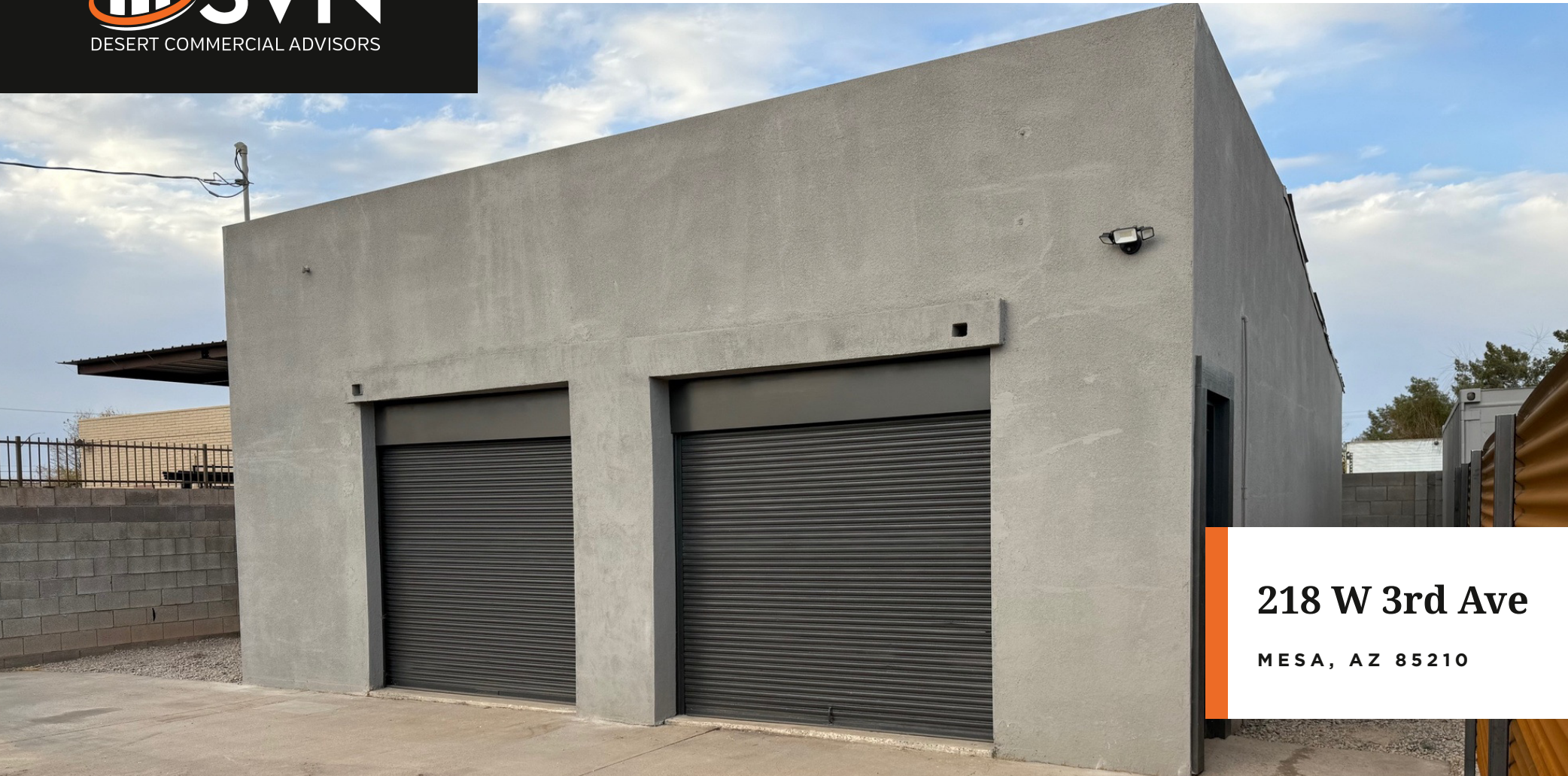




For Lease - Freestanding Warehouse with Yard



218 W 3rd Ave

MESA, AZ 85210

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,500/month (NNN)
ESTIMATED NNN'S	~\$100/month
AVAILABLE SF:	1,018 SF
LOT SIZE:	0.09 Acres
ZONING	DB-2

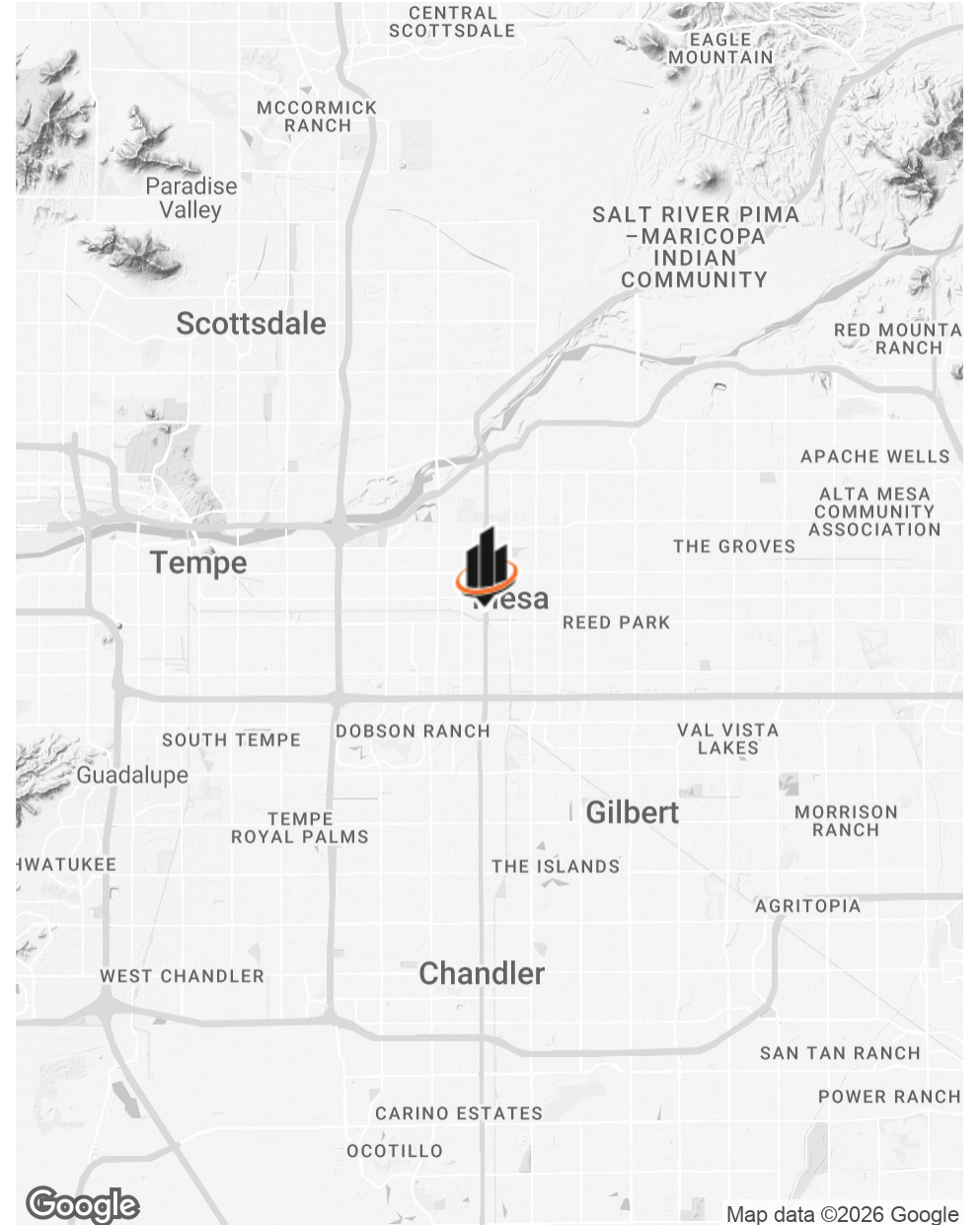
PROPERTY HIGHLIGHTS

- ±1,018 SF Freestanding Warehouse Space
- ±2,740 SF of Fenced Outdoor Storage
- 100% HVAC
- 10' Clear Height
- 2 - 7x8' Roll Up Doors
- 1 Private Office

INTERIOR PHOTOS



LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,149	171,896	374,337
AVERAGE AGE	30.4	32.3	35.1
AVERAGE AGE (MALE)	29.7	31.5	34.1
AVERAGE AGE (FEMALE)	32.1	33.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,731	65,011	147,592
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$61,312	\$79,770	\$91,286
AVERAGE HOUSE VALUE	\$234,400	\$315,035	\$358,872

2023 American Community Survey (ACS)

