

# TRIPLE NET LEASE INVESTMENT SALE

7561 E Baseline Rd | Mesa, AZ 85209



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



**AERIAL VIDEO**  
(CLICK HERE)

**TEAM JSA**  
JONES SOLDO ALLEN

For More Information  
Please Contact:



**Eric Jones**  
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## FREESTANDING BUILDING AVAILABLE FOR SALE

Address	7561 E Baseline Rd Mesa, AZ 85209
Building Size	±17,122 SF
Year Built	1998 (Renovated in 2021)
Tenancy	Single-Tenant
Frontage	Signalized Intersection E Baseline Rd & S Sossaman Rd
Signage	Monument & Building
Zoning	LC
Clear Height	18'
Grade Level Doors	1 (14' x 14')
Roof Warranty	10 Years from Sept 2021
Sprinklered	Yes



### SINGLE TENANT INVESTMENT SALE LEASE BACK OPPORTUNITY



Is the leading global manufacturer of technical and exclusive UTV audio equipment.

- Generates 30,000 views and 13,000 individual interactions on Google and reaching over 200,000 people per month on social media.
- Its products are sold in a nationwide network of dealers.
- Partnered with several leading local manufacturers in their industry for specialized production.
- Largest suppliers of Kicker, Switch Pros, Rigid Industries, and PRP Racing Seats nationwide.

**SALE PRICE: \$5,775,000.00**

**NET OPERATING INCOME: \$316,764**

**CAP RATE: 5.5% | LEASE TERM: 5 YEARS**

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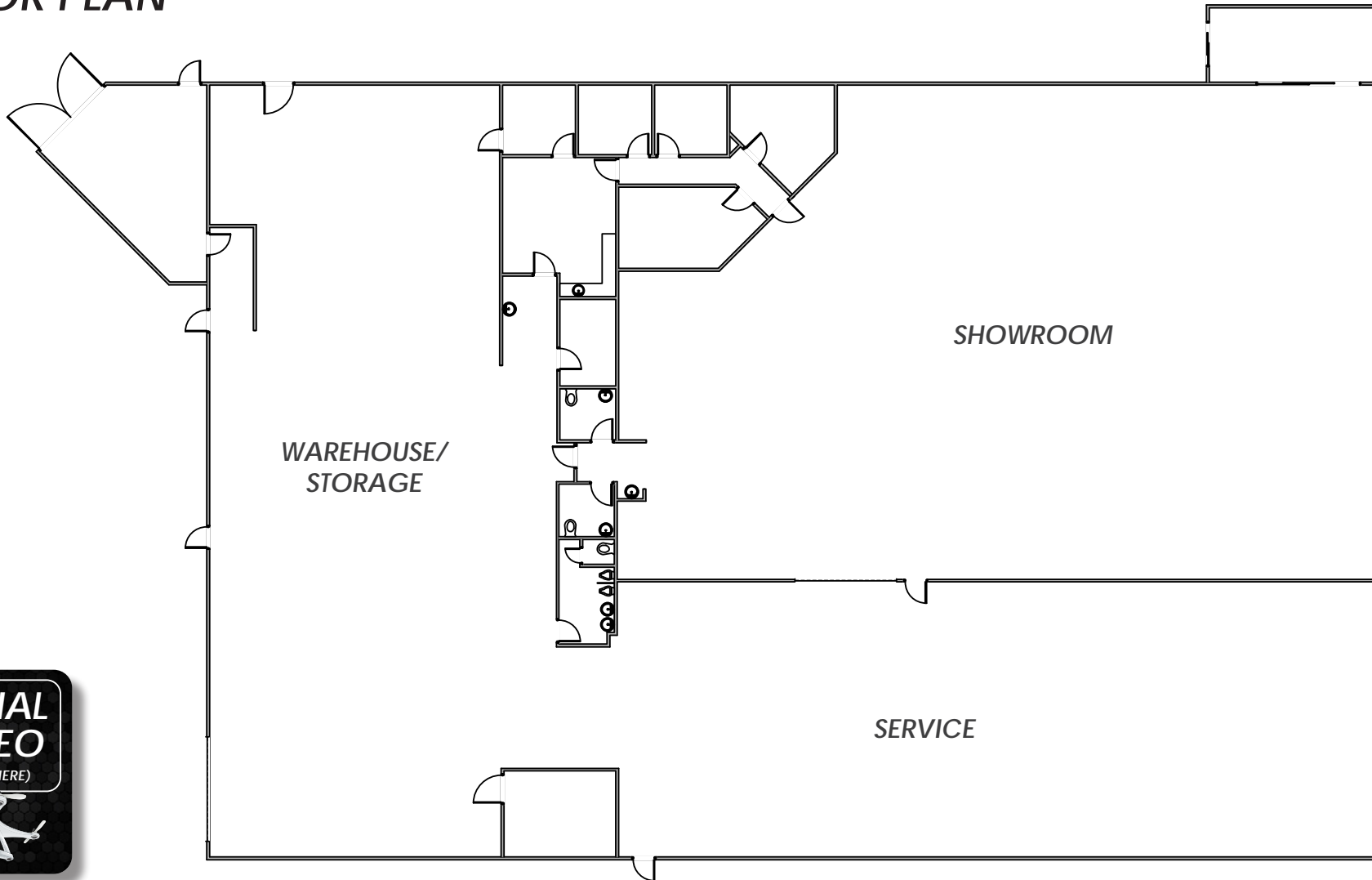


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## FLOOR PLAN



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# UTV Stereo

**PERFORMANCE AUDIO**

[WWW.UTVSTEREO.COM](http://WWW.UTVSTEREO.COM)



## PERFORMANCE AUDIO EXPERTS

We build the loudest and cleanest sounding SxS stereos, designed in the USA, powered by a complete line of the highest quality UTV Stereo products.



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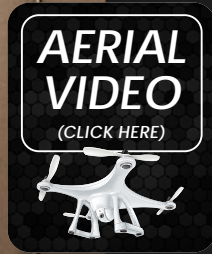
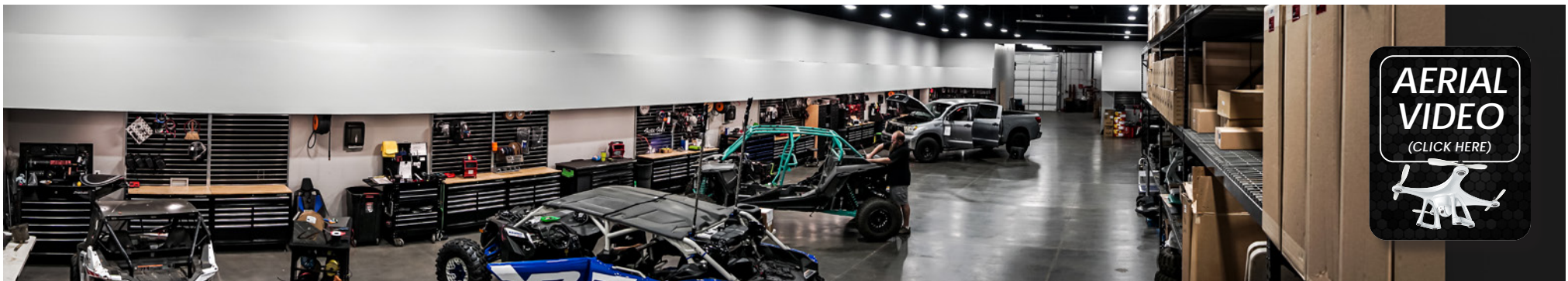
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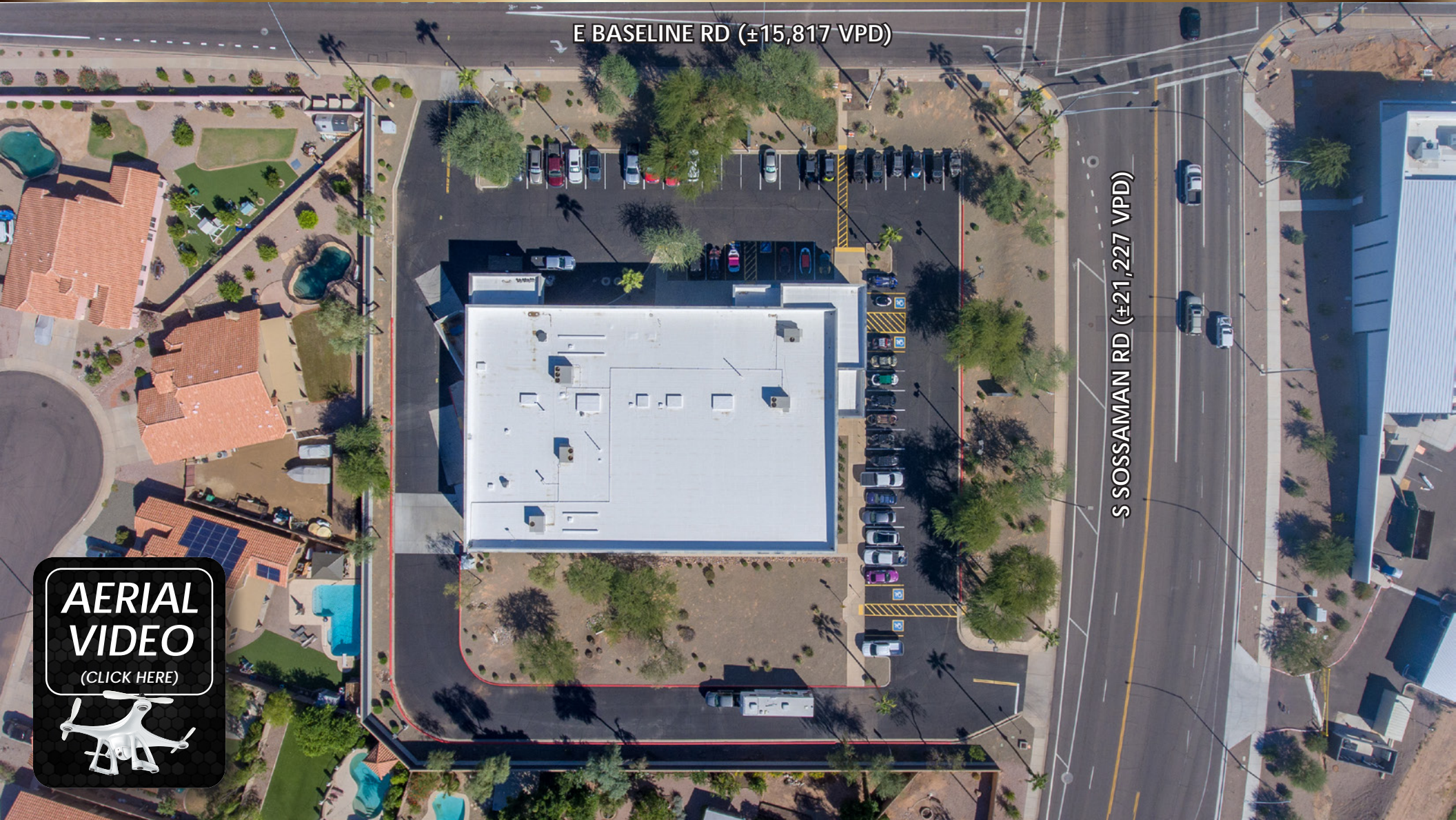
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E BASELINE RD (±15,817 VPD)

S SOSSAMAN RD (±21,227 VPD)

**AERIAL  
VIDEO**

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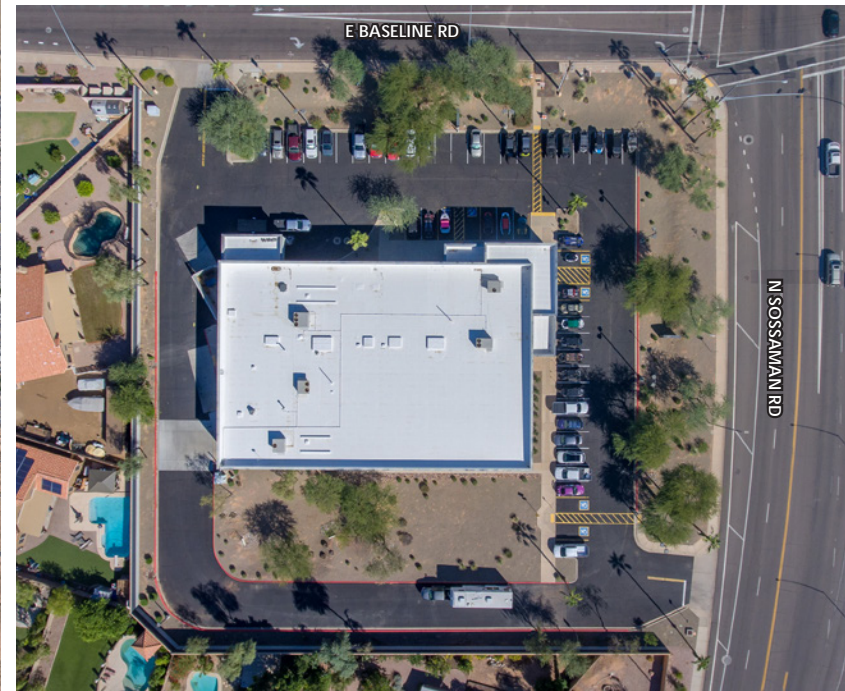
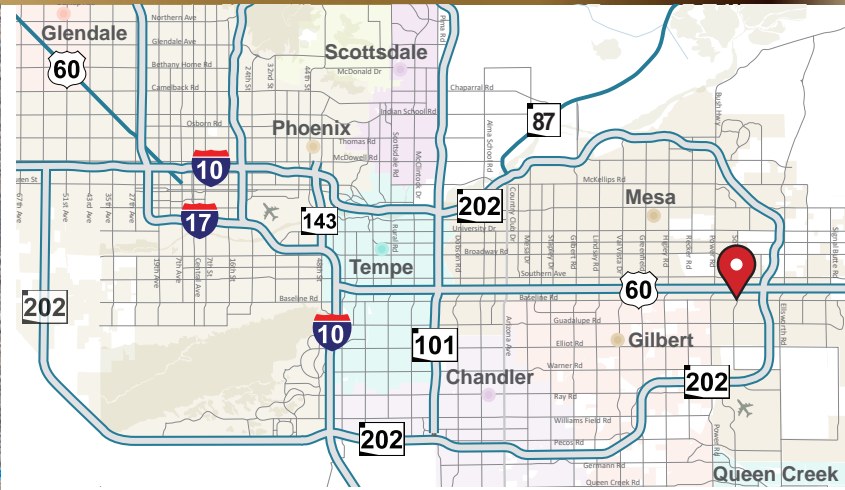


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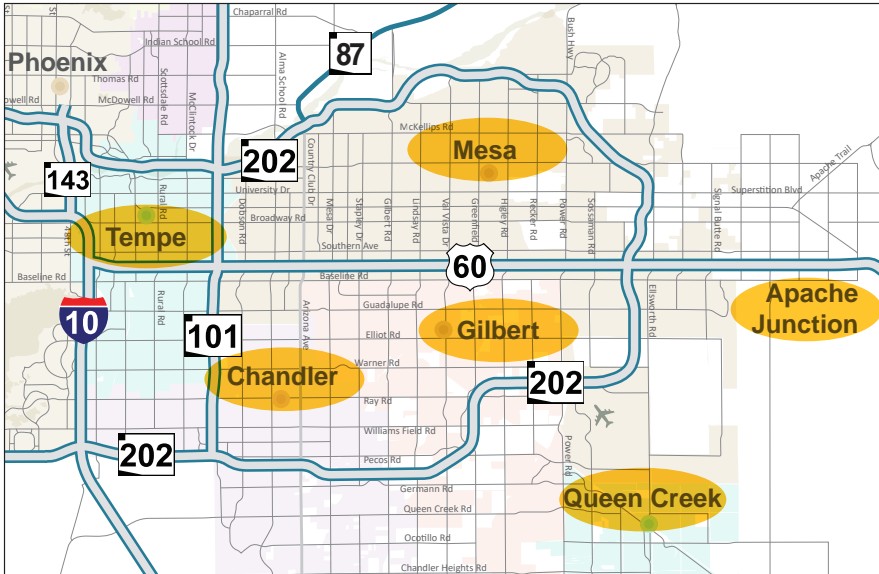
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and PiperPlastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



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