



FOR SALE | OFFICE

HISTORIC HOMES CONVERTED TO MODERN OFFICES

109 & 121 West University , Mesa, AZ 85201

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$560,000
Lot Size:	0.4 Acres
Building Size:	2,400 SF & 1,350 SF
Year Built:	1935
Zoning:	DB-1
Cross Streets:	Center St & University Dr

LOCATION OVERVIEW

Located in the West 2nd Historic District of downtown Mesa, fronting University Ave are these two quaint historic homes converted to professional offices. Located on the SWC of University and Macdonald between Country Club Drive and Center Street on the East and two blocks north of Main Street, it is only steps from the heart of a revitalizing downtown Mesa.

PROPERTY HIGHLIGHTS

- For Sale | Two Historic Homes Converted to Modern Offices
- 109 University (2,400 SF) Build out Includes: Reception, 2 Offices, Conference Room, Kitchen, Copy/File Room, and Restroom with 2 Showers. Additional Office located in the upper level of the second building.
- 121 University (1,350 SF) Build out Includes: Main Room/Bullpen, 2 Offices, Restroom, Kitchen and Basement. Storage Shed Located in the Yard.
- Original Wood Floors
- Monument Signage Available
- University Frontage with 32,252 VPD
- Located 1/2 Mile from New ASU @ Mesa City Center Campus (to be completed 2021)

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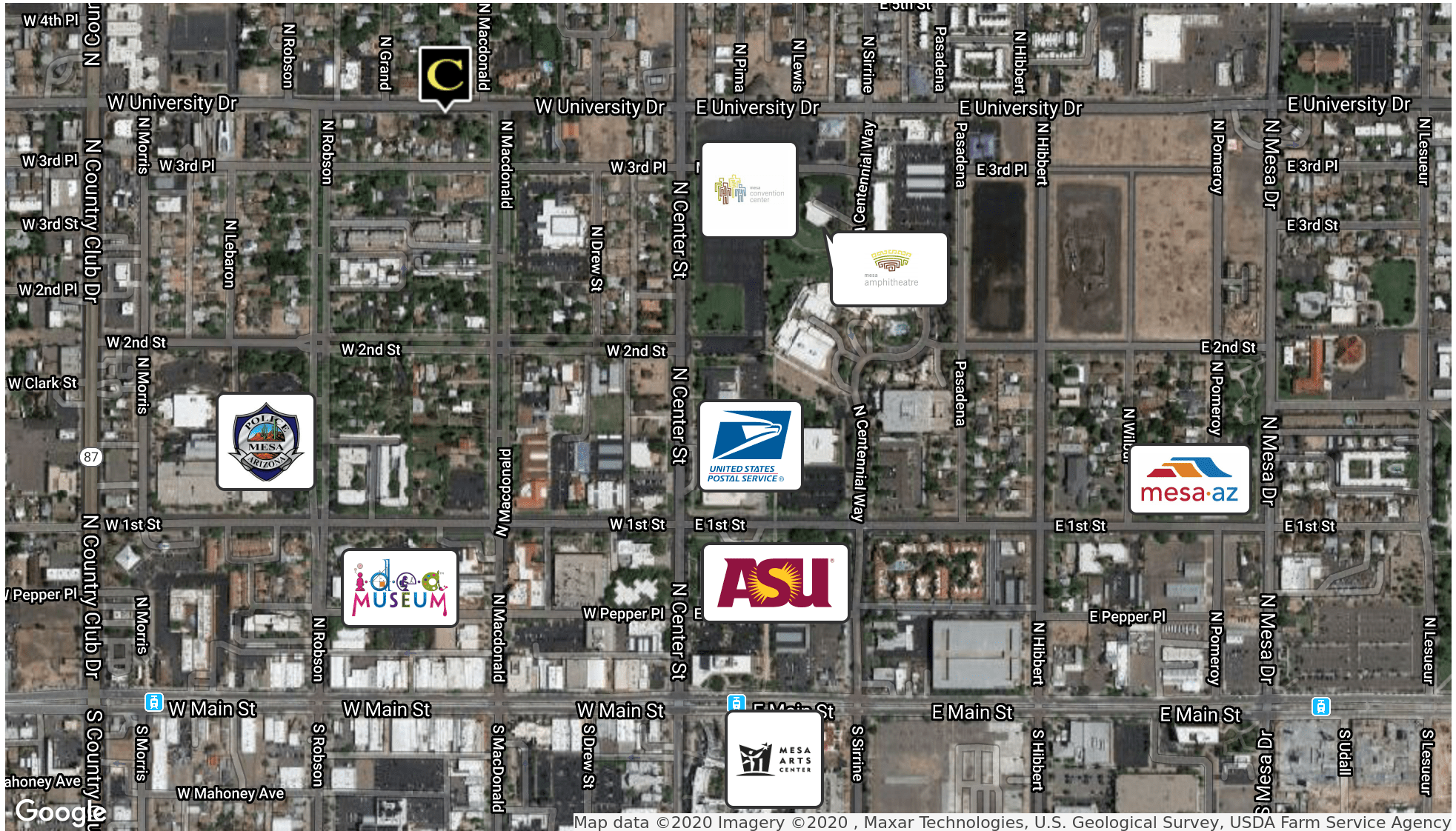
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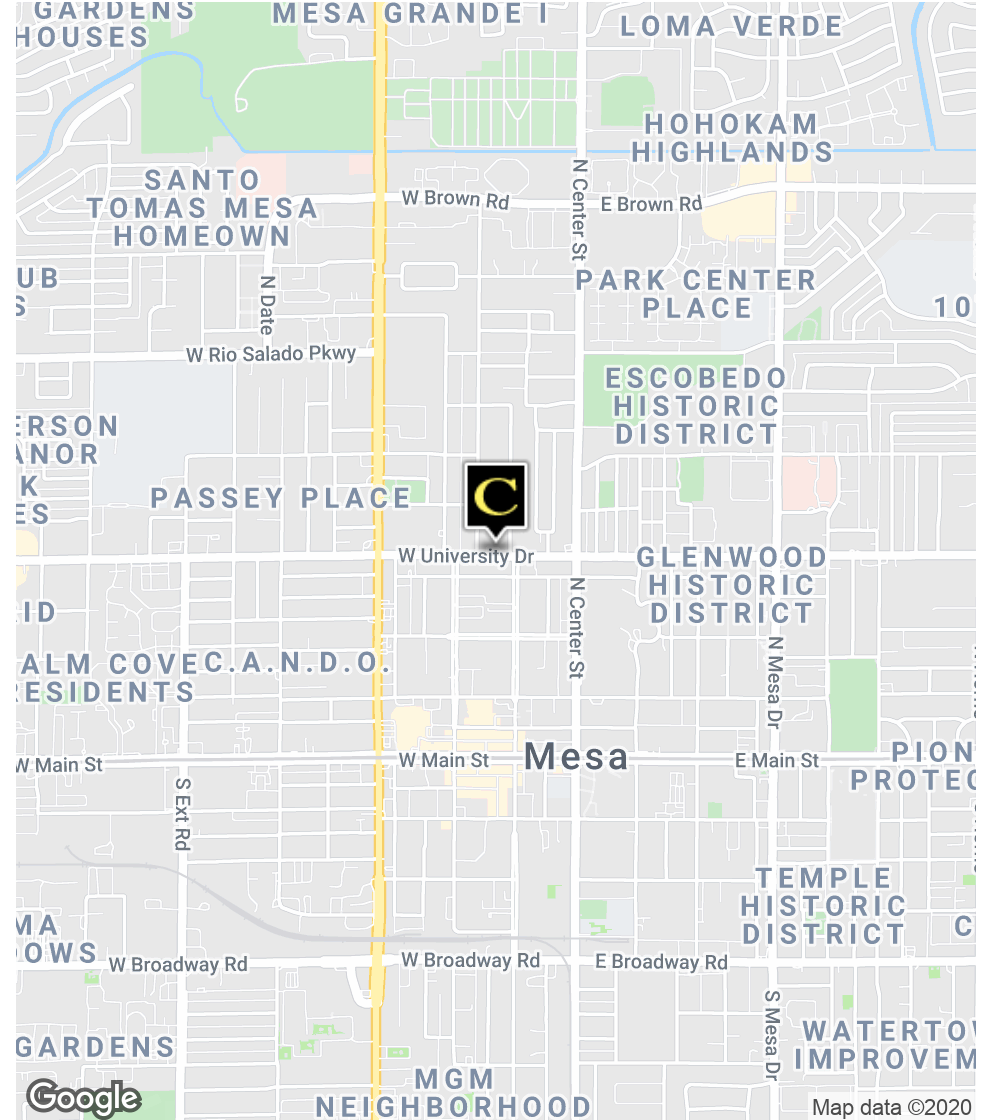
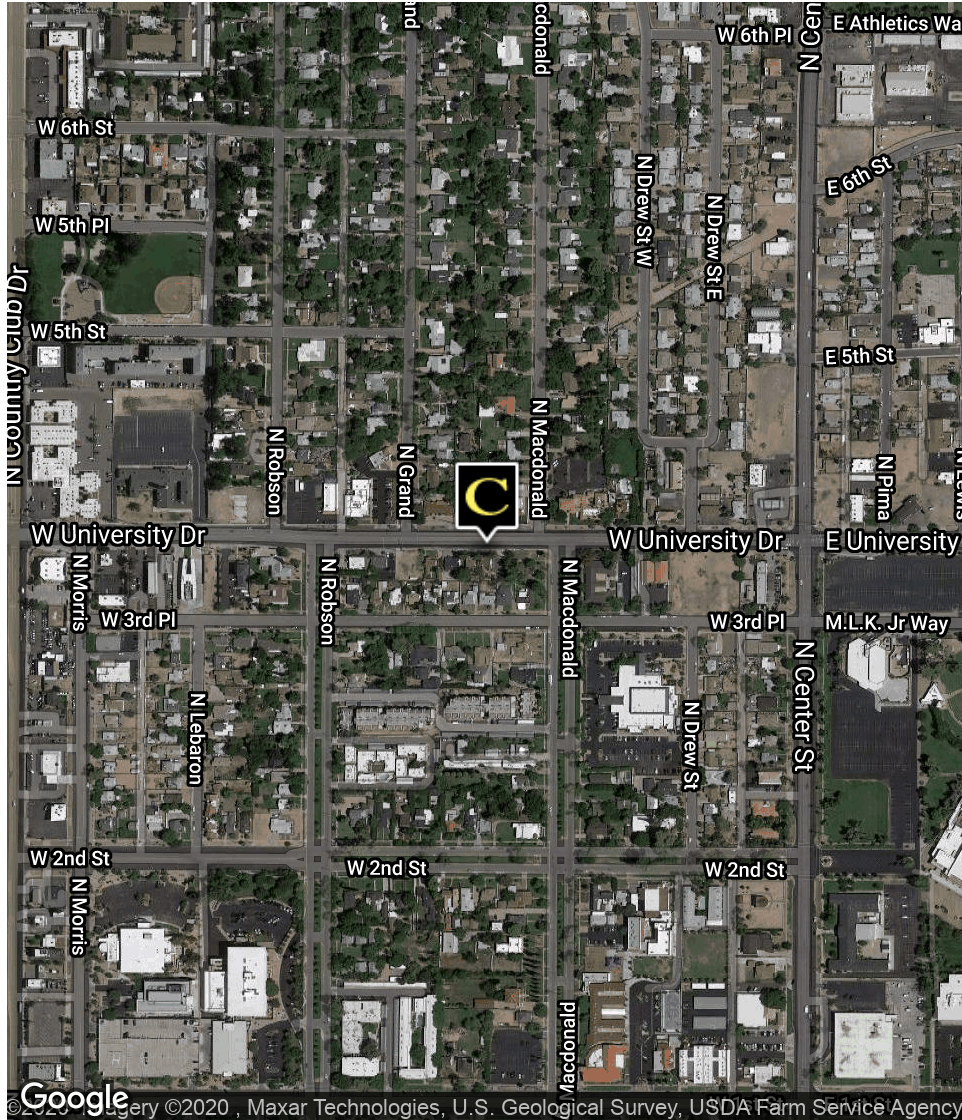


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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	16,689	151,324	303,808
Average age	32.4	29.6	31.2
Average age (Male)	30.2	29.1	30.2
Average age (Female)	35.7	30.4	32.5
HOUSEHOLDS & INCOME			
Total households	6,260	54,193	112,170
# of persons per HH	2.7	2.8	2.7
Average HH income	\$47,224	\$49,055	\$56,753
Average house value	\$167,556	\$162,172	\$205,378

* Demographic data derived from 2010 US Census

