

# 7420-7536 E Main St - Sun Valley Plaza



Location: **Sun Valley Plaza  
East Valley Cluster  
Mesa East Submarket  
Maricopa County  
Mesa, AZ 85207**

Building Type: **Retail/Supermarket (Community Center)**  
Bldg Status: **Built 1985**

Building Size: **59,437 SF**  
Typical Floor Size: **59,437 SF**  
Stories: **1**  
Land Area: **12.95 AC**

Developer: -

Total Avail: **25,042 SF**  
% Leased: **89.4%**

Management: **Borg Property Services, LLC**

Total Spaces Avail: **5**  
Smallest Space: **900 SF**  
Bldg Vacant: **6300**

Recorded Owner: **Mansoor Alyeshmerni**

Parcel Number: **218-16-300A, 218-16-300B, 218-16-301A, 218-16-301B**

Anchor Tenant(s): **Golden Needle, Kiddy Ups, Legacy Charter School, New Life Preschool, SAS Factory Shoes**

Amenities: **Corner Lot, Drive Thru, Signalized Intersection**

Parking: **400 Surface Spaces are available; Ratio of 7.99/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B4	1,300	1,300	1,300	\$15.00/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite B3	900	900	900	\$15.00/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite B2	2,300	2,300	2,300	\$15.00/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite F1	1,800	1,800	1,800	\$15.00/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite C1	18,742	18,742	18,742	\$10.00/nnn	08/2009	3-5 yrs	Direct