

# 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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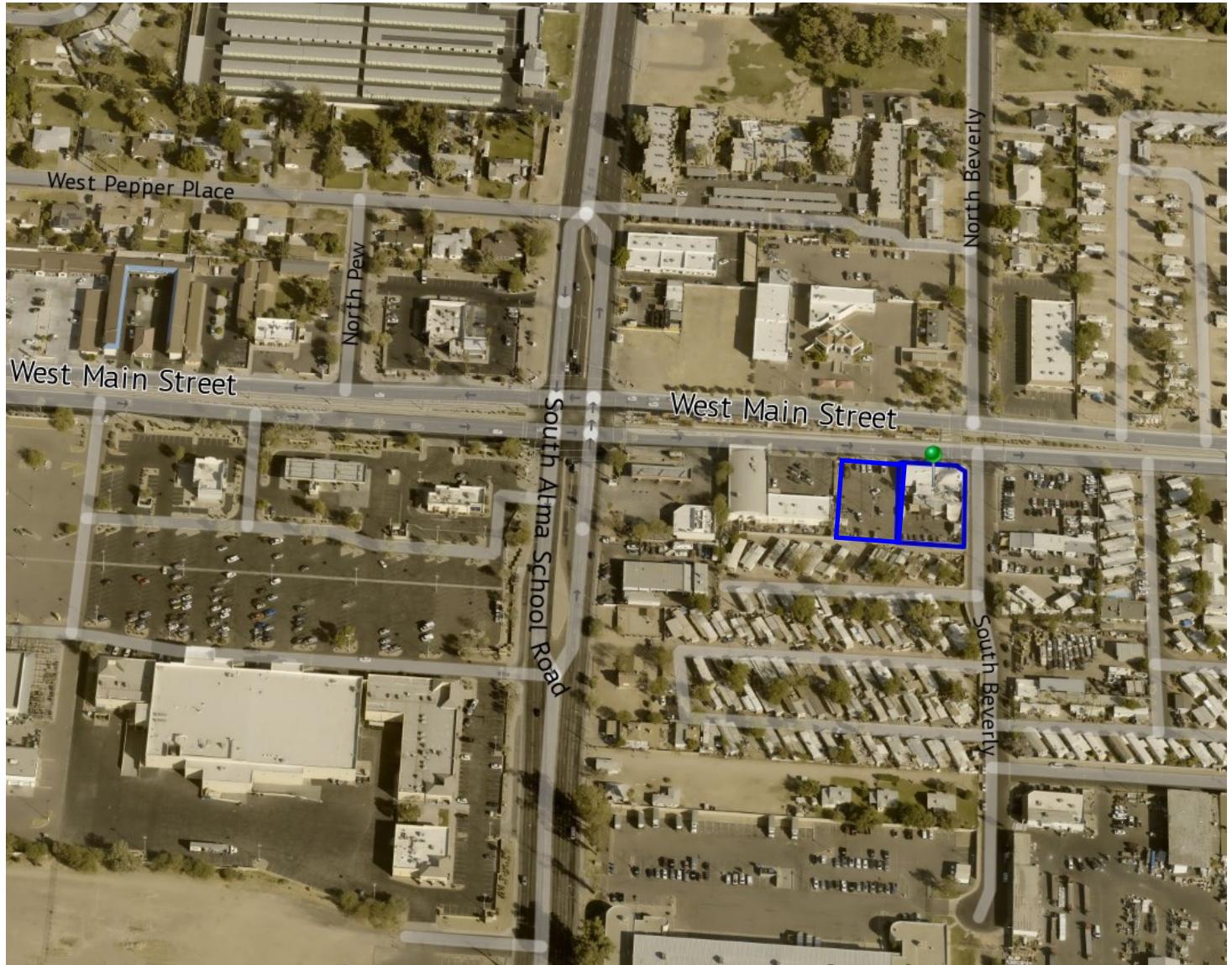
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**BLUM-ROBERTS GROUP**



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# AERIAL MAP



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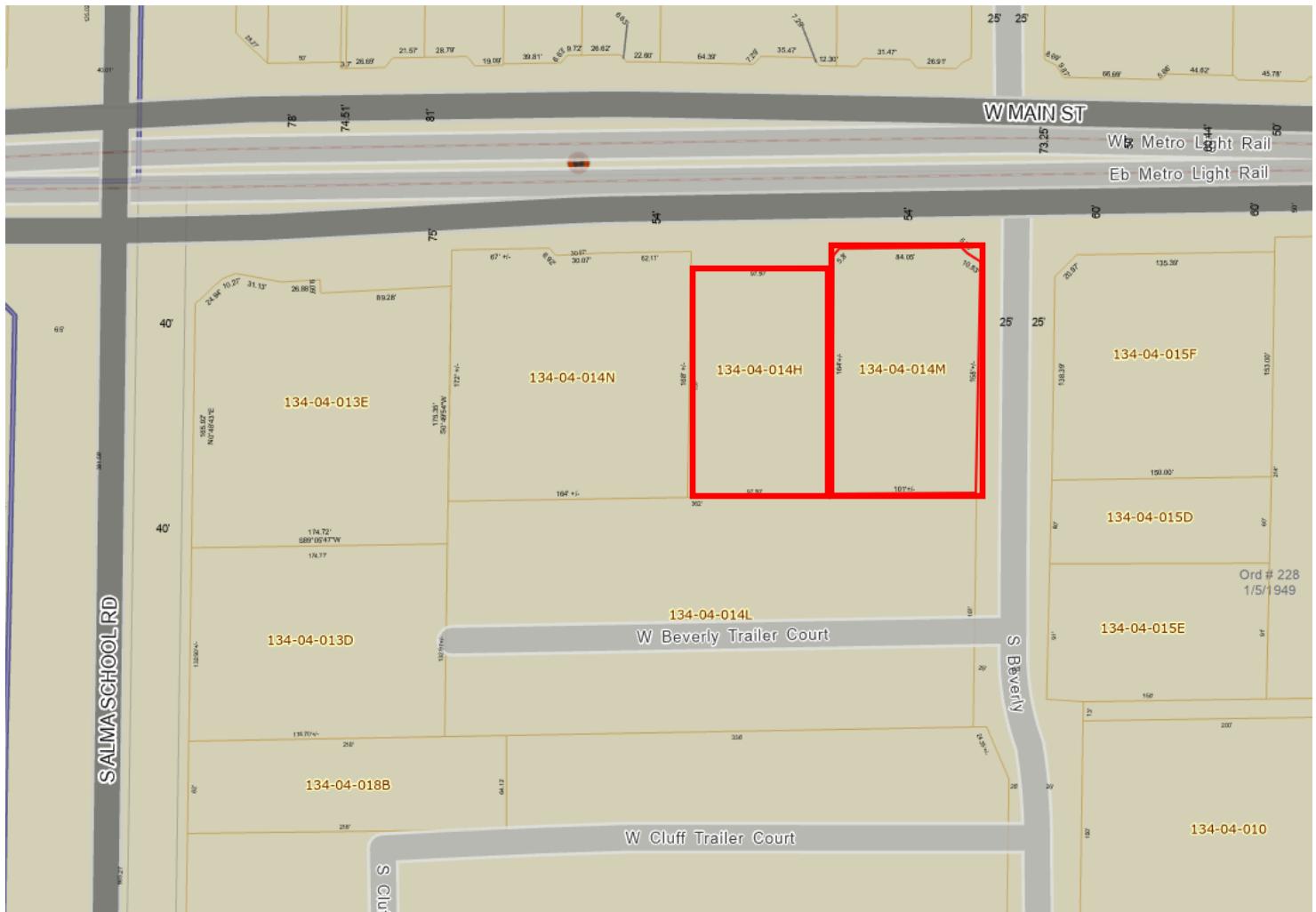
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# PARCEL MAP



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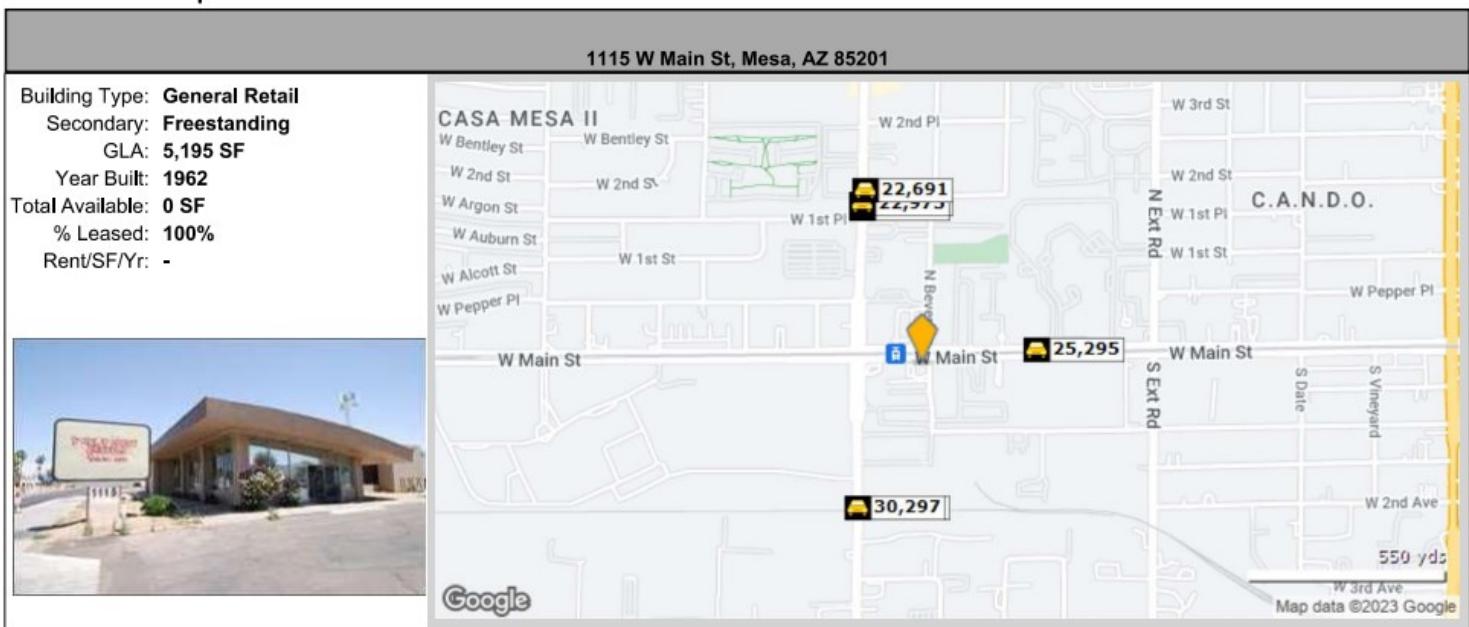
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# TRAFFIC COUNTS

## 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
<b>Population</b>			
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%
<b>2023 Population by Hispanic Origin</b>	11,215	77,029	134,762
<b>2023 Population</b>			
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
<b>Households</b>			
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%
<b>2023 Households by HH Income</b>	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%
<b>2023 Avg Household Income</b>	\$51,426	\$61,532	\$73,531
<b>2023 Med Household Income</b>	\$38,749	\$46,018	\$56,408

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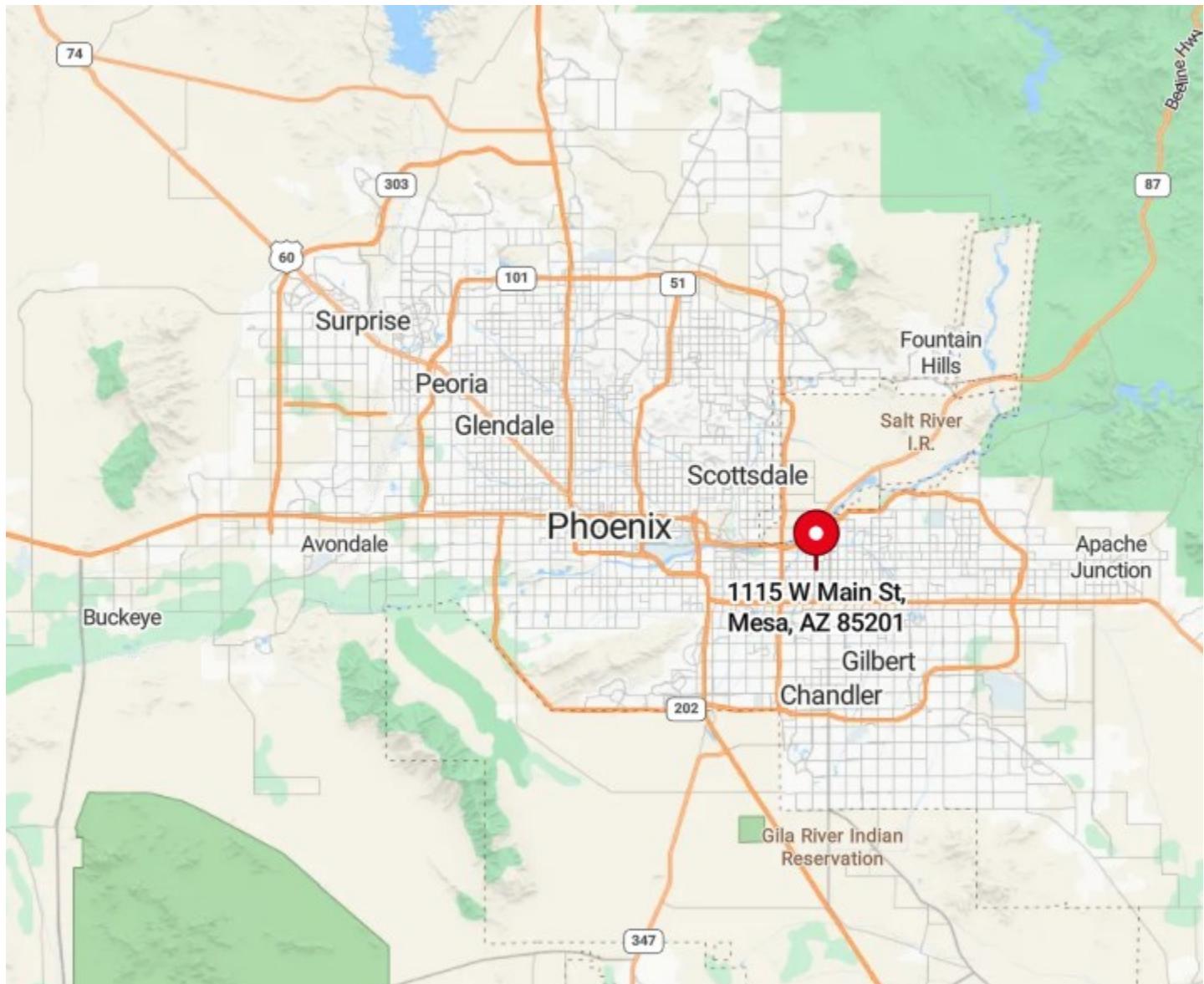


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# LOCATION MAP



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