

FOR SALE

SALE THROUGH RECEIVERSHIP



1520-1550 W SOUTHERN AVE, MESA, AZ 85202

km Kidder
Mathews

INVESTMENT HIGHLIGHTS

High Growth Area

High growth area with the development of the 80 acre Fiesta Mall site

Recently Renovated

Property was redeveloped in 2015 with attractive curb appeal and interior finishes

Adaptive Reuse Potential

Possible adaptive reuse of the Property includes retail

Educational Expansion

Nearby strong base of educational users remain in expansion mode

Conveniently Located

Easy access to US 60 and Loop 101

New City Infrastructure

Recently completed infrastructure improvements to Southern Ave

PROPERTY INFORMATION

PROPERTY PROFILE

ADDRESS	1520 - 1550 W Southern Ave, Mesa, Arizona
TYPE	Office
# OF STORIES	One (1)
# OF BUILDINGS	One (1)
NRSF	116,982
APN	134-28-008T, 134-28-008S, 305-06-001D
YEAR BUILT	1985 (Ren. 2015)
SITE AREA (ACRES)	9.10
ZONING	LC (Limited Commercial, City of Mesa)
OCCUPANCY	0% (Vacant as of 09/30/24)
STRUCTURE	Concrete
PARKING	6.00/1000
ASSESSED VALUE 2025	\$17,540,100
PROPERTY TAX 2025	\$233,801
LOADING	One 8'x10' galvanized automated overhead door

MECHANICAL OVERVIEW

HVAC SYSTEM	58 rooftop units (423.5 tons total) consisting of 51 air-cooled single-zone packaged heat pumps and 7 split system heat pumps
WATER SUPPLY PIPING (CITY OF MESA)	One metered 4-inch domestic water service
NATURAL GAS	None
ELECTRICAL (SRP)	277Y/480V, 3-phase, 4-wire power from 2 pad-mounted transformers into metered exterior rated cabinets rated 1,200 and 2,000 amps
BACKUP POWER	Emergency backup power is provided by a 1,500-kW diesel generator and dual 100-kVA UPS
FIRE SUPPRESSION	Firewater supply enters the building via dual 6-inch standpipes each with dual riser zones. Water is circulated using hydrostatic pressure. Each sprinkler riser has a flow alarm and anti-tamper valve sensor.
FIRE ALARM	2016 fully addressable analogue-digital type FACP

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