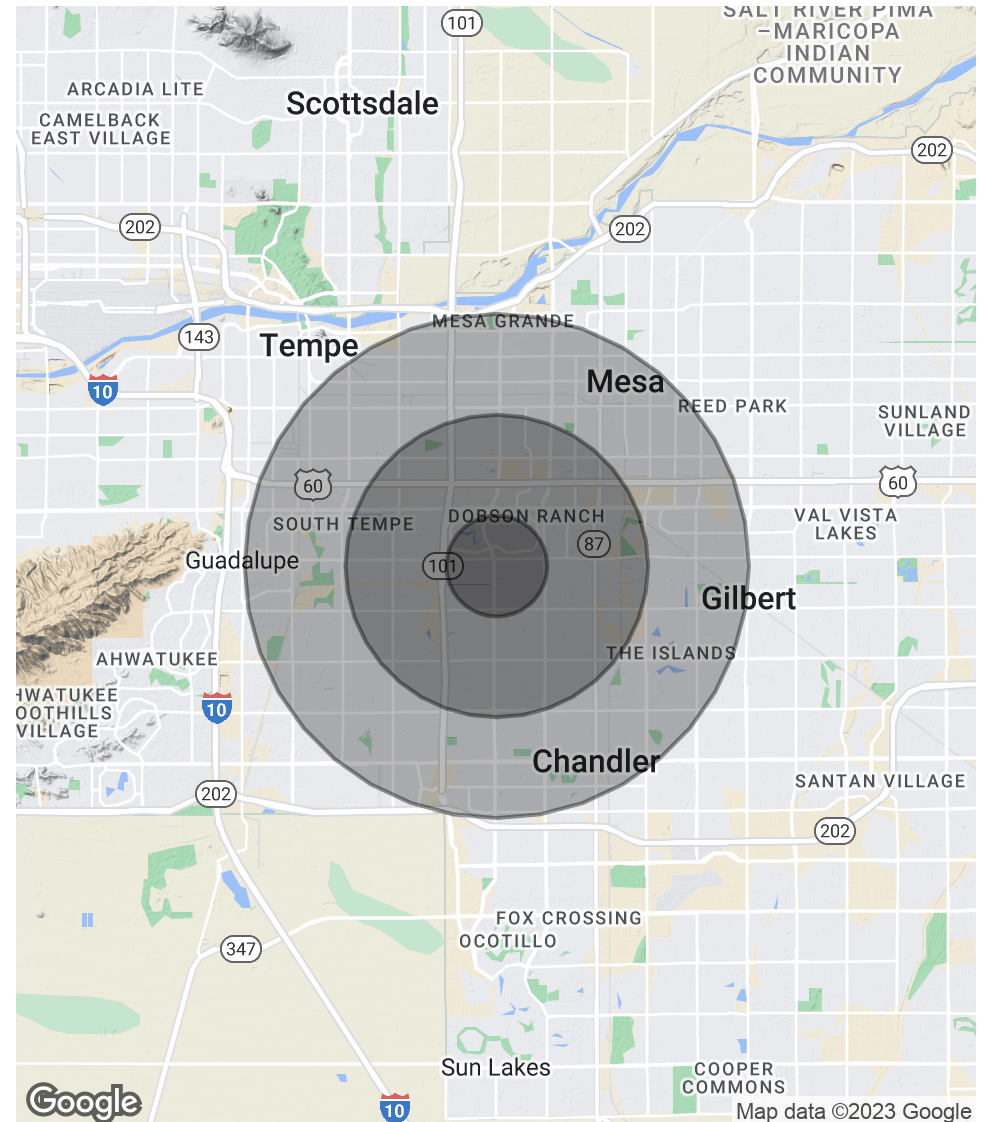
Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	14,808	133,728	388,204
Average Age	35.0	34.8	32.1
Average Age (Male)	34.7	33.3	31.2
Average Age (Female)	35.6	36.0	32.9
HOUSEHOLDS & INCOME			
Total Households	6,131	54,666	149,611
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$73,354	\$70,931	\$67,259
Average House Value	\$229,183	\$225,383	\$257,177

* Demographic data derived from 2020 ACS - US Census



Zach Collins, Advisor | P: 480.610.2400 | C: 480.276.9114 | zach@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.