ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD | BLDG 2E | SUITE 136 | MESA, AZ 85210

SALE PRICE: $1,103,375 ($325/SF) | LEASE RATE: $22.00 NNN

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

AVAILABLE FOR SALE & LEASE

3,395 SF Single Tenant NNN Office Suite Available for Sale & Lease

For More Information, Please Contact an Exclusive Listing Agent:

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Executive Summary

CPI is pleased to present the opportunity to acquire **2045 S Vineyard, Building 2E, Suite 136**, a 3,395 SF two-story office condo located in the highly accessible East Valley submarket of Mesa, Arizona. This offering represents an exceptional **owner/user or investment opportunity**, ideally suited for a general office operator seeking a flexible, well-appointed space with the ability to establish a long-term presence in a high-growth corridor.

The suite features a highly functional and thoughtfully designed layout spanning two levels with a mezzanine, including six offices, a welcoming reception and waiting area, six restrooms, a laundry/janitorial room, two storage rooms, and two breakrooms. This configuration allows for immediate usability for a variety of uses with minimal modifications, making it an efficient solution for an incoming owner or tenant.

Strategically positioned just off **Baseline Road and SR-60**, the property offers excellent visibility and seamless connectivity throughout Mesa, Gilbert, Chandler, and the greater Phoenix metropolitan area. The surrounding area is supported by strong residential growth, a dense population base, and continued demand for healthcare services, reinforcing the property's long-term viability. With limited availability of quality medical office product in this submarket, 2045 S Vineyard, Building 2E, Suite 136 presents a compelling opportunity to acquire a stabilized, well-located asset with both operational and investment upside.

Property Highlights

This offering presents a rare opportunity to acquire a move-in-ready office condo, providing an exceptional foundation for a tenant to establish or expand their business.

3,395 SF
Suite Size

$5.37/SF
NNN's

Shell Built 2008
Tenant Improvements Built in 2016
Year Built

M-1
Zoning

Signage
Building

B
Building Class

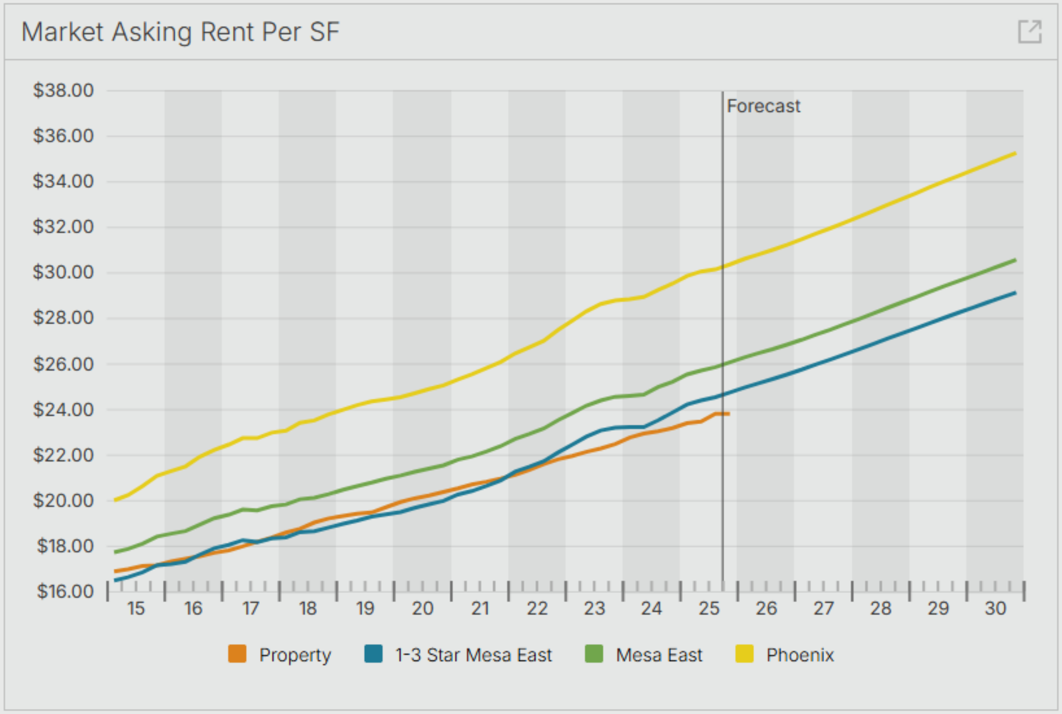
4.63/1,000
Parking Ratio

302-09-531D
Parcel #

Submarket Overview

Mesa East Office Submarket

The Mesa East office submarket presents a compelling investment environment defined by exceptional stability and powerful fundamentals. For investors, the area offers a distinct value proposition: a mature, reliable market that is currently experiencing impressive rental growth fueled by a uniquely supply-constrained landscape. This combination of steady demand and limited competition creates a secure foundation for long-term appreciation and cash flow.



Robust Demand Meets Zero New Supply

The submarket's strength is clearly demonstrated by its leasing fundamentals. Mesa East has recorded positive net absorption of nearly 38,000 square feet over the past year, a trend that is pushing the vacancy rate down. This robust tenant demand is occurring in a market with zero new office space delivered in the last 12 months and none currently under construction. This lack of new competition provides a significant protective barrier for existing assets like Broadway East Medical Center, insulating them from market fluctuations and giving landlords significant leverage.

Accelerating Rent Growth & Superior Returns

The imbalance between strong demand and limited supply is fueling impressive financial performance. Asking rents in Mesa East have increased by 2.4% over the past year, a rate that significantly outpaces the Phoenix metro average. Investor confidence in the area is strong, with nearly $39 million in office sales over the last 12 months. This combination of accelerating rent growth and higher-than-average returns makes Mesa East a prime target for a strategic medical office investment.

37.7K SF
12-Month Net Absorption

2.4%
Annual Rent Growth

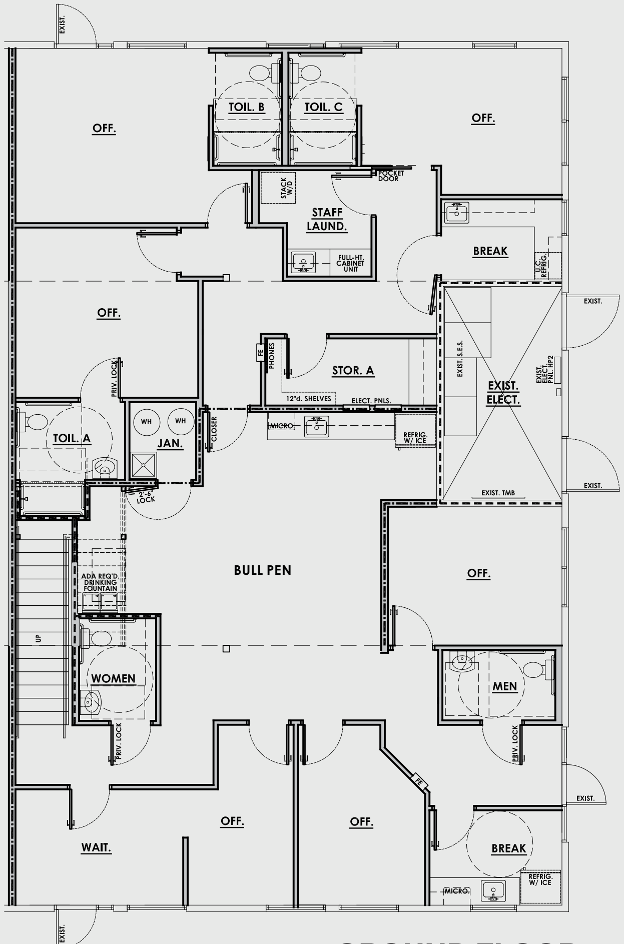
0 SF
Under Construction

Suite 136

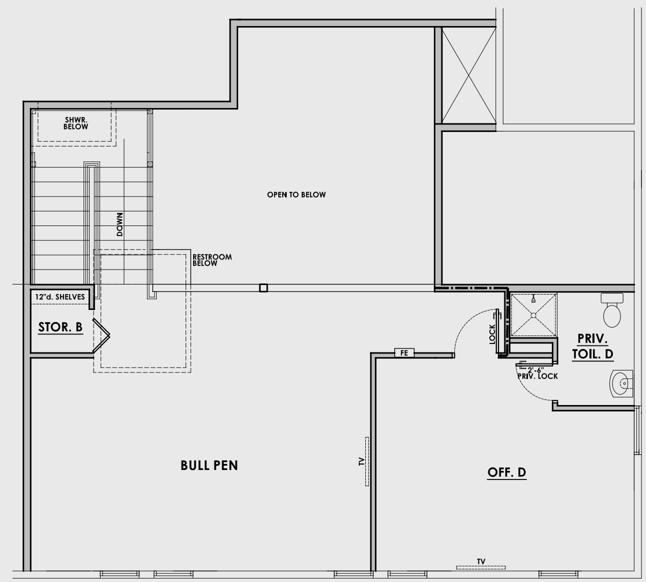
±3,395 SF
$1,103,375 ($325/SF) Sale Price
$22.00 NNN Lease Rate

Layout Includes:

- Reception Area
- 6 Offices
- 2 Bull Pens
- 6 Restrooms
- 2 Break Rooms
- Laundry Room
- 2 Storage Rooms



GROUND FLOOR



SECOND FLOOR

Functional General Office Layout

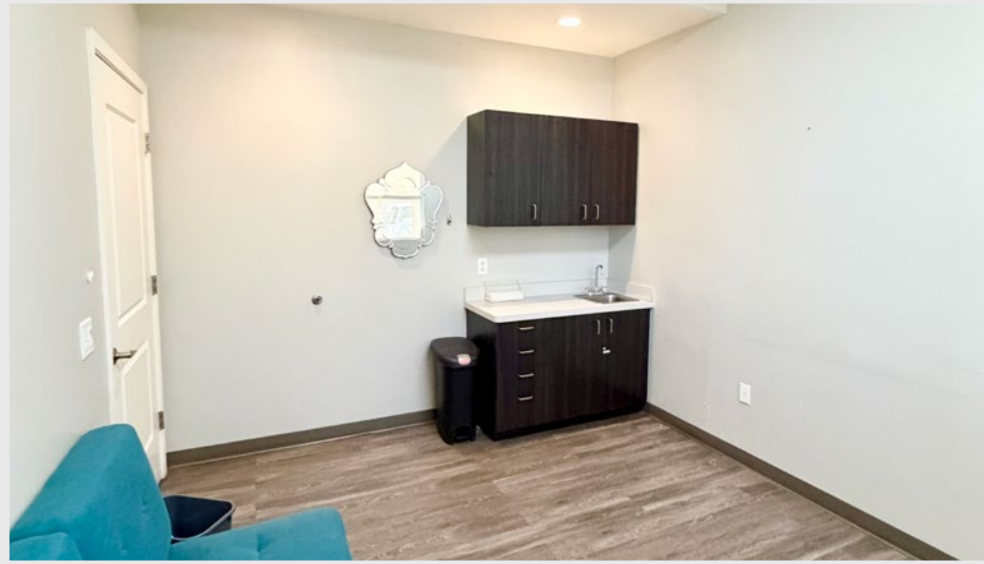
The suite features a highly functional and thoughtfully designed layout spanning two levels with a mezzanine, including six offices, a welcoming reception and waiting area, six restrooms, a laundry/janitorial room, two storage rooms, and two breakrooms. This configuration allows for immediate usability for a variety of uses with minimal modifications, making it an efficient solution for an incoming owner or tenant.

2045 S Vineyard, Building 2E, Suite 136 presents a compelling opportunity to acquire a well-appointed medical office condo in a highly desirable East Valley location. This offering combines a functional, medical-ready layout with strong underlying market fundamentals and excellent freeway connectivity, making it ideal for a healthcare operator seeking to own their real estate and establish long-term stability.

Strong Market Fundamentals: Located within a high-demand healthcare corridor in Mesa, the property benefits from continued population growth, dense surrounding neighborhoods, and sustained demand for outpatient medical services. Limited availability of comparable medical office condos in the area enhances the long-term value of ownership while providing a hedge against increasing lease rates.

Strategic East Valley Location: Positioned just off Baseline Road with immediate access to SR-60, the property offers convenient connectivity throughout Mesa, Gilbert, Chandler, and the greater Phoenix metro. The location provides efficient regional access and strong accessibility for both patients and staff, supporting the property's long-term appeal and functionality.

Your birth story begins here..




Clara's Corner
love


W BASELINE RD
COUNTRY CLUB DR
COUNTRY CLUB DR
N

Aerial Map

E BROADWAY RD
E SOUTHERN AVE
E BASELINE RD
W GUADALUPE RD
S DOBSON RD
S ALMA SCHOOL RD
COUNTRY CLUB DR
N MCQUEEN RD
N COOPER RD
N GILBERT RD
S LINDSAY RD
60
SITE
MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
Banner Desert Medical Center
Banner Health
Banner Gateway Medical Center
SUBWAY
Arby's
Pep Boys
SONIC
Denny's
Golfland SunSplash
TARGET
HARBOR FREIGHT TOOLS
POPEYES
DOLLAR TREE
MESA HIGH SCHOOL
MESA SOUTH SHOPPING
KOHL'S
five BELOW
TJ·maxx
HomeGoods
ROSS DRESS FOR LESS
MATTRESSFIRM
MESA GRAND SHOPPING
SHOPPES AT GILBERT COMMONS
Walmart
PETSMART
Cane's
Party City
GameStop
chili's
TOWNSHIP PLAZA
Sam's
BARNES&NOBLE BOOKSELLERS
Bath & Body Works
at home
HOBBY LOBBY
Wendy's
EoS FITNESS
KOKOPELLI GOLF CLUB
HERITAGE DISTRICT


Pinnacle Peak Rd
Deer Valley Rd
Deer Valley Rd
Beardsley Rd
Union Hills Dr
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Dunlap Ave
Northern Ave
Glendale Ave
Bethany Home Rd
Camelback Rd
Osborn Rd
Van Buren St
Peoria
Glendale
Tolleson
Scottsdale
Phoenix
Tempe
Mesa
Gilbert
Fountain Hills
Queen Creek
7th St
Cave Creek Rd
Tatum Blvd
56th St
Scottsdale Rd
Greenway Rd
Thunderbird Rd
Cactus Rd
Bell Rd
Frank Lloyd Wright Blvd
Shea Blvd
Doubletree Ranch Rd
Pima Rd
McDonald Dr
Chaparral Rd
Indian School Rd
Thomas Rd
McDowell Rd
24th St
32nd St
44th St
Scottsdale Rd
McClintock Dr
Alma School Rd
Bush Hwy
McKellips Rd
University Dr
Country Club Dr
Broadway Rd
Dobson Rd
Rural Rd
Mesa Dr
Stapley Dr
Gilbert Rd
Lindsay Rd
Val Vista Dr
Greenfield Rd
Higley Rd
Recker Rd
Power Rd
Sossaman Rd
Signal Butte Rd
Superstition
Southern Ave
Baseline Rd
Baseline Rd
Guadalupe Rd
Ray Rd
Williams Field Rd
Pecos Rd
Germann Rd
Queen Creek Rd
Ocotillo Rd
Chandler Heights Rd
Ellsworth Rd
Power Rd
107th Ave
99th Ave
91st Ave
83rd Ave
75th Ave
67th Ave
51st Ave
43rd Ave
35th Ave
27th Ave
19th Ave
7th Ave
Central Ave
7th St
16th St
48th St
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87
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SITE
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Location Overview

Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- **A diverse, established economy with major employers in key industries.**
- **A large, skilled workforce supported by top educational institutions.**
- **A central East Valley location with robust transportation infrastructure.**
- **A rich landscape of cultural, recreational, and lifestyle amenities.**

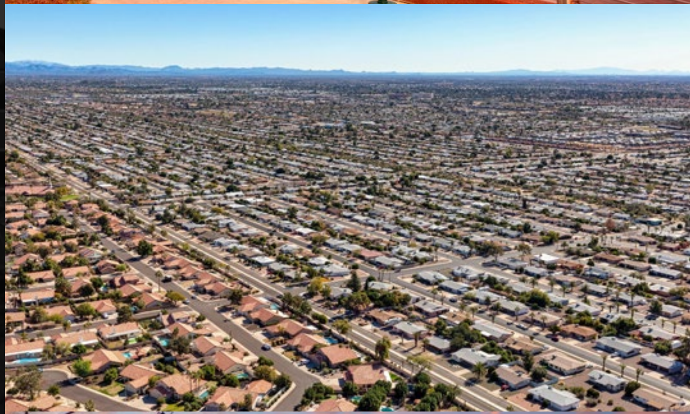
This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1 — **City for Economic Growth (250K-500K Population)**
(Coworking Cafe, 2024)

#5 — **Most Neighborly Large City**
(Neighbor.com, 2024)

#11 — **Best-Run City in the US**
(WalletHub, 2025)

TOP 40 — **Cities with the Best Public Schools in the US**
(Niche, 2024)



Demographic Summary

	1 Mile	3 Mile	5 Mile
2025 Population	14,478	149,969	430,184
2025 Households	6,061	57,392	164,744
Average Household Income	$91,183	$93,649	$100,812
Median Home Value	$453,051	$414,665	$434,972

5 Mile Highlights

35.7
Median Age

176K
Daytime Employees

31%
Bachelor's Degree or Higher

A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 176,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

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