



FOR SALE: Downtown Mesa Mixed Use

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PROPERTY INFORMATION

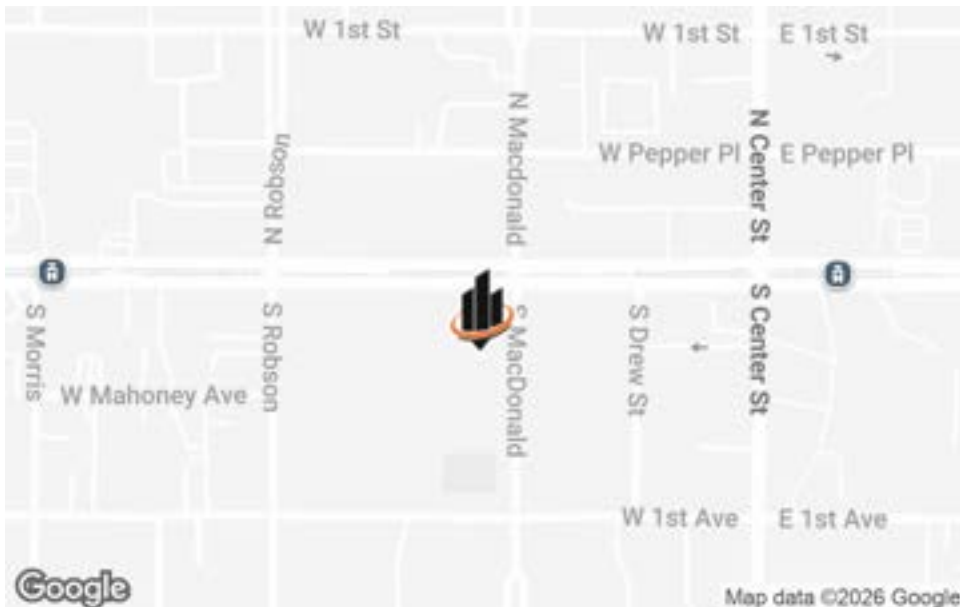
20 S MACDONALD

SALE PRICE	\$2,334,000
BUILDING SIZE	±12,765
PRICE / SF	\$175 / SF
LOT SIZE	±0.26 AC ±11,325 SF
APN	138-42-042
PARKING	City of Mesa Lots & Street Parking
CONSTRUCTION YEAR	1900
2025 TAXES	\$5,434.01





INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- **Prime Redevelopment Opportunity in Downtown Mesa** Located in the heart of Mesa's revitalized urban core, with direct access to Main Street, civic amenities, and light rail connectivity.
- **Flexible Zoning Enables Diverse End-Use Potential** Downtown Core (DC) zoning allows for commercial, mixed-use, office, retail, and multifamily redevelopment.
- **Historic Structures with Modern Reuse Potential** Approx. 20,685 SF of existing vintage buildings. Ideal for full-scale renovation into creative office, boutique retail, or urban residential units.
- **Architectural Character with Branding Value** Original structures offer distinctive aesthetic appeal. Perfect for attracting tenants seeking authentic, character-rich spaces.
- **Dynamic Submarket with Strong Growth Indicators** Downtown Mesa is experiencing increased population, employment expansion, and residential densification, fueling demand for adaptive reuse projects.
- **Pro-Business Planning & Expedited Entitlements** Supportive municipal policies and civic support help streamline redevelopment timelines, reducing barriers for repositioning.

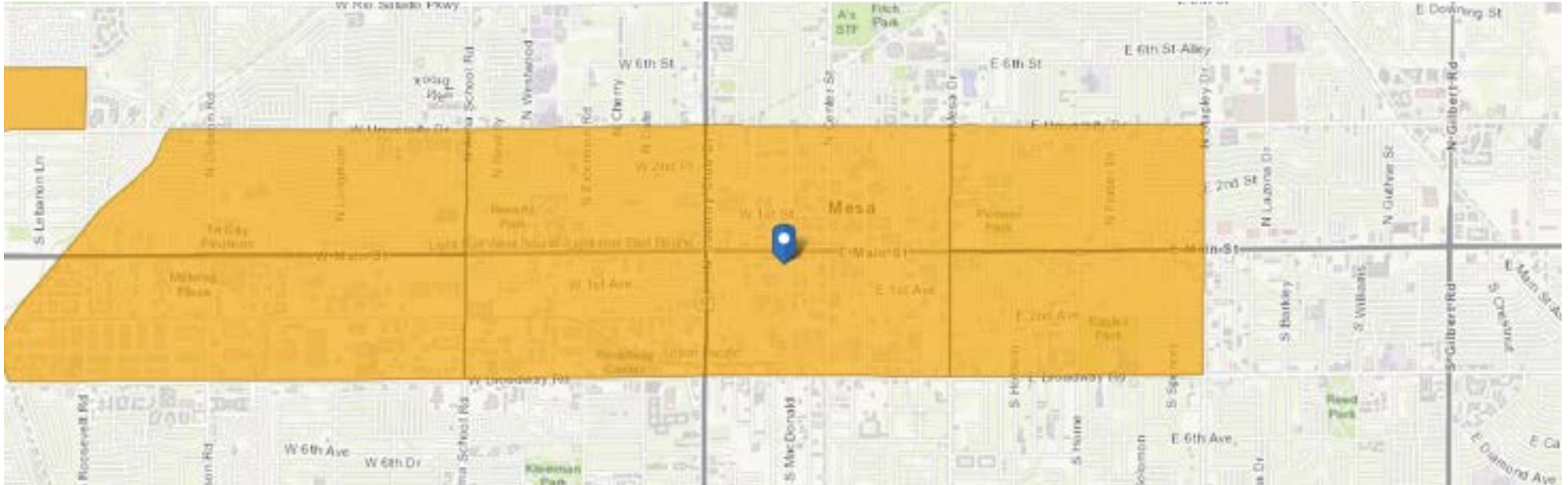
RETAIL MAP LOOKING NORTHWEST



RETAIL MAP LOOKING NORTHEAST



QUALIFIED OPPORTUNITY ZONE PROPERTY



**THIS PROPERTY IS LOCATED IN A DESIGNATED OPPORTUNITY ZONE,
OFFERING POTENTIAL TAX ADVANTAGES FOR INVESTORS.**

- Potential for deferred or eliminated capital gains tax on appreciation after 10-year hold
- Final year for OZ 1.0 investments – invest by December 31, 2026
- No depreciation recapture on qualifying investments held 10+ years
- Property remains eligible through 2028 under current OZ designation
- 2026 Transition Year Opportunity: Investments made in 2026 qualify for the proven OZ 1.0 framework while positioning for the enhanced OZ 2.0 program launching January 2027.
- Opportunity Zone investments allow accredited investors to defer and potentially eliminate capital gains taxes. Consult with your tax advisor to determine eligibility and benefits.



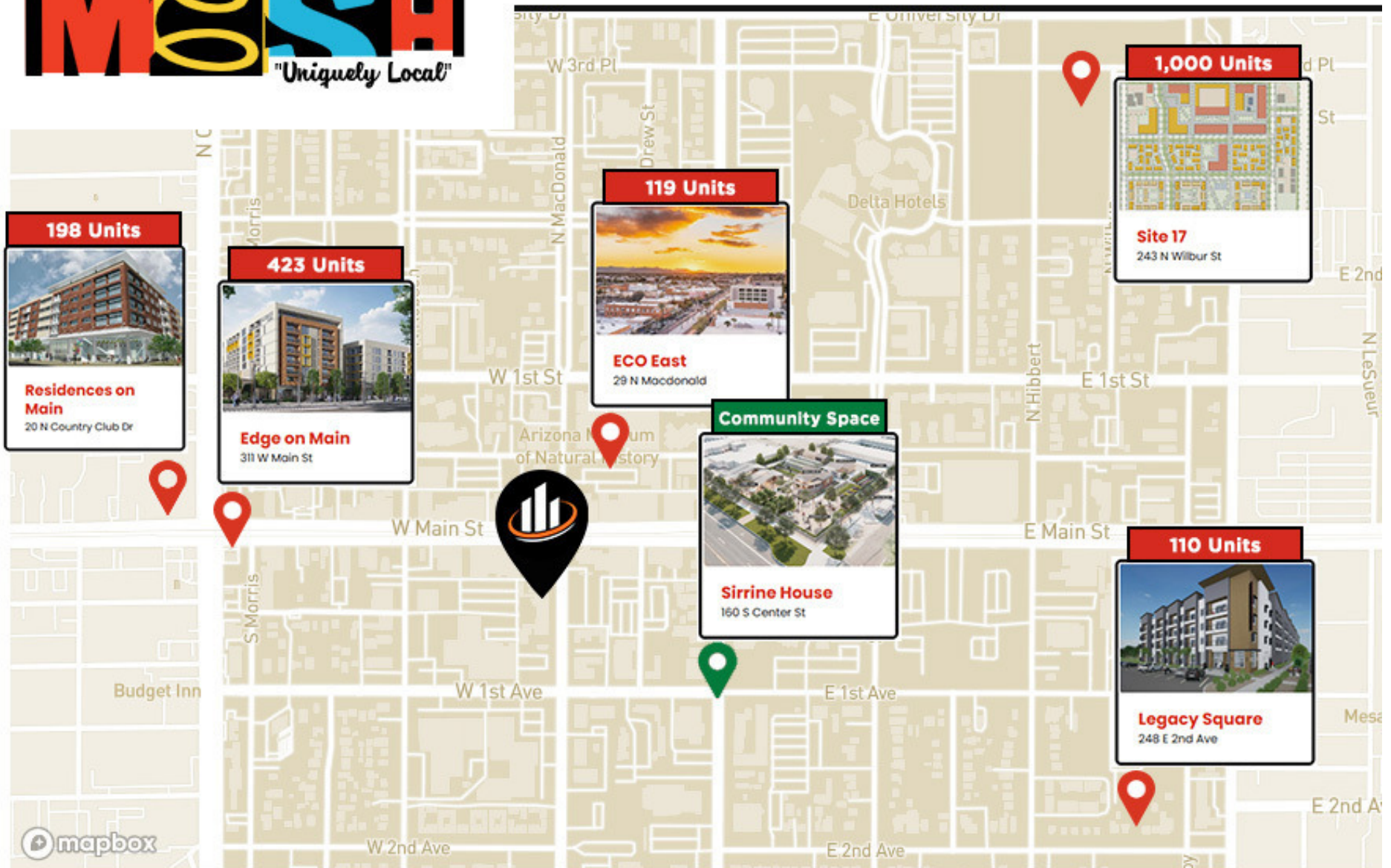
CITY OF MESA, AZ

The city of Mesa, located in the most eastern portion of the greater Phoenix area is the third most populated city in Arizona and is the 38th largest city in the United States. Mesa is bordered by Tempe to the west, the cities of Chandler & Gilbert to the south and is just 12 miles from downtown Phoenix. The city boasts a highly skilled workforce which has contributed to its economic expansion, rapid population growth, and numerous development activities. Mesa development activities have seen a focus on aerospace with the help of the Phoenix-Mesa Gateway Airport and Falcon Field. The City's economic development efforts are also centered around healthcare and technology. The city is home to Banner Desert Medical Center, the largest comprehensive hospital in the Easy Valley.

MESA HIGHLIGHTS

- Mesa ranked No. 21 among the top 100 "Best Cities for Job Seekers" - Nerd Wallet
- Ranked No. 7 among the "Best Suburbs for Millennials in Arizona" - Niche
- Ranch "Extremely Livable" due to local amenities, sunny weather, and high income per capita - Areavibes
- Mesa is ranked among the top 50 "Fastest-Growing Large Cities" in the nation - WalletHub
- 22% of Mesa residents are within the key renter age group of 18 - 35

DOWNTOWN MESA DEVELOPMENT PROJECTS



DOWNTOWN MESA

DEVELOPMENT PROJECTS

EDGE ON MAIN

Housing Units: 423

Commercial SF: 6,900

The Edge on Main Mixed Use development at the edge of historic downtown Mesa. The development serves as a gateway into the central core. Through a development agreement with Mesa City, the project includes the abandonment of a city street for conversion to pedestrian-friendly amenities. Other notable amenities include two raised courtyards with a pool, spa, outdoor BBQ grills and fire pits.



ECO EAST

Housing Units: 119

Commercial SF: 2,000

Eco Mesa East is a proposed mixed-use project featuring 119 luxury apartments, 2,000 square feet of commercial space, and a multistory parking garage with 74 public parking spaces. The project would include EV infrastructure, a public plaza, and funding toward affordable housing or homelessness programs.

LEGACY SQUARE

Housing Units: 110

Commercial SF: 0

Legacy Square is a proposed 4-story, 110-unit apartment development just south of Main Street and west of Mesa Drive. The project includes an amenity area with a pool, 122 on-site parking spaces, and 33 on-street spaces,



DOWNTOWN MESA

DEVELOPMENT PROJECTS

CULDESAC @ SITE 17

Housing Units: 1,000

Commercial SF: 25,000-50,000

Culdesac is planning to develop the long-vacant 27-acre Site 17 into a walkable, mixed-use community in downtown Mesa. The project will include around 1,000 residential units—rental apartments, for-sale townhomes, and condos, alongside 25,000-50,000 SF of commercial space, public plazas, and sustainable, car-lite design features.



RESIDENCES ON MAIN

Housing Units: 198

Commercial SF: 19,000

Construction is underway on the \$90 million Residences on Main project at Country Club Drive and Main Street in Mesa. The five-story development will feature 198 apartment units and 19,000 square feet of commercial space aimed at supporting local businesses.

SIRRINE HOUSE

Community Space

Mesa is transforming the historic SIRRINE Home, the city's only fully restored Victorian-era house, into a \$6.2 million agri-entertainment and community venue. Plans include urban farming, educational workshops, public events, a greenhouse, food stalls, and a stage, while preserving the site's original architecture and agricultural legacy.



CITY OF MESA

Go big in Mesa, Arizona's third-largest city, where fan-favorite sports, art attractions, and outdoor adventure attract visitors on a large scale. The city's diverse economy spans across sectors such as healthcare, advanced manufacturing, aerospace, and technology, providing abundant job opportunities and career growth. Mesa's strategic location within the Phoenix metropolitan area offers easy access to major transportation networks and a thriving business ecosystem.



517,496+
**PEOPLE LIVE IN
MESA, AZ**



36th
**LARGEST CITY IN
THE U.S.**



2nd
**LARGEST CITY IN
PHOENIX-METRO**



1.58M
**WORKFORCE POP.
WITHIN 30 MIN. DRIVE**



MESA RANKINGS

GOLD & SILVER EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS

- IEDC

TOP 5 U.S. CITY FOR POST-PANDEMIC SMALL BUSINESS RECOVERY

- FOX 10 PHOENIX

PHOENIX-MESA NO. 1 IN NATION FOR MANUFACTURING GROWTH

- NEWMARK GROUP INC.

NO. 20 BEST RUN CITIES IN THE NATION

- WALLETHUB

2023 ECONOMIC DEVELOPMENT OF THE YEAR AWARD

- AAED

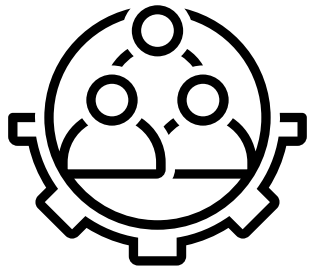
TOP 5 BEST-IN-STATE GOVERNMENT EMPLOYERS

- FORBES

CITY OF MESA

EMPLOYMENT & EDUCATION

The City of Mesa prides itself on having an abundant, affordable, and high-quality workforce. From 2010 to 2022 the labor force in the Phoenix-Mesa MSA has increased by 18.4% and currently has 2,548,913 workers. The city has a thriving healthcare sector with numerous hospitals, clinics, and medical centers, creating a high demand for healthcare professionals. Additionally, Mesa's strong presence in advanced manufacturing, aerospace, and technology industries provides ample job openings for engineers, technicians, and IT specialists. With its growing economy and diverse job market, Mesa presents promising prospects for individuals seeking employment in these sectors.



260,767

LABOR FORCE



251,199

EMPLOYMENT



3.1%

UNEMPLOYMENT

MESA COMMUNITY COLLEGE

SOUTHERN & DOBSON CAMPUS

RED MOUNTAIN CAMPUS



16,948 students enrolled

MCC Nursing Program Ranked
Among Top 10 in Arizona

CITY OF MESA

MAJOR EMPLOYERS



4,680+

EMPLOYEES



3,840+

EMPLOYEES



1,700+

EMPLOYEES

dexcom

1,000+

EMPLOYEES



DriveTime®
920+

EMPLOYEES



840+

EMPLOYEES



800+

EMPLOYEES



710+

EMPLOYEES



650+

EMPLOYEES



590+

EMPLOYEES

TOP 10 EMPLOYERS

Leading employers like Banner Medical Centers and Boeing benefit from Mesa's well-educated workforce, more than 51% of whom have an associate's degree or higher.

CITY OF MESA

ATTRACTIONS

OUTDOORS & ENTERTAINMENT

Situated along the banks of the Salt River, Riverview Park offers a picturesque setting for outdoor recreation and family gatherings. At the edge of the Tonto National Forest, the Userly Mountain Regional Park features miles of scenic trails for hiking, mountain biking, and horseback riding. Or spend a day of family fun at Golfland Sunsplash.



MLB SPRING TRAINING

For more than 70 years, baseball fans have converged upon Mesa each spring to catch Major League Baseball Spring Training. The Chicago Cubs, who play at Sloan Park, and the Oakland A's, at Hohokam Stadium, host more than 200 Cactus League practice games during the month-long season.



ART & CULTURE

Visit the largest arts center in Arizona, Mesa Arts Center, offering an array of captivating performances, including theater, music, dance, and comedy shows. History buffs and archaeology enthusiasts will appreciate a visit to Mesa Grande Cultural Park, an ancient Hohokam site. Or they can take a trip to the Arizona Museum of Natural History & the Commemorative Air Force Museum.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,044	178,371	392,666
AVERAGE AGE	36	35	37
AVERAGE AGE (MALE)	35	34	36
AVERAGE AGE (FEMALE)	37	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,301	66,100	151,678
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$57,431	\$75,799	\$93,718
AVERAGE HOUSE VALUE	\$340,049	\$356,491	\$409,753

Demographics data derived from AlphaMap

