



**FOR SALE | RETAIL**

# 5 Story MultiFamily/Retail Project

2130 W Main | Mesa, AZ 85201

PRESENTED BY:

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**LRA**

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## OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	73,571 SF
Lot Size:	0.84 Acres
Number of Units:	29
Price / SF:	\$12.17
Zoning:	C-3 and Residential
Market:	Phoenix-East Valley
Submarket:	Mesa East, East Valley

## PROPERTY OVERVIEW

Conceptual Site Plan:

New MultiFamily/Retail development project for a Developer to acquire, as follows:

First Floor: 8 Retail Stores and covered parking with nice garden set backs and landscaping

Second Floor: Additional parking area Total of 51 parking spaces on first and second floor

Third Floor: 8 Condominiums: 4 two bedrooms and two bathrooms 4 two bedrooms and one bathroom

Fourth Floor: 8 Condominiums: 4 two bedrooms and two bathrooms 4 two bedrooms and one bathroom

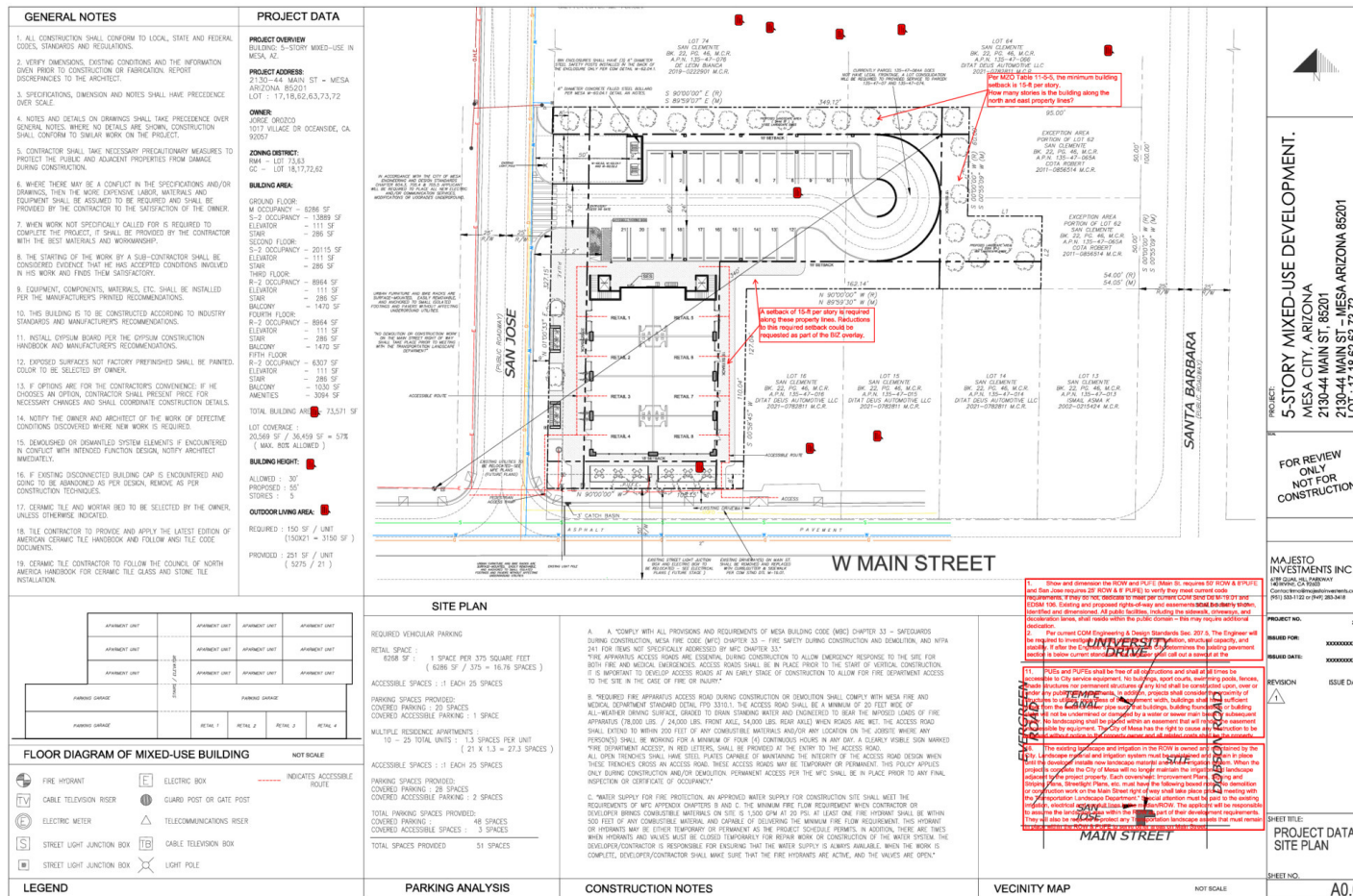
Fifth Floor: 5 Condominiums and Amenity area: 3 two bedrooms and two bathrooms 2 two bedrooms and one bathroom

## PROPERTY HIGHLIGHTS

- 21 Luxury Apartments
- 8 Street Retail Spaces
- Elevators
- Faces Light Rail

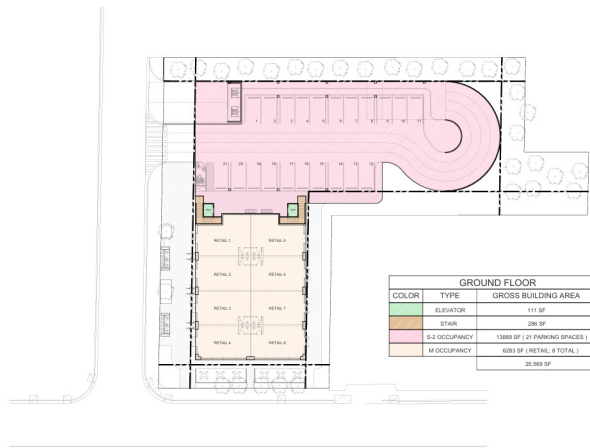
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GROUND FLOOR  
1/8" = 1'-0"

PROJECT: 5-STORY MIXED-USE DEVELOPMENT.  
MESA CITY, ARIZONA  
2130-44 MAIN ST. 85201  
LOT: 11, 18, 26, 27, 72

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

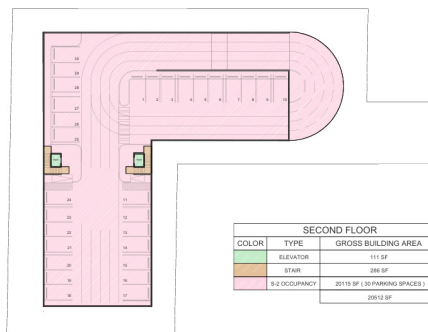
MAJESTO INVESTMENTS INC.  
2500 N. GILBERT AVENUE, SUITE 100  
MESA, AZ 85203

DESIGNER: LRA  
DATE: 11/18/2023  
REVISION: 01/08/2024

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SECOND FLOOR PLAN  
1/8" = 1'-0"

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THIRD FLOOR PLAN  
1/8" = 1'-0"

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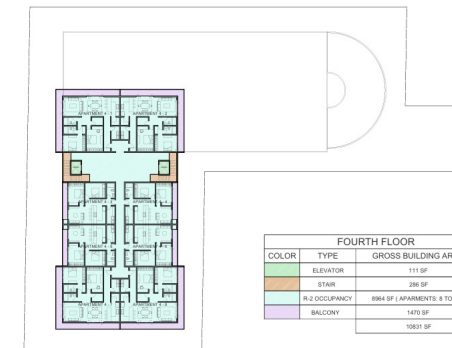
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FOURTH FLOOR PLAN  
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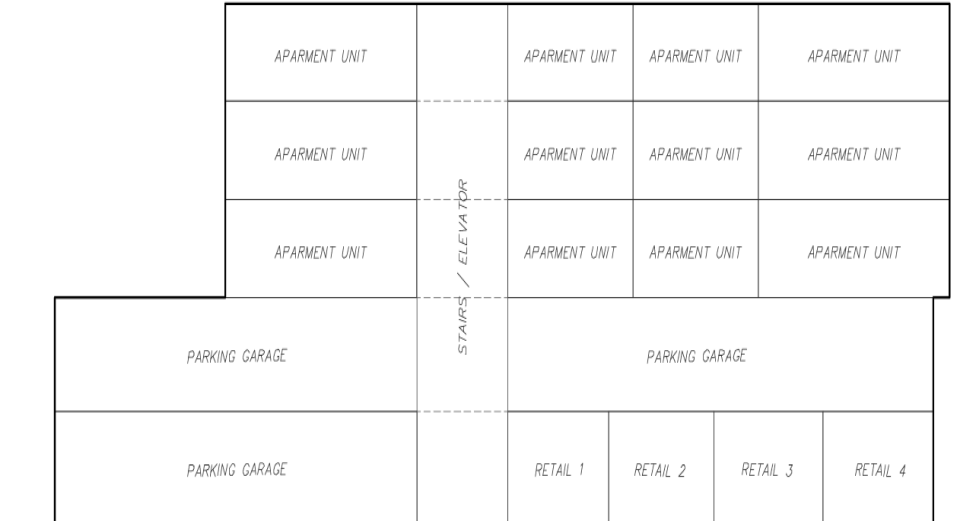
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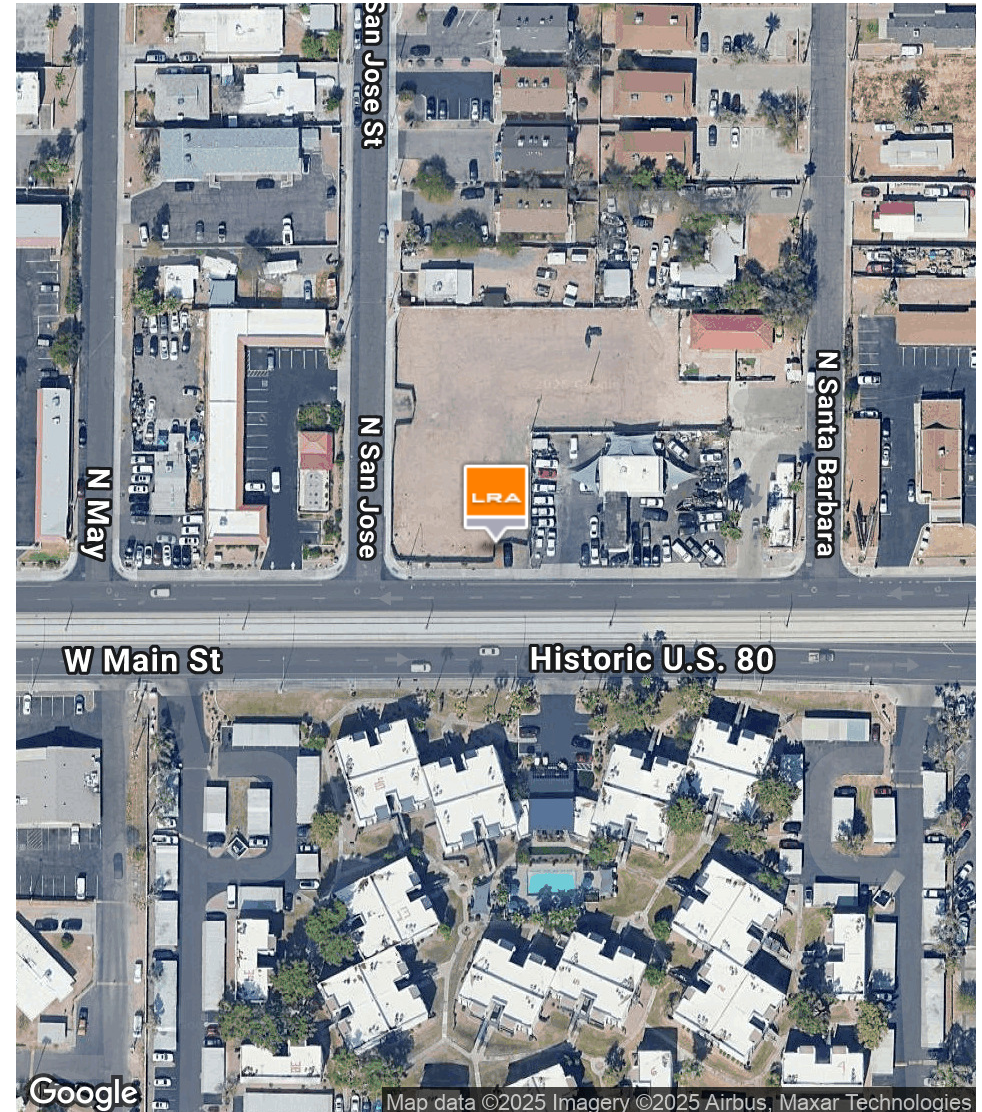
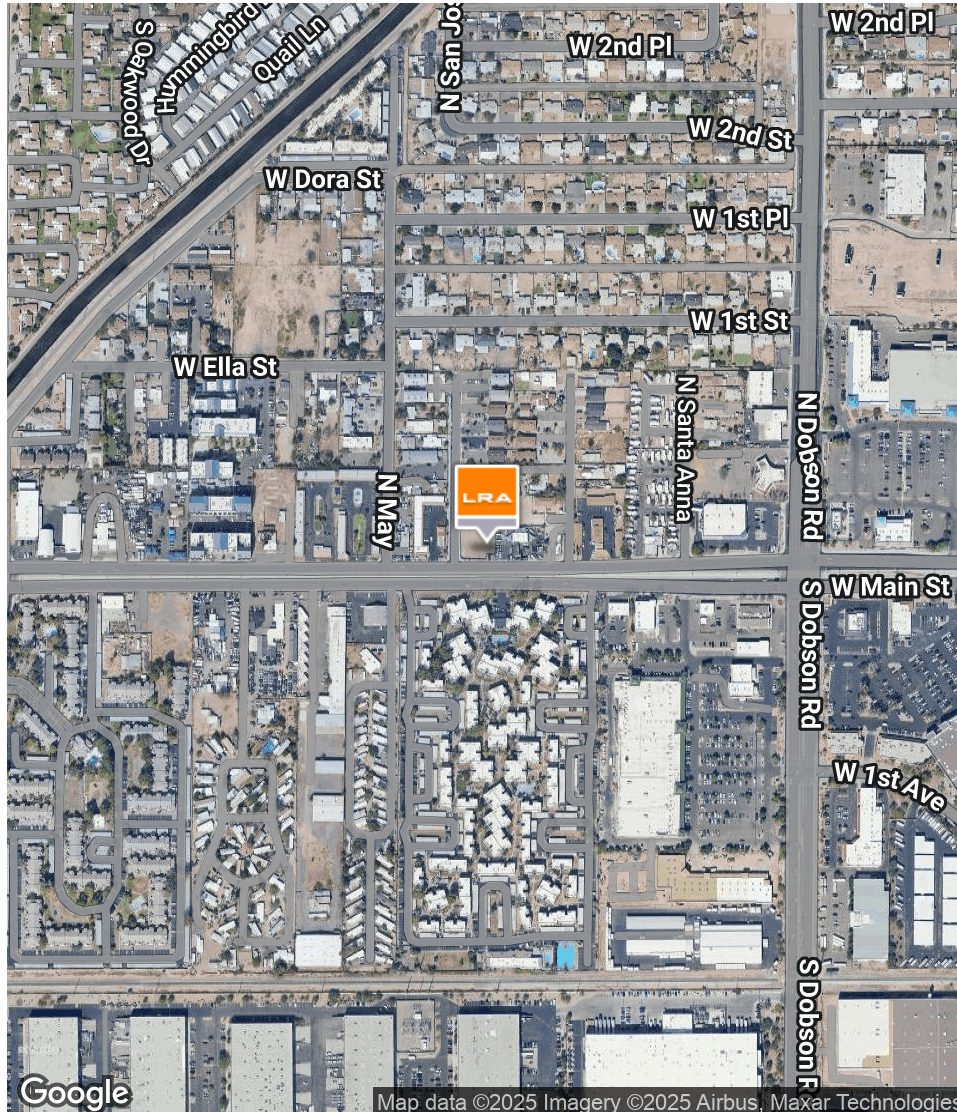
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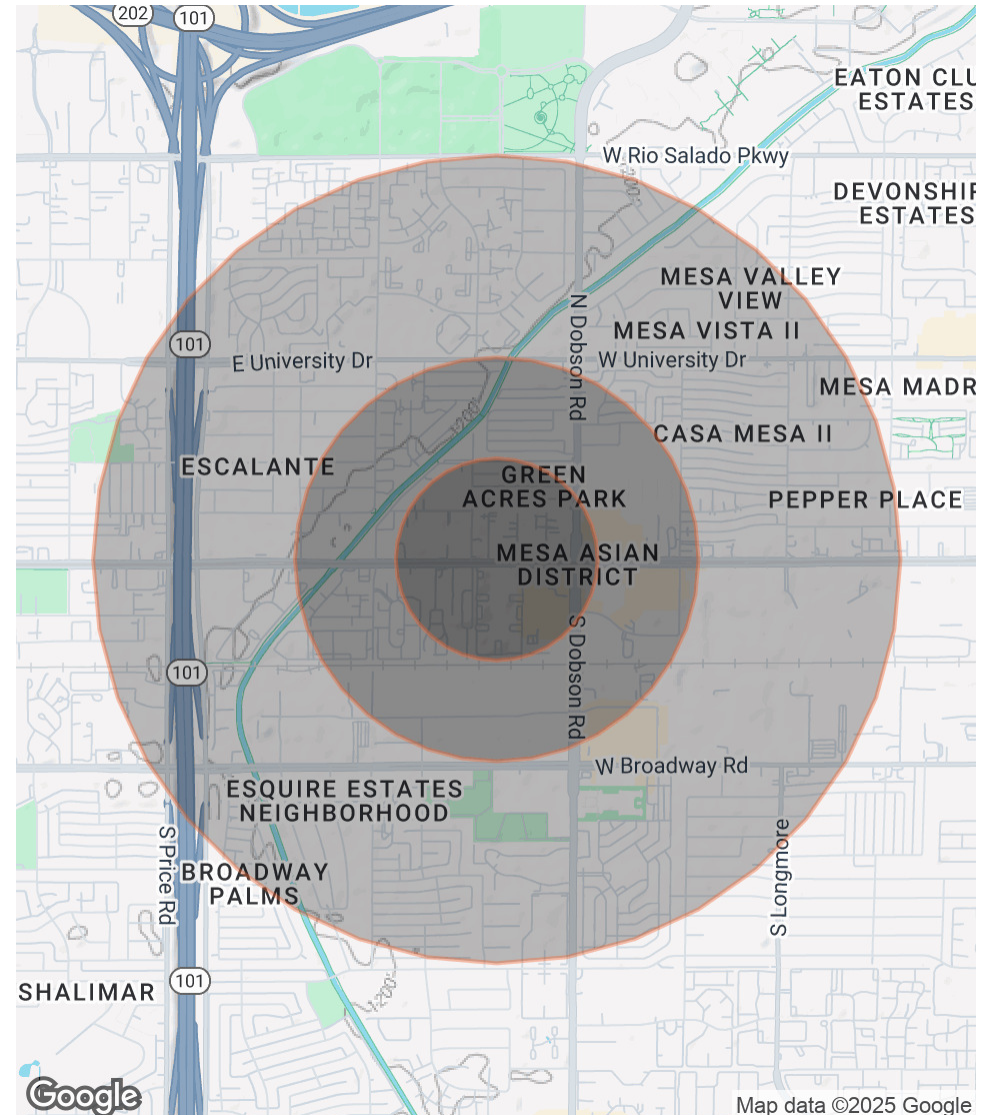
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	954	4,805	23,251
Average Age	32.8	34.4	32.1
Average Age (Male)	33.2	34.8	31.4
Average Age (Female)	31.9	34.0	33.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	387	2,072	10,000
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$49,667	\$44,117	\$49,942
Average House Value	\$124,821	\$96,867	\$133,651

2020 American Community Survey (ACS)



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