

# Continental Plaza

855 W. University Drive, Mesa, AZ 85201  
37,171 SF Shadow Anchored Retail Center

**\$2,100,000 (\$56/SF)**

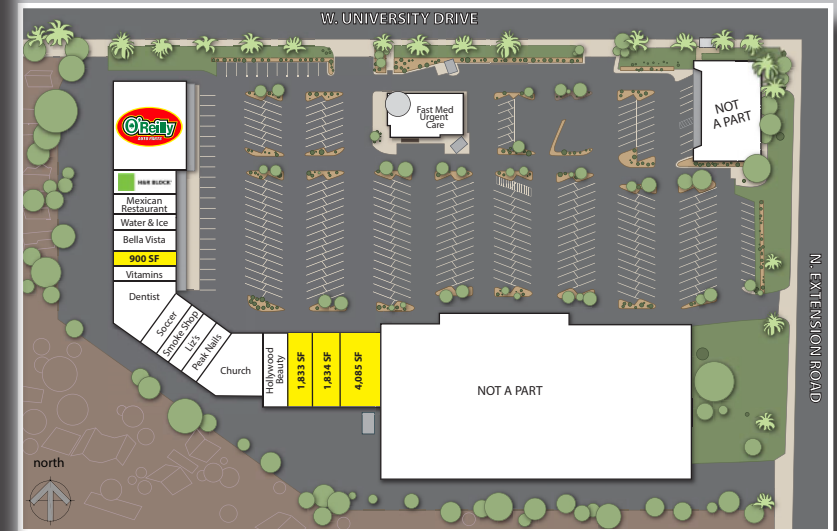
**Offering Price: ~~\$2,800,000 (\$75/SF)~~**

Value Add Retail Investment Opportunity



# Continental Plaza

SWC of University Drive & Extension, Mesa, AZ  
 Value Add Investment Opportunity  
 Price: \$2,800,000 (\$75/SF)



- 37,171 SF Shadow Anchored Shopping Center
- Former Fry's Vacant 50,724 SF (NAP)
- 65% Occupied
- NOI: \$167,000
- Value Add Opportunity
- 1986 Date of Construction
- 3 Mile Population: 150,000
- 3 Mile HH Income: \$43,460

