

FOR LEASE | PERFECT CAR SALES LOT

1115 WEST MAIN STREET | MESA, AZ 85201



- Perfect Car Sales Lot With Excellent Visibility on Main Street
- Approximately 5,195 Square Feet on 32,202 Square Feet of Land
- Rent: \$20,000 Per Month, NNN
- Welcoming Glass Line Along Main Street
- Zoning GC
- APNs: 134-04-014M and 134-04-014H
- 250 Feet From Light Rail Station at Alma School
- 25,000 Vehicles Per Day, Plus Light Rail
- Two Miles From Thriving Downtown Mesa
- 2.5 Miles to the 60, 3.0 Miles to Loop 202
- 380,000 People Within Five Miles

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BLUM-ROBERTS GROUP



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**14350 North 87th Street
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AERIAL MAP



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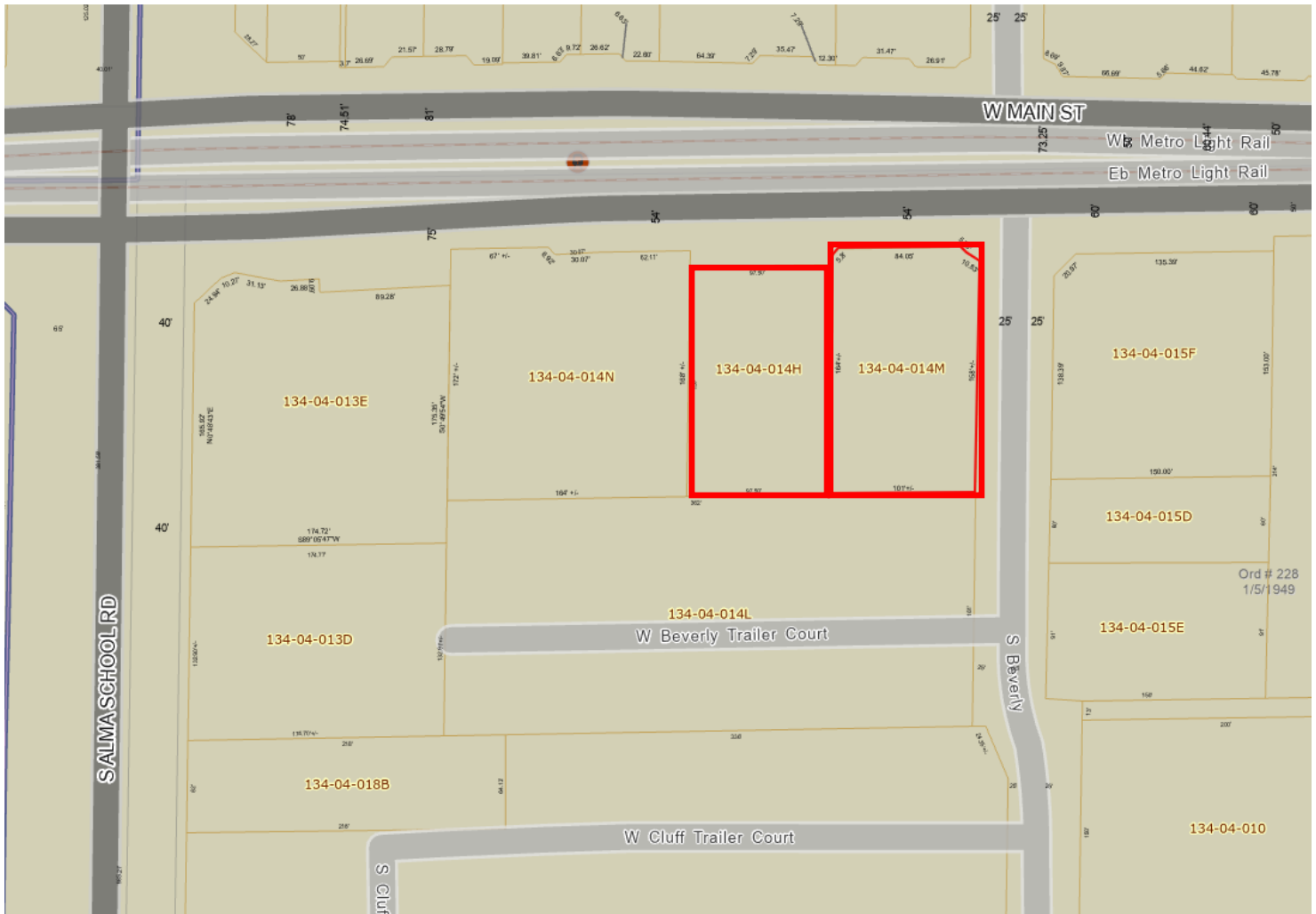


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PARCEL MAP



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TRAFFIC COUNTS

Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Main St	W Apartment	0.01 W	2022	25,295	MPSI	.19
2	South Alma School Road	W Birchwood Ave	0.12 S	2020	28,876	MPSI	.25
3	South Alma School Road	W Birchwood Ave	0.12 S	2021	28,601	MPSI	.25
4	South Alma School Road	W Birchwood Ave	0.12 S	2022	28,495	MPSI	.25
5	S Alma School Rd	W Birchwood Ave	0.12 S	2018	31,557	MPSI	.25
6	S Alma School Rd	W Birchwood Ave	0.12 S	2022	30,297	MPSI	.25
7	North Alma School Road	W 2nd St	0.01 N	2022	24,327	MPSI	.27
8	North Alma School Road	W 2nd St	0.01 N	2020	23,283	MPSI	.28
9	North Alma School Road	W 2nd St	0.01 N	2022	22,975	MPSI	.28
10	N Alma School Rd	W 2nd St	0.01 S	2020	22,691	MPSI	.30

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12/10/2023

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	19,909		170,999		382,017	
2023 Estimate	19,796		167,916		378,329	
2010 Census	18,391		143,056		341,536	
Growth 2023 - 2028	0.57%		1.84%		0.97%	
Growth 2010 - 2023	7.64%		17.38%		10.77%	
2023 Population by Hispanic Origin	11,215		77,029		134,762	
2023 Population	19,796		167,916		378,329	
White	15,949	80.57%	133,130	79.28%	302,675	80.00%
Black	1,339	6.76%	12,179	7.25%	23,729	6.27%
Am. Indian & Alaskan	1,342	6.78%	10,954	6.52%	19,551	5.17%
Asian	346	1.75%	4,577	2.73%	16,121	4.26%
Hawaiian & Pacific Island	152	0.77%	1,136	0.68%	2,327	0.62%
Other	667	3.37%	5,940	3.54%	13,926	3.68%
U.S. Armed Forces	84		126		253	
Households						
2028 Projection	6,779		64,994		143,598	
2023 Estimate	6,739		63,796		142,151	
2010 Census	6,260		54,223		128,254	
Growth 2023 - 2028	0.59%		1.88%		1.02%	
Growth 2010 - 2023	7.65%		17.65%		10.84%	
Owner Occupied	2,819	41.83%	24,641	38.62%	67,738	47.65%
Renter Occupied	3,920	58.17%	39,155	61.38%	74,413	52.35%
2023 Households by HH Income	6,738		63,795		142,151	
Income: <\$25,000	2,190	32.50%	16,071	25.19%	30,098	21.17%
Income: \$25,000 - \$50,000	1,902	28.23%	18,332	28.74%	33,916	23.86%
Income: \$50,000 - \$75,000	1,318	19.56%	12,064	18.91%	26,461	18.61%
Income: \$75,000 - \$100,000	880	13.06%	7,841	12.29%	18,204	12.81%
Income: \$100,000 - \$125,000	191	2.83%	4,318	6.77%	13,759	9.68%
Income: \$125,000 - \$150,000	51	0.76%	1,849	2.90%	7,267	5.11%
Income: \$150,000 - \$200,000	58	0.86%	1,469	2.30%	6,571	4.62%
Income: \$200,000+	148	2.20%	1,851	2.90%	5,875	4.13%
2023 Avg Household Income	\$51,426		\$61,532		\$73,531	
2023 Med Household Income	\$38,749		\$46,018		\$56,408	

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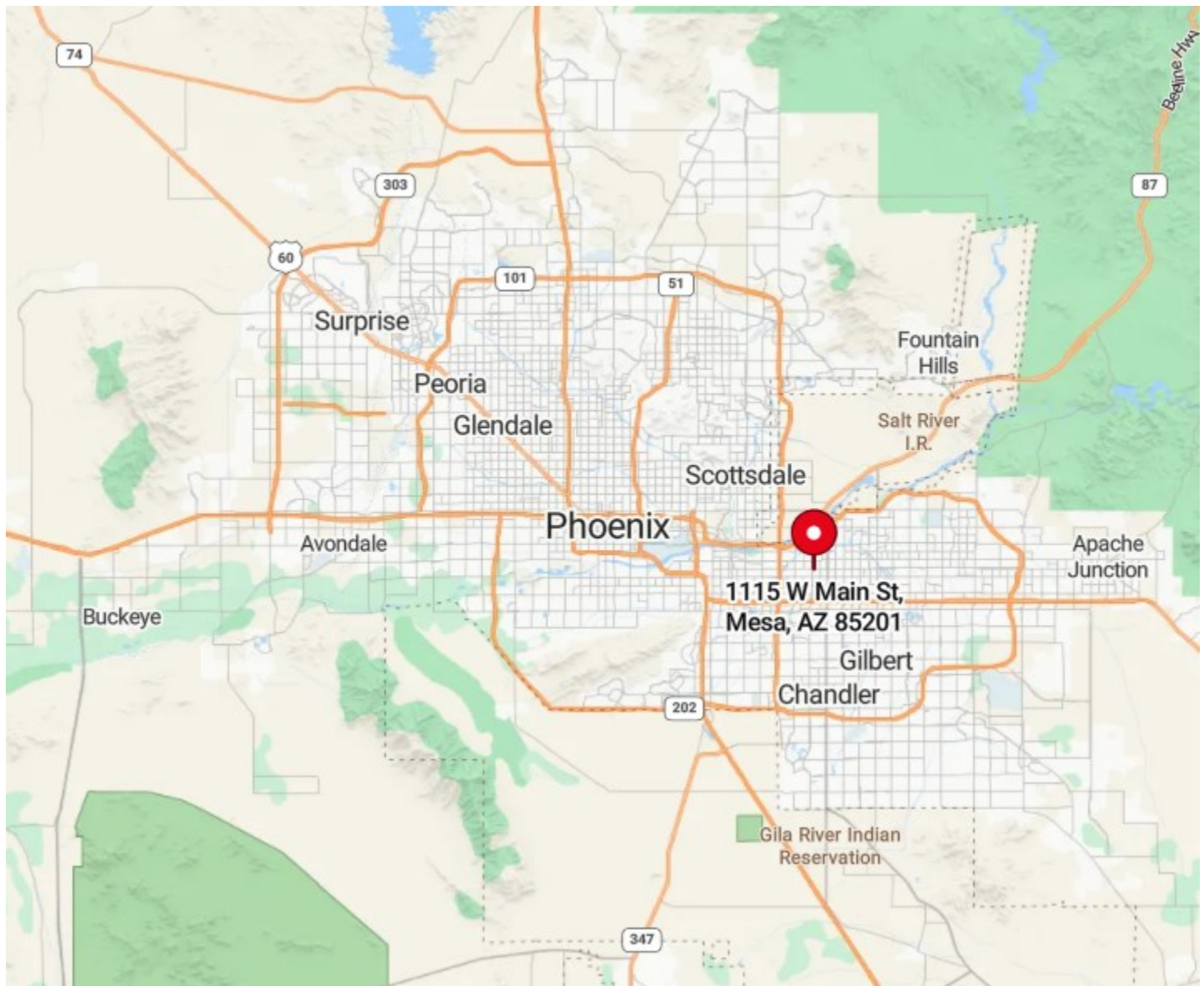


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