



**7045 E Main, Mesa**  
**2.1 ac +/-, 2144 sf building**  
**Zoning LC-**  
**Limited Commercial**

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**LRA**  
LRA Real Estate Group, LLC  
85 E 1st Ave, Ste 104, Mesa, AZ 85201  
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**FOR SALE | RETAIL**

# East Main Street Auto

7045 East Main Street | Mesa, AZ 85207

PRESENTED BY:

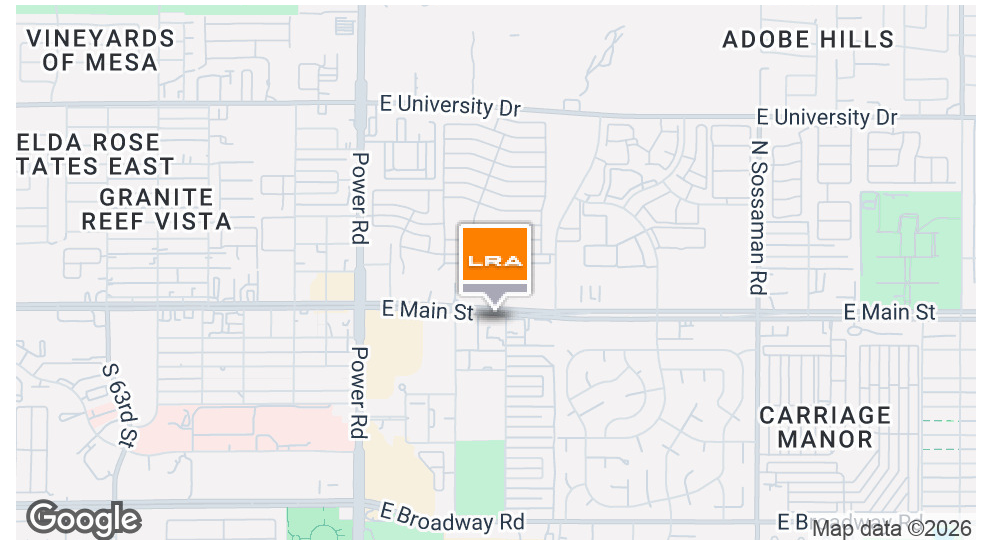
**Bryan Watkins** Associate Broker | 480.734.7878 | bryan@lraphx.com

**LRA**



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## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	4,288 SF
Lot Size:	2.07 Acres
Price / SF:	\$303.17
Year Built:	1958
Zoning:	[LC] Limited Commercial District, Mesa, auto use grandfathered in
Market:	Phoenix
Submarket:	Red Mountain/East Valley

## PROPERTY OVERVIEW

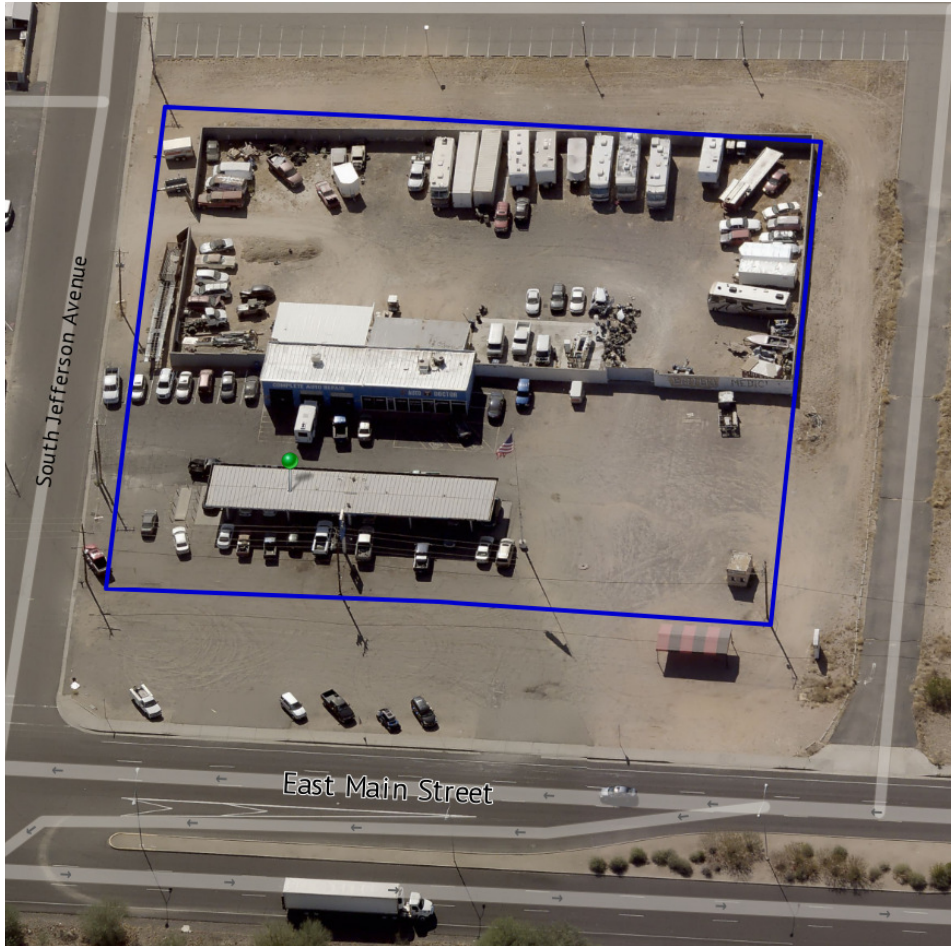
Former Gas Station, now an Auto Repair and Contractor Storage Yard- located at a busy intersection of Power Rd & E Main Street. Lot is 2.07 acres, 2144 sf building. Has a canopy in front of the building. Back part of the lot is used by the owner for construction equipment. Note: ADEQ reports UST (Underground Storage Tanks) permanently removal in 1988. Property taxes were \$8,820 in 2023.

## PROPERTY HIGHLIGHTS

- Large lot, 2.07 acres
- Building is 4288 sf +/-, Canopy is 3,000 sf +/-
- Zoning is [LC] Limited Commercial District, Mesa
- Near busy intersection of Power Rd & Main St

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## PROPERTY DESCRIPTION

Former Gas Station, now an Auto Repair and Sales location at a busy intersection of Power Rd & E Main Street. Lot is 2.07 acres, 2144 sf building. Has a canopy in front of the building. Note: ADEQ reports UST (Underground Storage Tanks) permanently removal in 1988. Property taxes were \$8,820 in 2023.

## LOCATION DESCRIPTION

### Mesa location characteristics

#### Subject Property Location

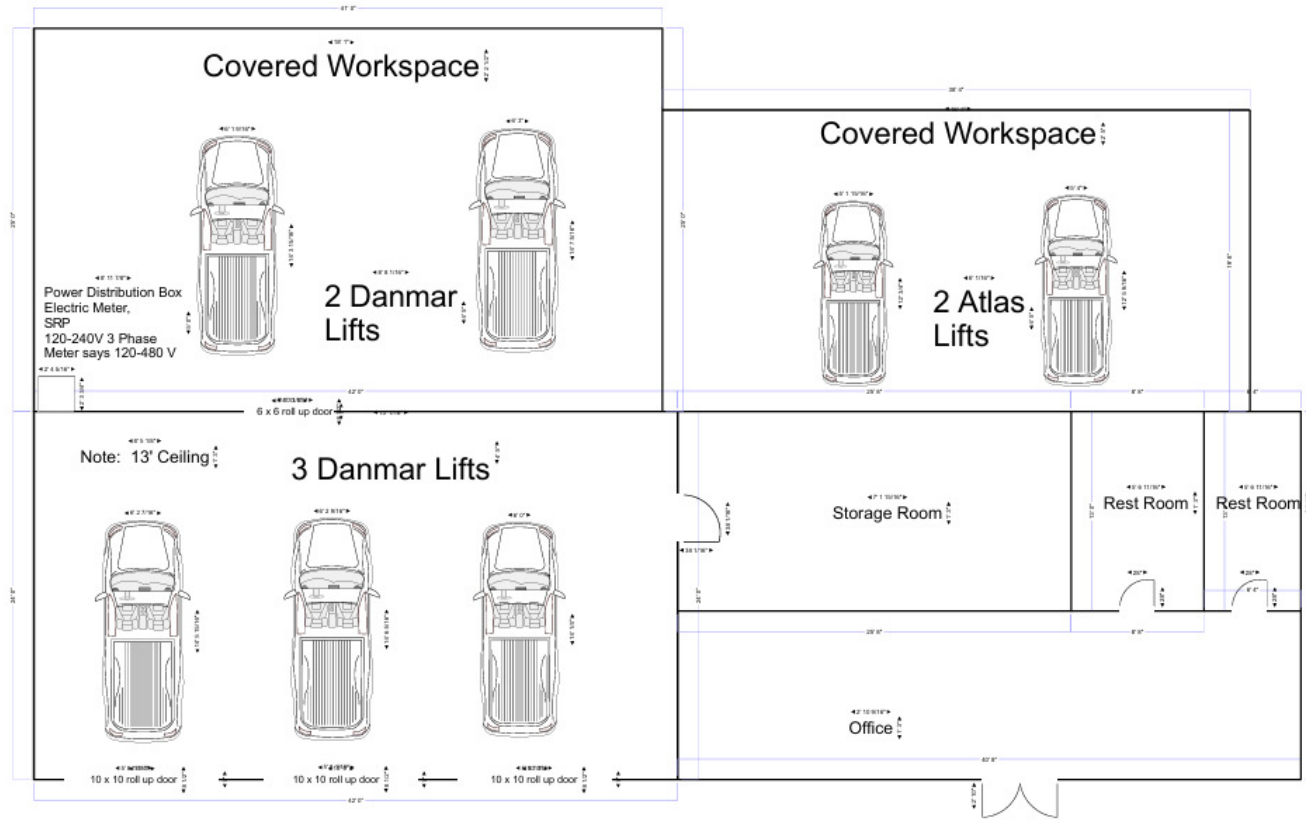
The subject property is located at 910 E Main Street in the City of Mesa, Maricopa County, Arizona. The subject property is in the City Center and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Main Street.

### Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. Phoenix is the 6th largest city in the United States and is the financial, commercial cultural, entertainment and government center of Arizona. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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Dimensions approx, not to scale



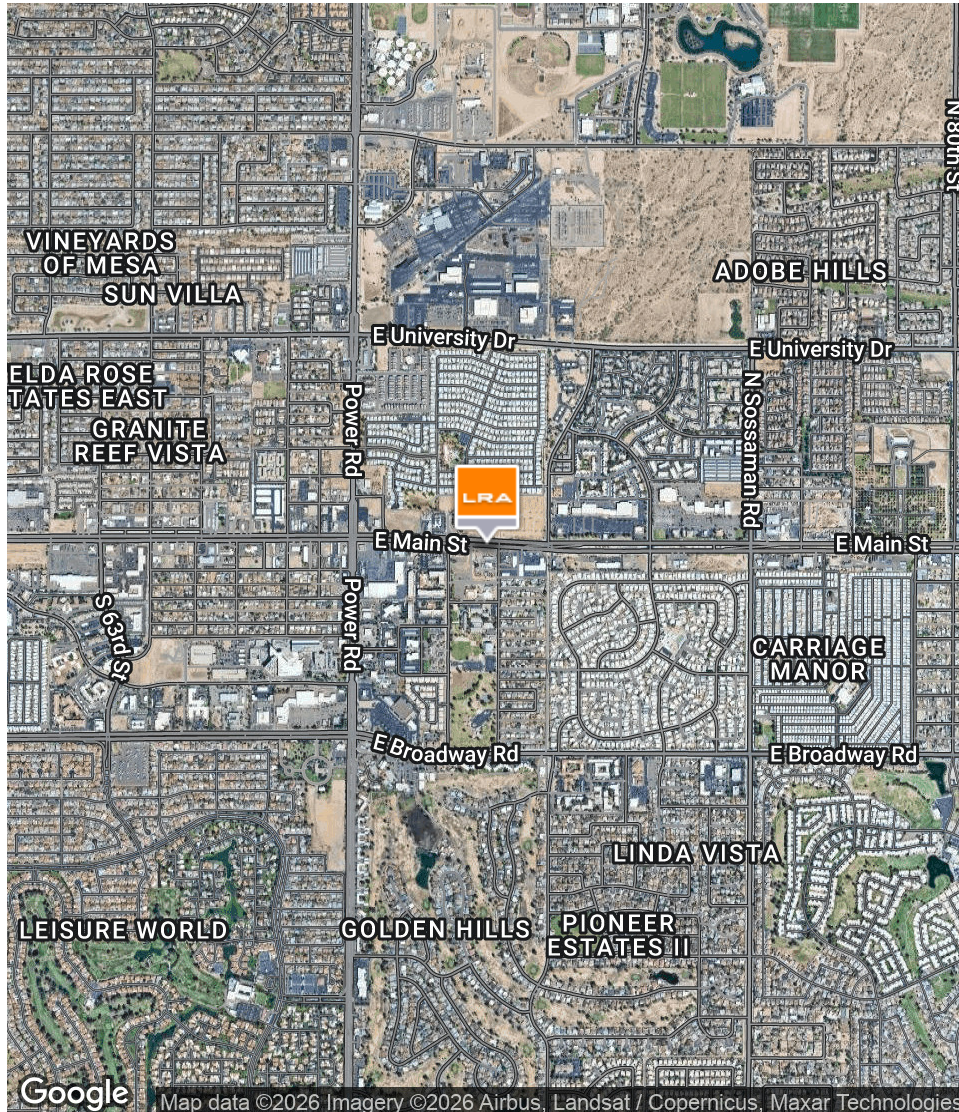




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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	886	3,804	13,940
Average Age	62.6	54.9	49.5
Average Age (Male)	52.6	46.8	45.9
Average Age (Female)	66.2	59.2	52.9

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	516	2,109	7,385
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$40,580	\$40,699	\$47,134
Average House Value	\$110,353	\$116,098	\$160,601

2020 American Community Survey (ACS)

