



Bridging AZ Furniture Bank  
25 N. Extension, Mesa, AZ

Office/Warehouse For Sale  
\$1,300,000



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Suite 290  
Scottsdale, AZ 85258  
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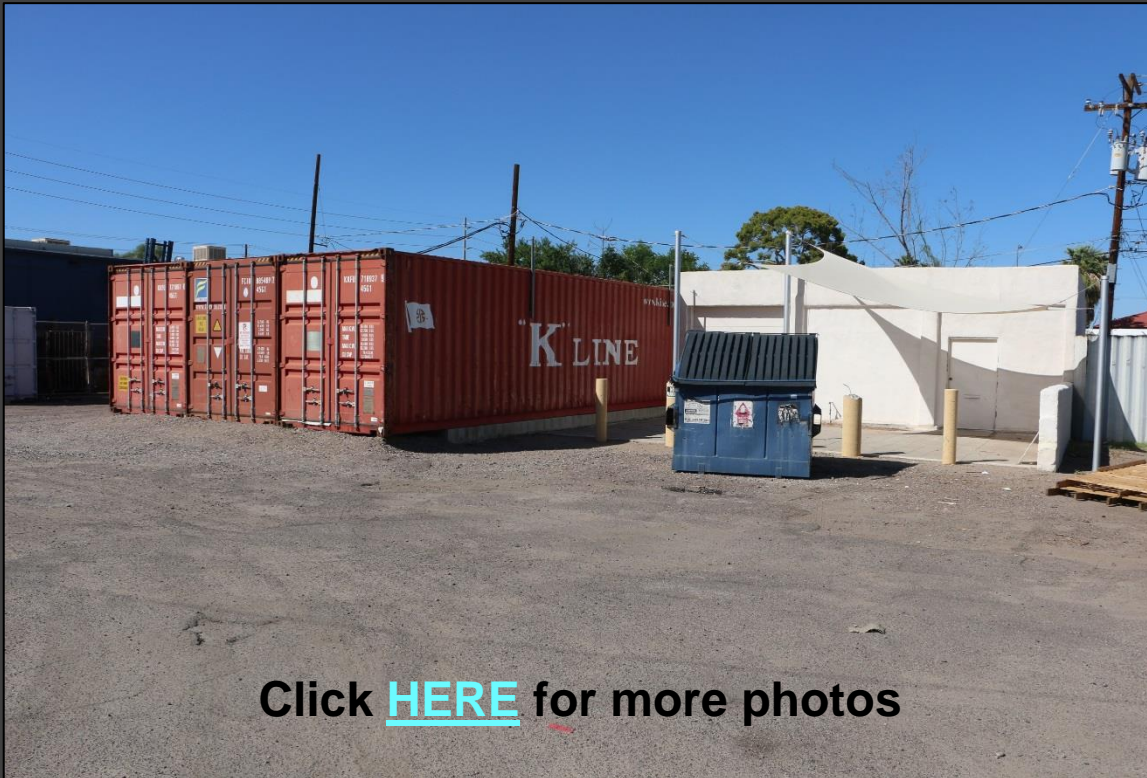


25 N. Extension





# 25 N. Extension



Click [HERE](#) for more photos





### Financial Overview

Price:	\$1,300,000
Price Per Foot:	\$129.40 (usable bldgs.)
Price Per Foot:	\$114.25 (incl. shell bldg.)
Land Price Per Foot:	\$36.37 (land only)
Cap Rate:	6.0%

### Property Overview

<b>Office/Warehouse:</b>	9,146 sq. ft.
Clear Height:	12'
Power:	600 amps 3-Phase
Loading:	Grade level
<b>Storage Garage:</b>	900 sq. ft.
<b>Shell Building:</b>	1,333 sq. ft. (not incl in total)
Total Usable SF:	10,046 sq. ft.
Total Potential SF:	11,379 sq. ft.
Shipping Containers:	Six (storage and workshop)
Parcel #:	135-57-122A
Taxes (2019):	\$7,466.06
Zoning:	GC, City of Mesa
Land Area:	35,743 sq. ft. (.82 acres)
Year Built:	1947/ Remodeled 1975

### Demographics (2021)

	1-mile	3-miles	5-miles
Population:	21,926	180,274	387,986
Avg. Household Inc.: \$	49,714	\$57,516	\$69,348
Total Households:	7,780	66,392	146,692

Complete demographics are available upon request.

### Traffic Counts (2018)

North on Extension:	7,800 VPD
South on Extension:	10,600 VPD
Main Street:	17,000 VPD

## 25 N. Extension, Mesa, AZ

The subject property is an office warehouse building, a storage garage, a house that is in rough shell condition and six storage containers, three of which have been hooked together to make a workshop. The warehouse has four walk-in coolers and an area that has been used as a kitchen. The main warehouse was reconstructed inside the original structure using concrete tilt-up walls and a concrete roof. The clear height is 12' below the trusses and approximately 16' between the trusses.

The seller operates Bridging Arizona Furniture Bank at the property. It is a non-profit venture that provides free furniture to veterans. More information on them is available at [www.bridgingaz.org](http://www.bridgingaz.org).

The property is located just north of the northeast corner of Main & Extension with short drives to the 101, 202 and US60 freeways. A major \$49M apartment development called Residences on Main is being built a half mile to the east on Main.

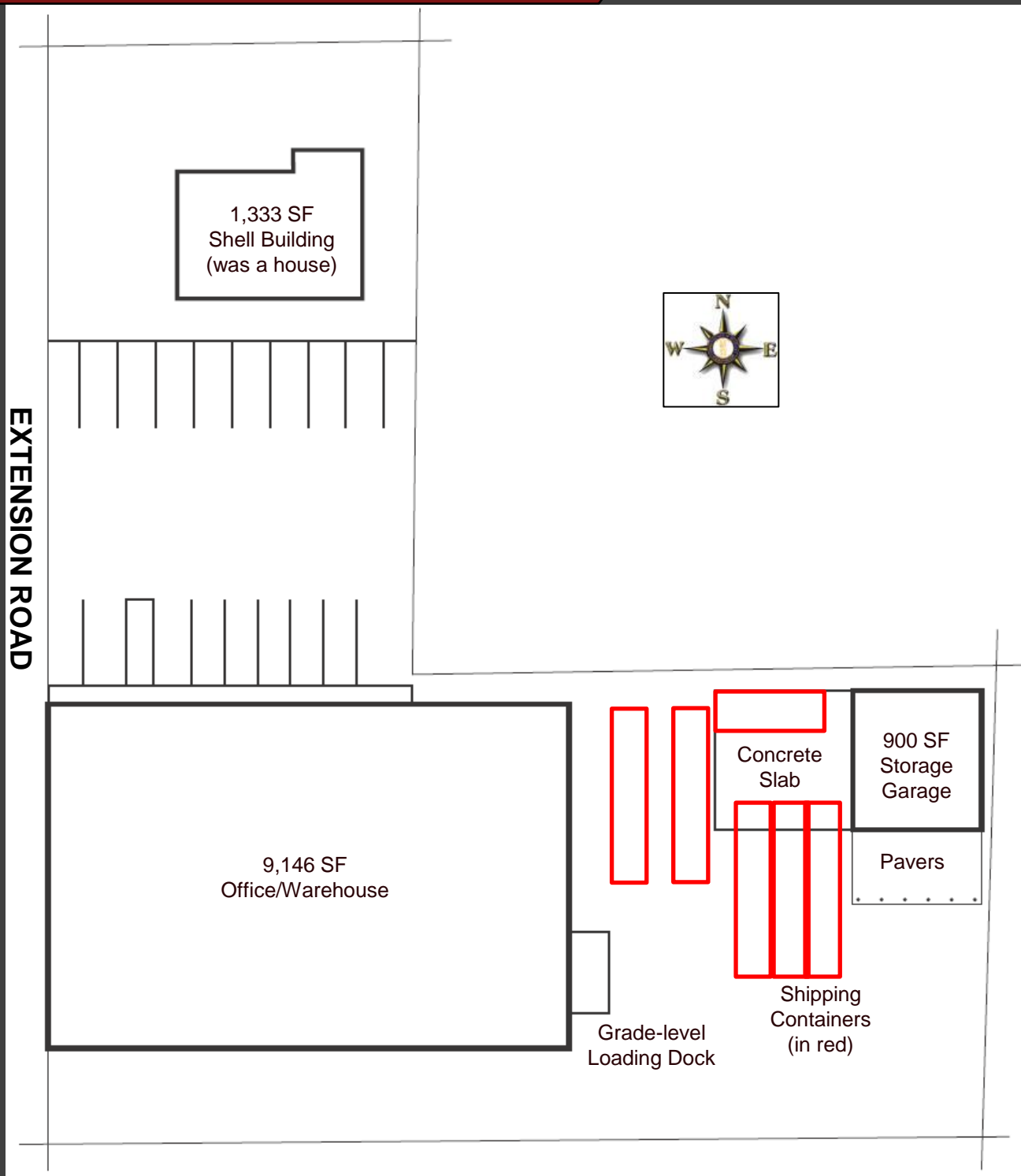
The house can be rebuilt if at least one wall is retained. The seller has plans and pre-approvals from the City of Mesa to rebuild it as an office. If it is totally torn down, it cannot be rebuilt.

The subject property is in Opportunity Zone #14013421302.

The seller is willing to enter into a lease for the property for three years at \$6,530/ per month (\$.65) Triple Net or deliver the property vacant with a minimum of 90-day lead time to vacate.

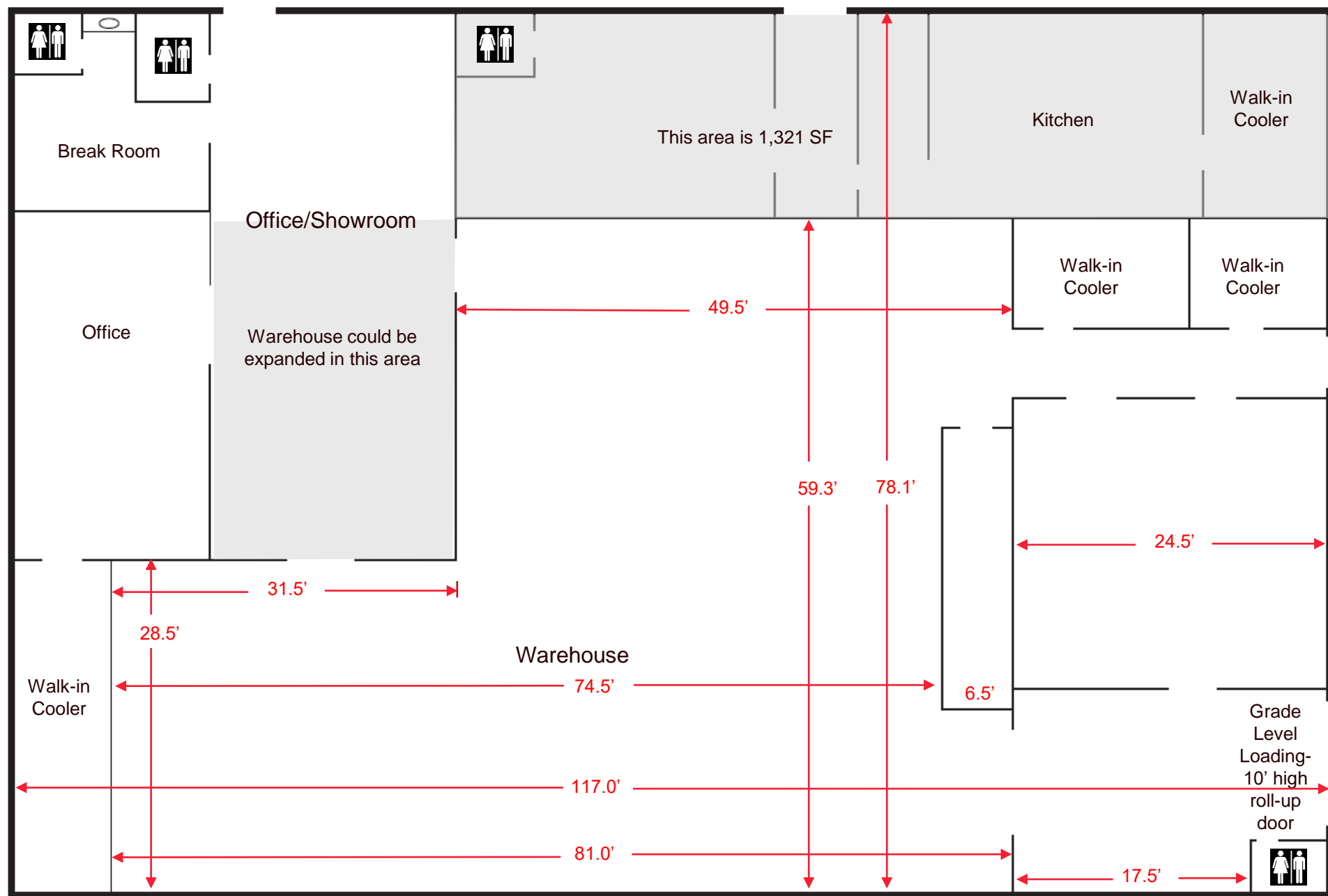
This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.





# 25 N. Extension

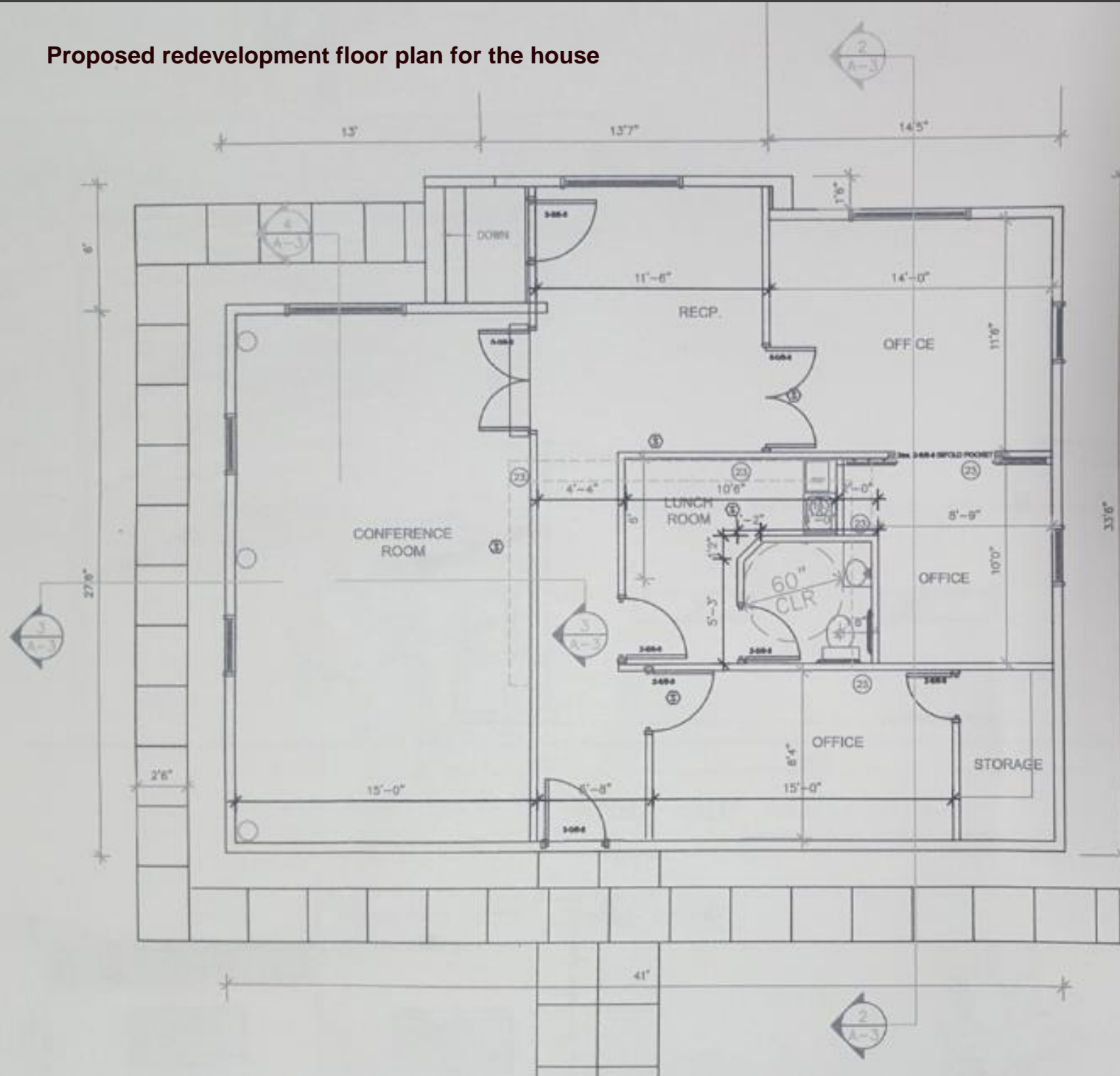
## FLOOR PLAN



Not drawn to scale. Dimensions and wall locations are approximate.



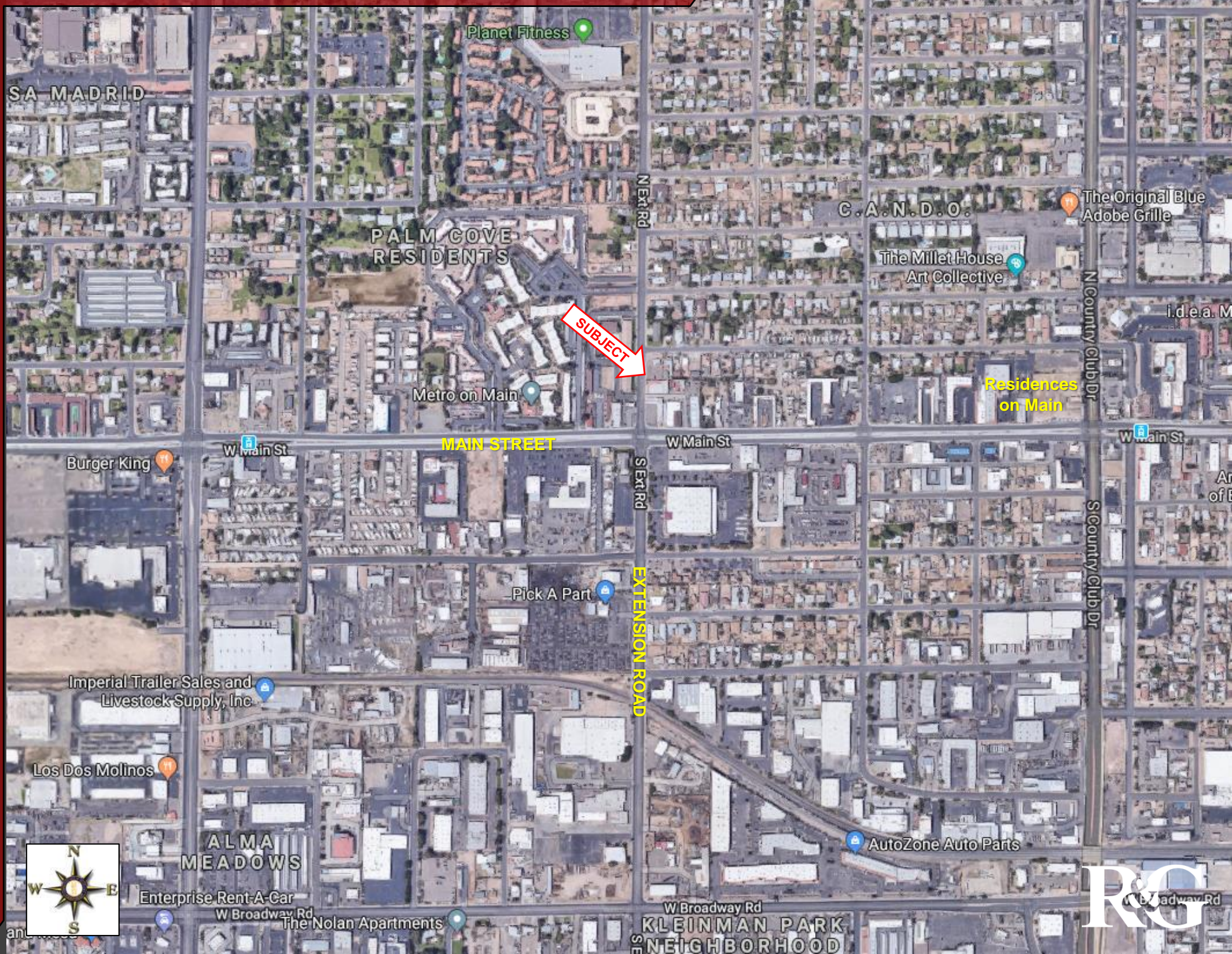
Proposed redevelopment floor plan for the house





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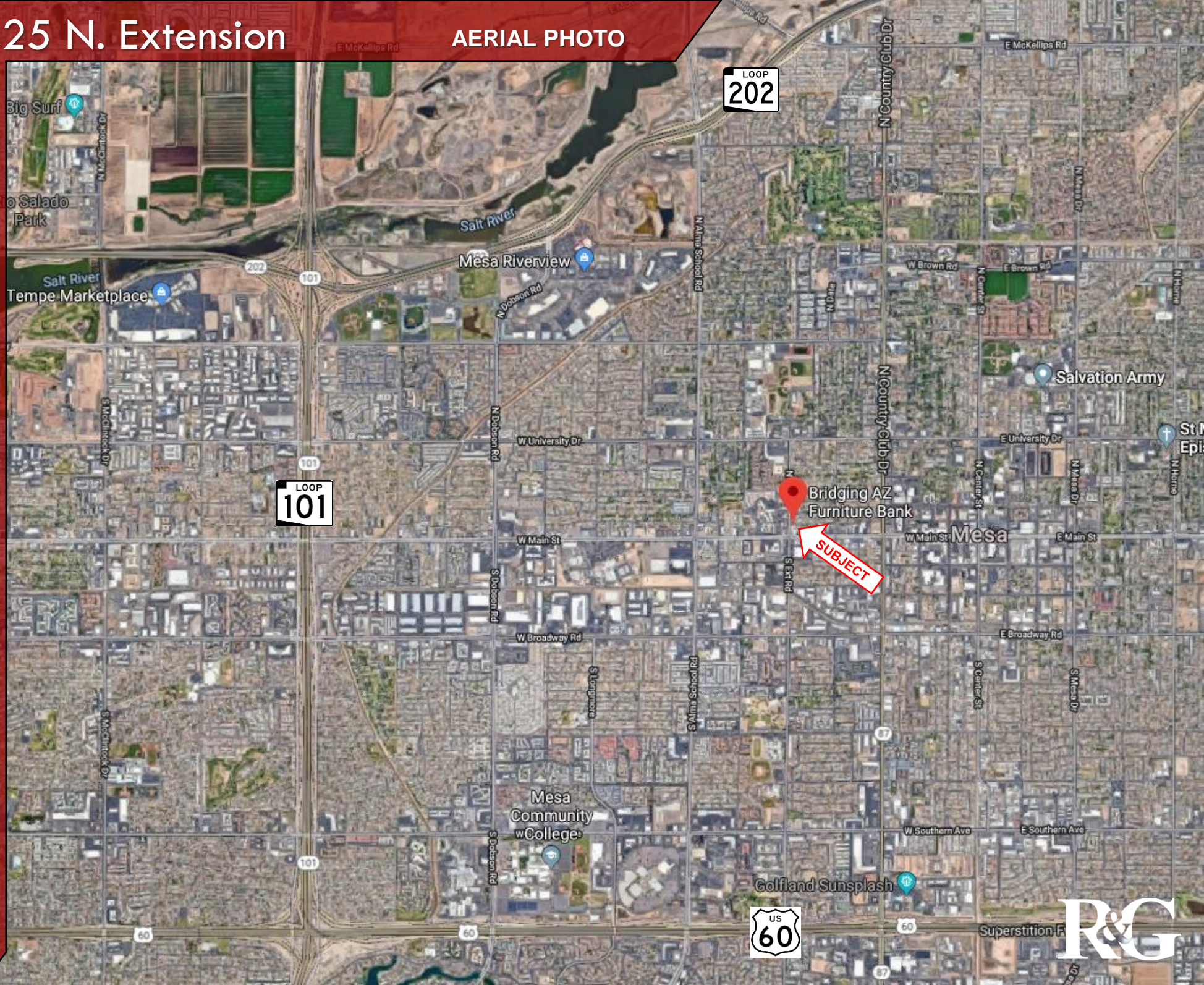
## AERIAL PHOTO





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AERIAL PHOTO

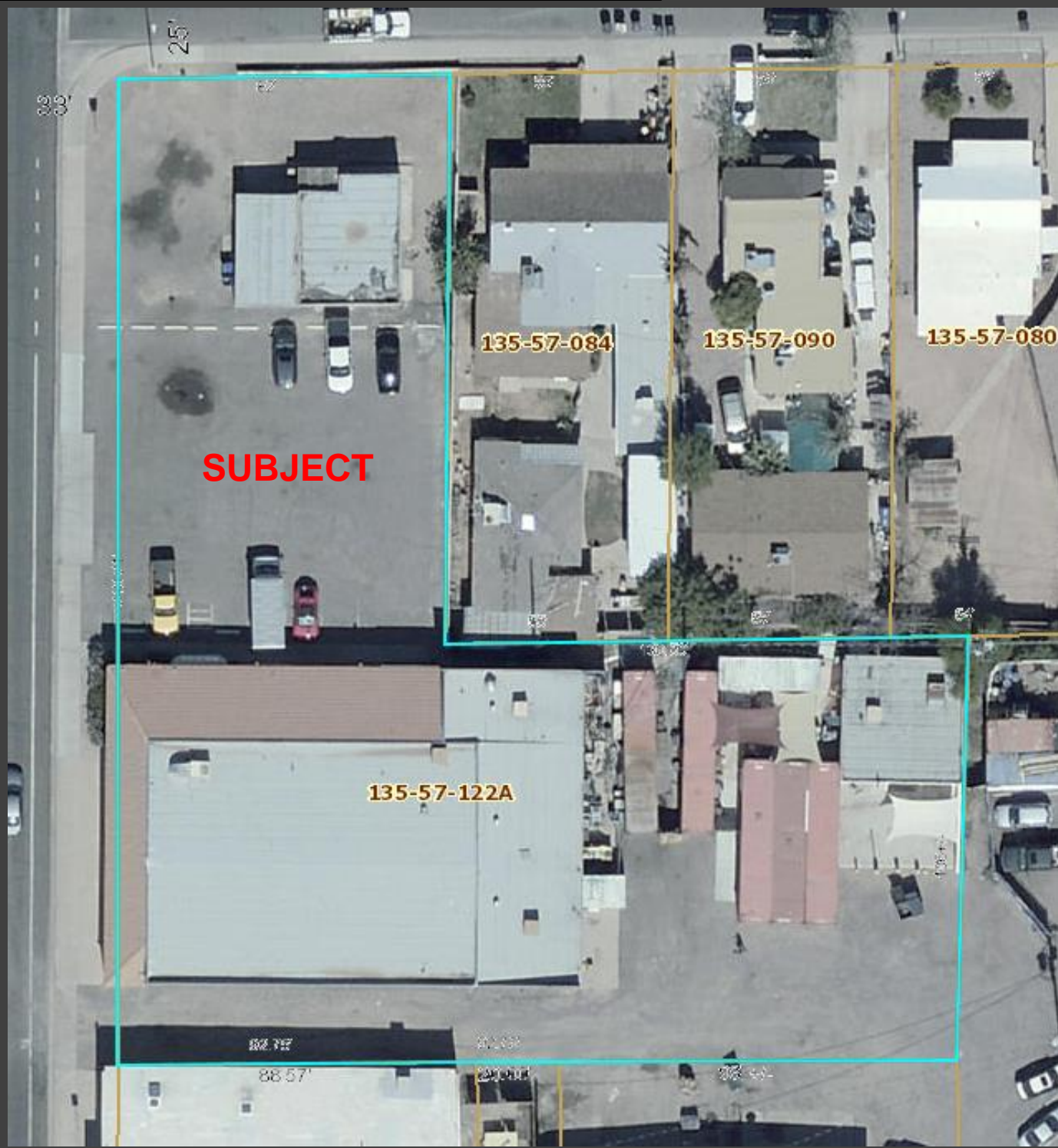


Bridging AZ  
Furniture Bank

SUBJECT

R&G









**This major development one-half mile east of the subject property on Main Street is planned for completion in 2021.**

A rendering of the Residences on Main, an apartment complex to be developed by Chicanos Por La Causa at Main Street and Country Club Drive in Mesa. *(Photo: Courtesy of Chicanos Por La Causa)*

The Residences on Main is planned as a five-story building with:

- 198 market-rate apartments.
- 20,000 square feet of retail, restaurant and commercial space.
- 200 parking spaces.

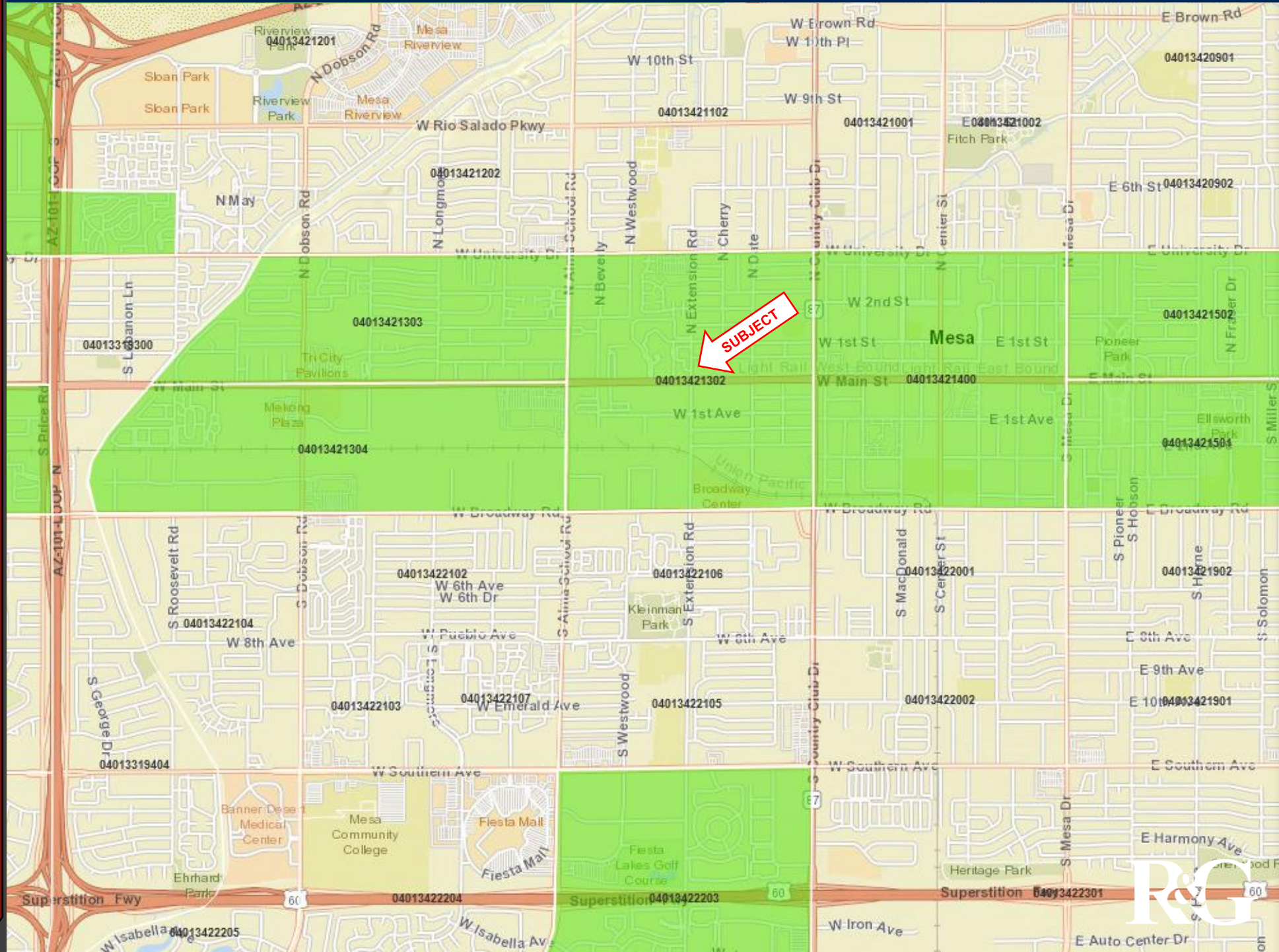


## OPPORTUNITY ZONE

**ARIZONA**  
COMMERCE AUTHORITY

## Opportunity Zones

**Green=Census tracts submitted to U.S. Treasury on 3/21/18 and designated (approved) on 4/9/18.**





255-266 S. Extension, Mesa, AZ



Price: \$884,300 \$/SF: \$150.31 COE: 8/9/21  
8,649 SF Built in 1964

310 E. Southern Avenue, Mesa, AZ



Price: \$1,450,000 \$/SF: \$109.82 COE: 8/30/21  
13,204 SF Built in 1981

746-748 W. Southern Avenue, Mesa, AZ



Price: \$1,430,000 \$/SF: \$118.75 COE: 8/25/21  
12,000 SF Built in 1977

1135 S. Center Street, Mesa, AZ



Price: \$744,000 \$/SF: \$112.62 COE: 8/8/19  
6,606 SF Built in 1994



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