



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:	\$5,585,443
Cap Rate:	7.0%
NOI:	\$390,981
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

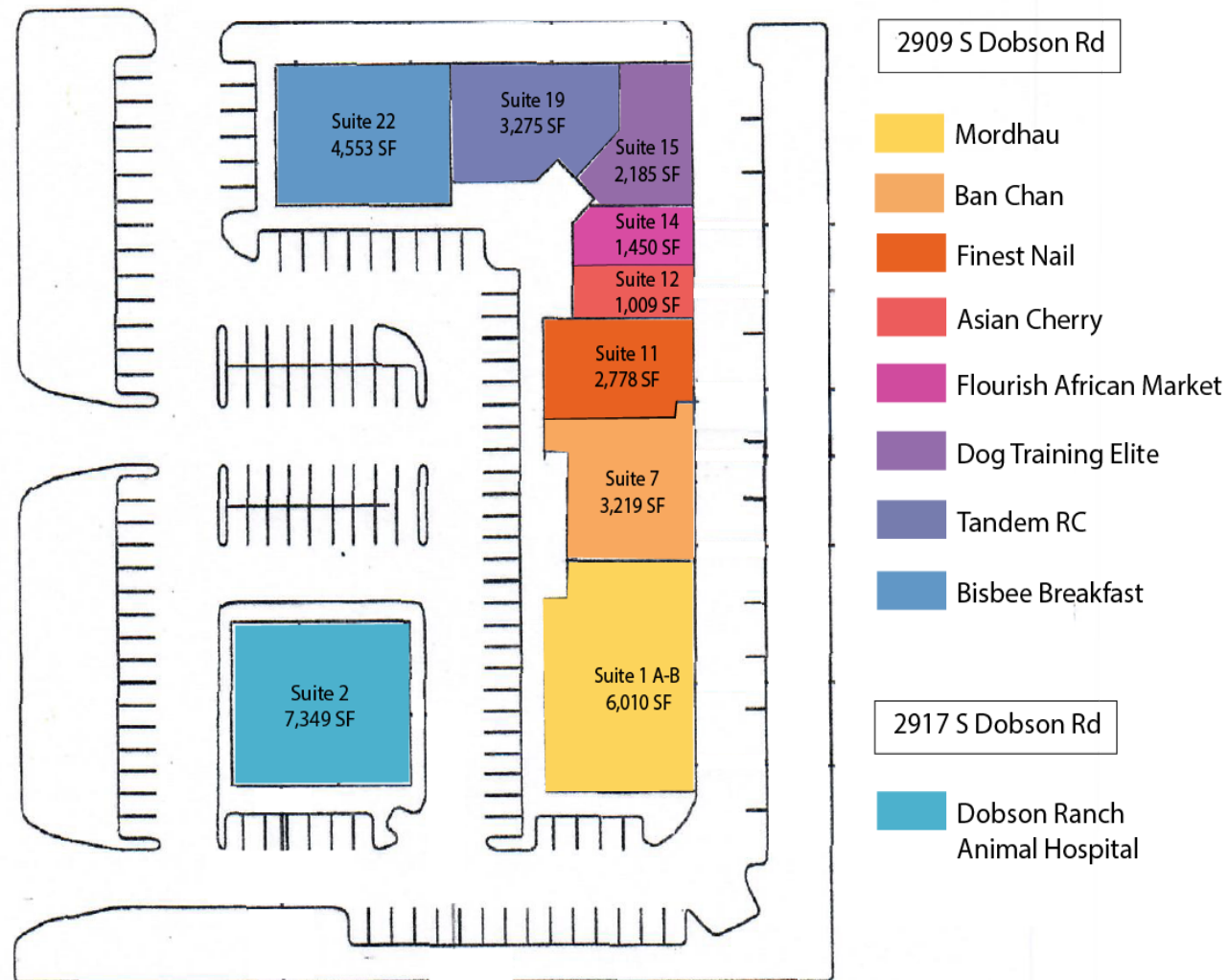
www.coberealestate.com

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
2909 & 2917 S. DOBSON ROAD
MESA, AZ
RENT ROLL as of 2/1/2024

2909

<u>Suite</u>	<u>Tenant</u>	<u>Type</u>	<u>SF</u>	<u>Base Rent</u>	<u>NNN</u>	<u>Tax</u>	<u>Lease Start</u>	<u>Lease Expire</u>
1	Mordhau	Martial art	6010	\$5,500.00	-0-	\$137.50	3/1/2020 2- three (3) year options	10/31/2026
7	Ban Chan	Restaurant	3219	\$3,591.87	\$845.00	\$110.92	4/1/14 2- five (5) year options	3/30/27
11	Finest Nail	Nail Supply	2778	\$2,333.19	\$729.23	\$76.56	3/1/21 1- three (3) year option	6/30/24
12	Vacant	-0-						
14	African Market	Grocery	1450	\$1,625.00	-0-	\$40.63	4/1/19 2- three (3) year options	3/31/25
15	Dog Training	Dog training	2185	\$1,866.36	\$573.56	\$61.00	9/1/2020 2- three (3) year options	8/31/2026
19	Tandem RC	RC cars	3275	\$2,456.25	\$859.69	\$82.90	2/1/2020 2- three (3) year options	8/31/2024
22	Bisbee	Restaurant	4553	\$5,691.25	\$1,197.50	\$172.22	10/1/2013 1- five (5) year option	3/31/2028

2917

<u>Suite</u>	<u>Tenant</u>	<u>Type</u>	<u>SF</u>	<u>Base Rent</u>	<u>NNN</u>	<u>Tax</u>	<u>Lease Start</u>	<u>Lease Expire</u>
2	Dobson Ranch Animal hospital	Vet	7349	\$11,023.50	\$2,449.67	\$336.83	5/1/2004 2- five (5) year options	9/30/2033

Total **31,828** **\$34,087.42** **\$6,654.65** **\$1,018.56**

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

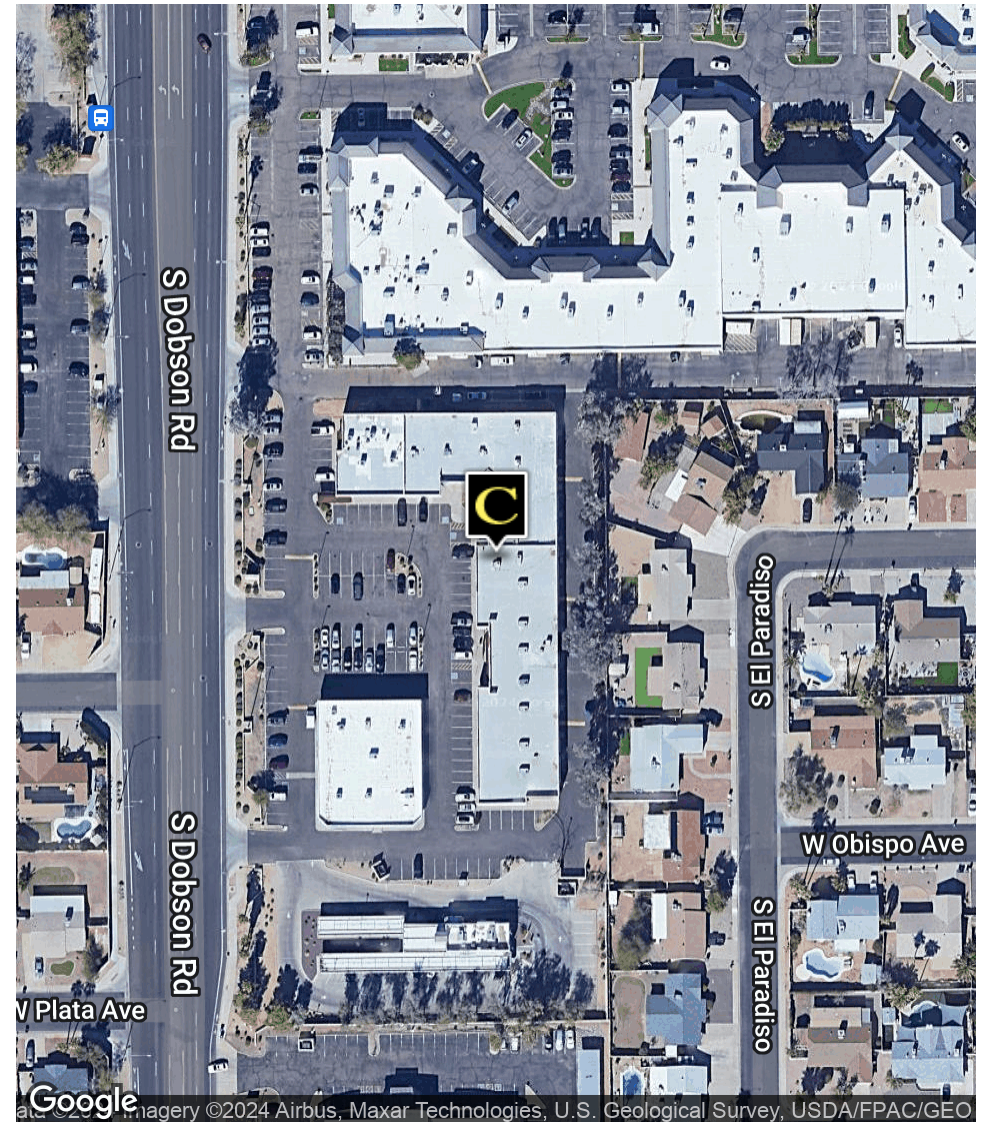
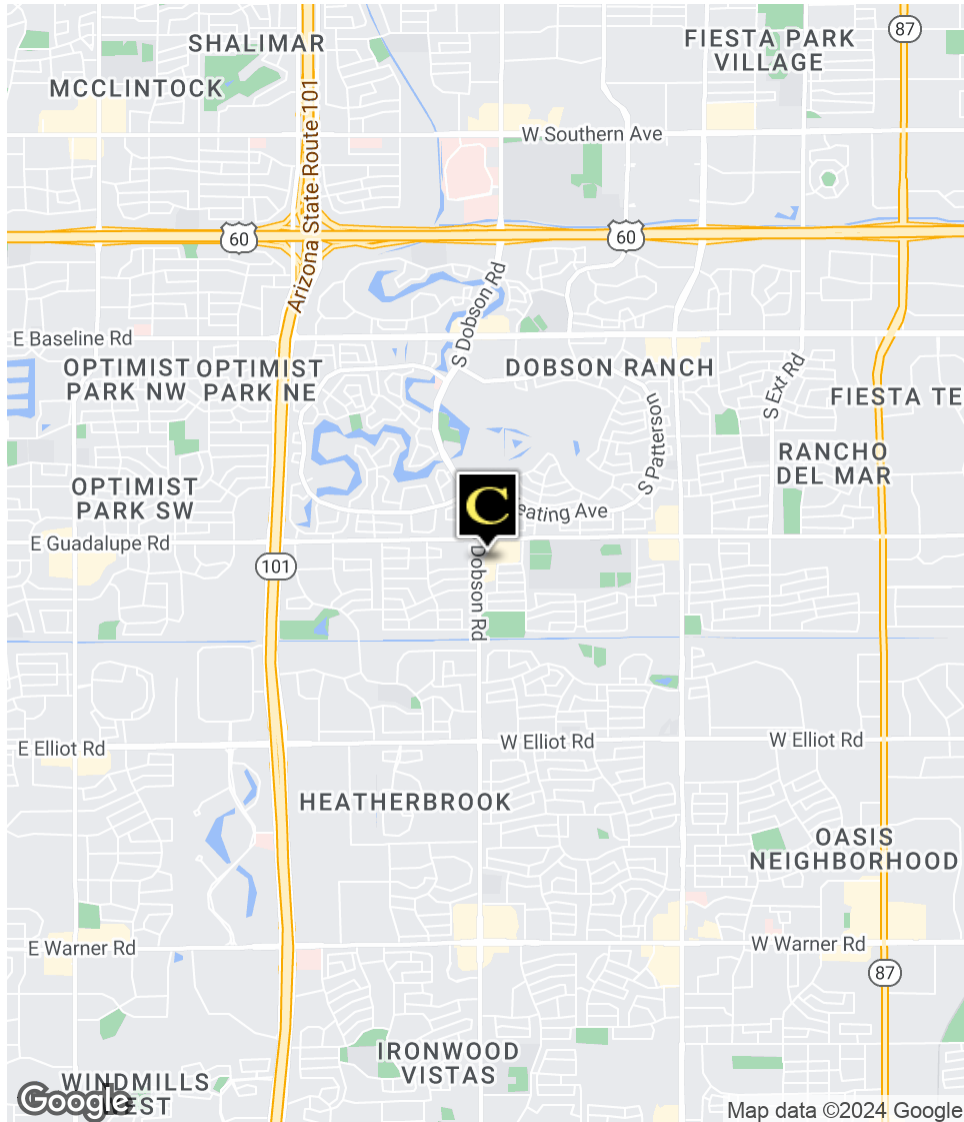
www.coberealestate.com

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.

FOR SALE | RETAIL

Dobbs Plaza

2909 - 2917 S Dobson Rd, Mesa, AZ 85202



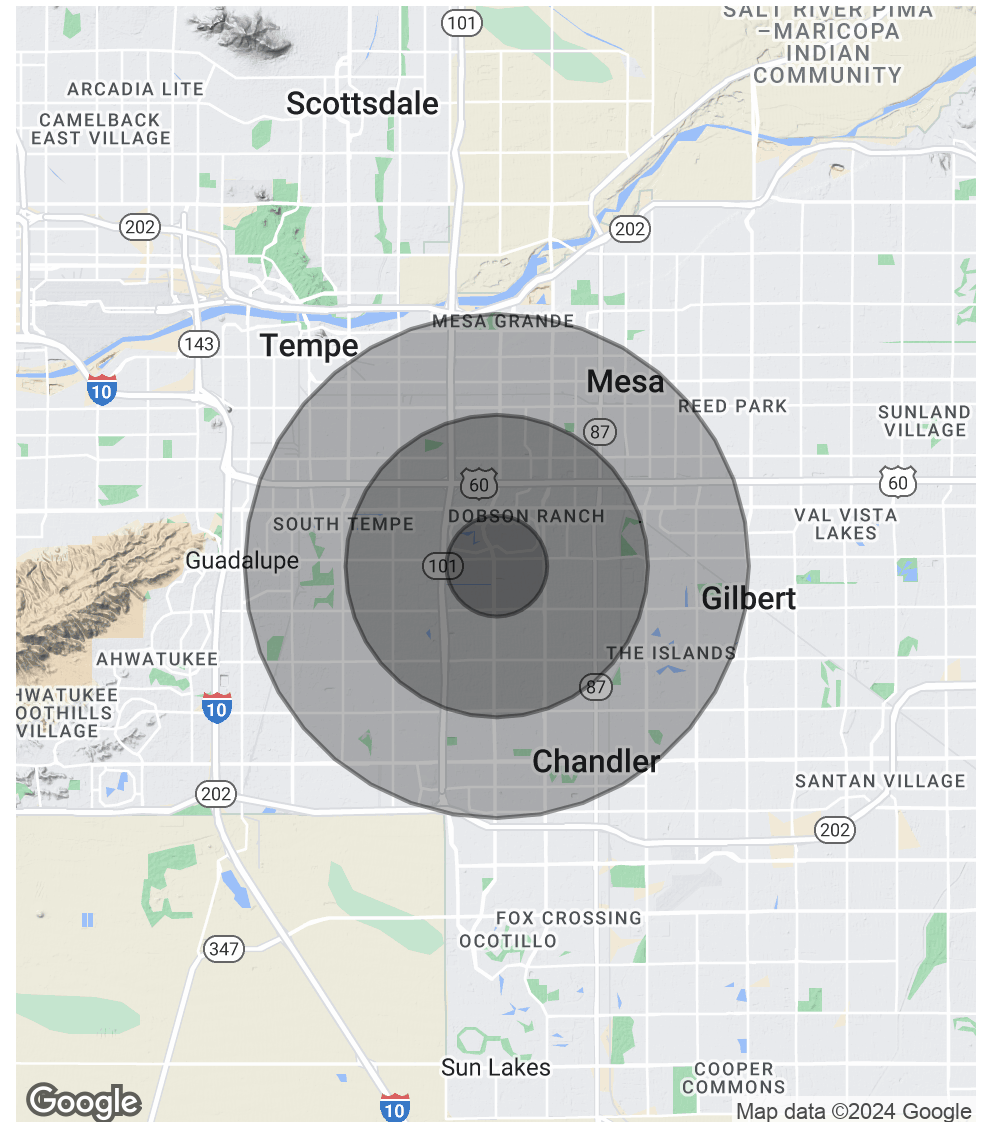
POPULATION

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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.