

FOR SALE

± 40,985 sf multi- family/land development

345 S. Shouse St.
Mesa, AZ 85204

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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**For further
information**

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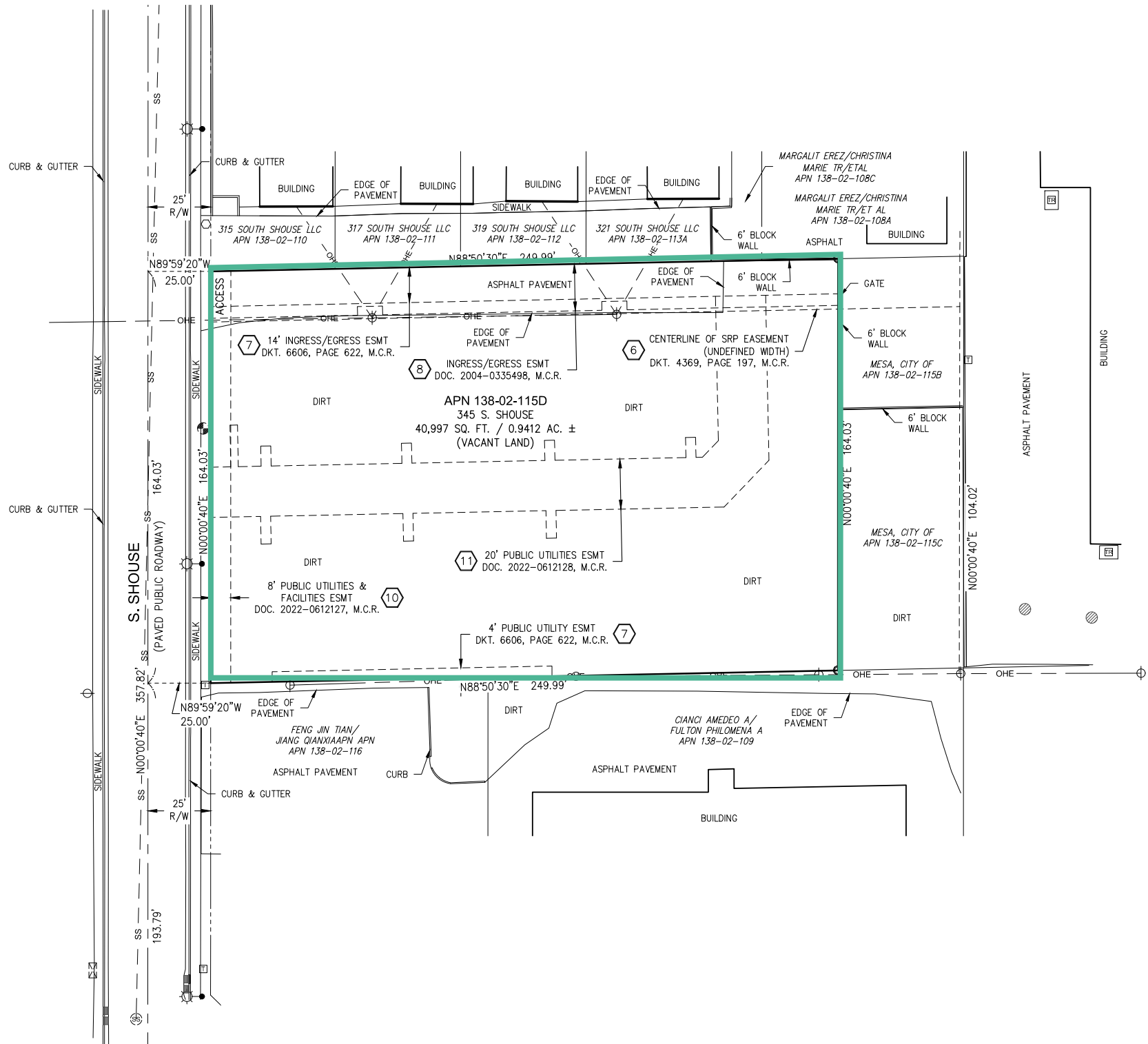
The US 60 Freeway and major tenants like Target, Black Rock Coffee, Auto Zone and Big 5 Sporting Goods less than 2 miles south of property.

Property overview

Size	±40,985 sf
Price	\$778,715
Acres	±0.94
Parcel #	138-02-115D
Property type	Multi-family/land development
Zoning	Rm-3, City of Mesa

Subject Property

- 1 acre of raw land with current City of Mesa zoning RM-3.
- In 2014 the property was proposed for rezoning to RM-3 BIZ to allow for 15 multifamily units within 2 two-story town home buildings totaling 34,099 SF. Unit mix of 11 3br units with average size of 1,624 SF and four 2br units with an average size of 1,447 SF. 38 parking spaces with a parking mix of 15 two car garages, 2 compact spaces, 1 ADA van accessible space and 3 guest spaces. Buyer to review current requirements.



Trade Aerial



ARCO

Chevron

US STORAGE Centers

Little Caesars
cricket wireless
Jackson Hewitt TAX SERVICE
7 ELEVEN

fray's **SUBWAY**
planet fitness
TACO BELL
WHATABURGER

O'Reilly AUTO PARTS
Banner Urgent Care
Black Coffee
QuikTrip

TARGET
Auto Zone
JOANN
H&R BLOCK
Fruilandia
BURGER KING
Broken Yolk Cafe
RBC



S Gilbert Rd

Gilbert Rd

S Gilbert Rd

El Southern Ave

El Southern Ave

Longfellow Elementary School

La Casita Preschool Childcare

Franklin Accelerated Academy East Campus

Robson Elementary School

The Mesa Biotechnology Academy

Mesa High School

Cardon Park

Smiles For Special Needs

Sun Valley

El Southern Ave



Population

1-mile	3-miles	5-miles
26,638	165,710	373,246



Median age

1-mile	3-miles	5-miles
38.2	38.2	37.9



Daytime
employment

1-mile	3-miles	5-miles
4,390	48,124	130,666



Avg. HH
income

1-mile	3-miles	5-miles
\$87,871	\$102,379	\$107,566



HH units

1-mile	3-miles	5-miles
10,007	67,194	157,356

Traffic counts



Broadway Road	±37,466 cpd
Gilbert Road	±71,940 cpd

