

HIGH DENSITY O-ZONE SITE

EXCLUSIVE OFFERING



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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDMARK
REAL ESTATE SERVICES

PROPERTY DETAILS

SALE PRICE:

Asking Price: \$1,100,000
(\$27,500/Allowable Unit)
(\$18.78/SF)

LOT SIZE:

±1.34 AC
(±58,579 SF)

PROPERTY HIGHLIGHTS:

- Centrally located near US-60, Loop 101, & Loop 202
- 1mi Average Annual HH Income in excess of \$80,000
- Opportunity Zone
- Zoning allows for up to 40 Units
- RM-4 Zoning (30 DU/AC, up to 40')

ADDRESS:

601 & 615 W University Dr | Mesa, AZ 85201

PARCEL:

135-58-074, 135-58-081,
135-58-140, 135-58-143,
135-58-144

ZONING:

RM-4



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	19,624	82,159	159,773	1.36M
2030	19,295	80,309	154,865	1.34M



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	25 MIN
2025	7,860	31,622	61,793	562,318
2030	8,012	31,726	61,163	563,930



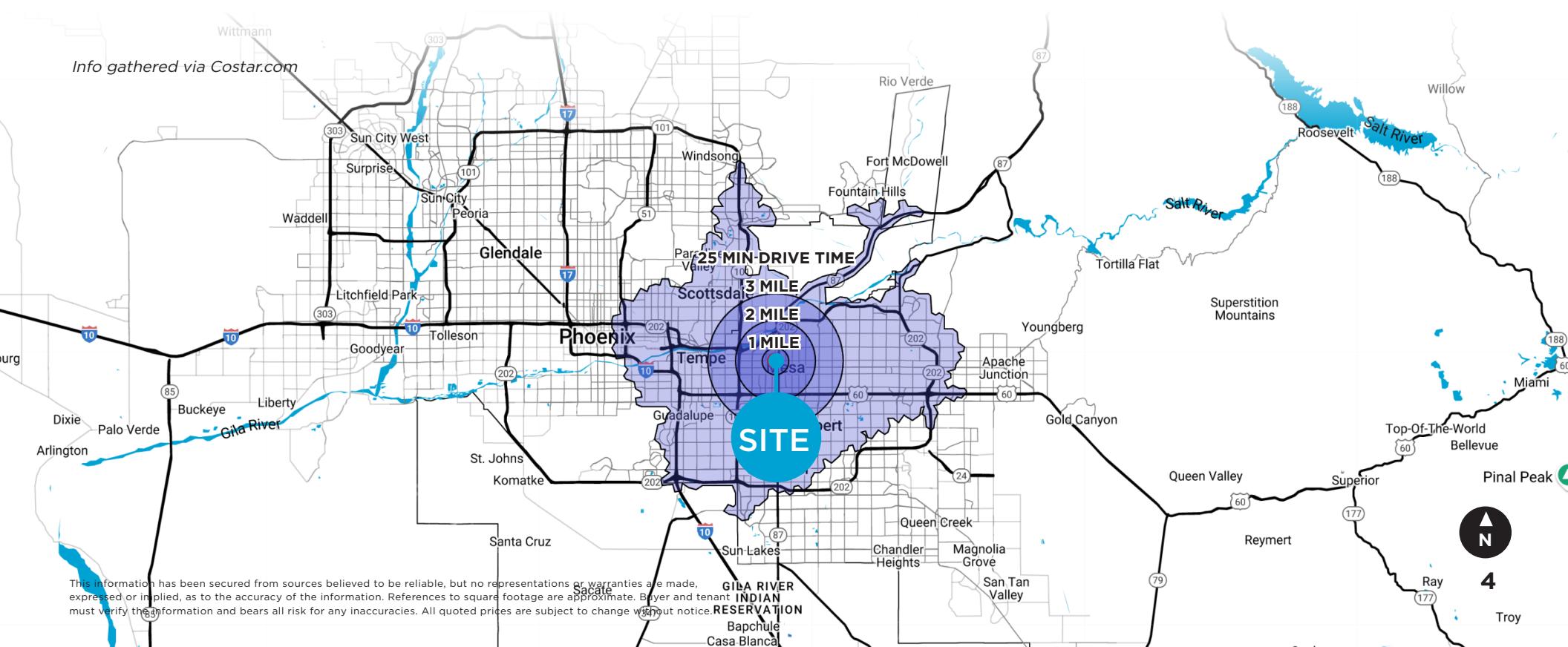
EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	8,717	29,476	54,998	692,986



BUSINESSES

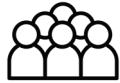
	1 MILE	2 MILES	3 MILES	25 MIN
2025	1,101	3,317	6,750	77,700



MESA CITY OVERVIEW

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528K +
TOTAL POPULATION



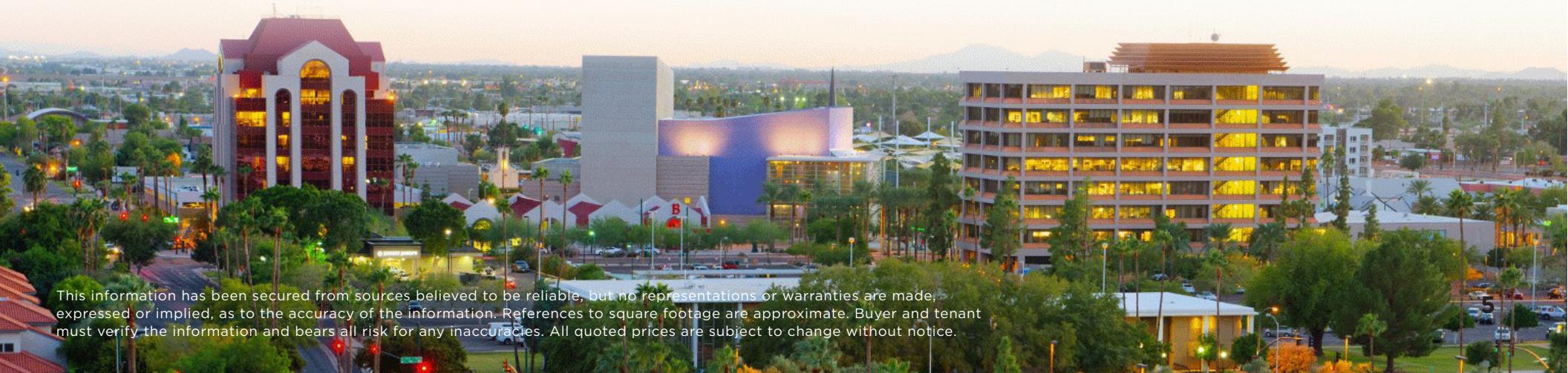
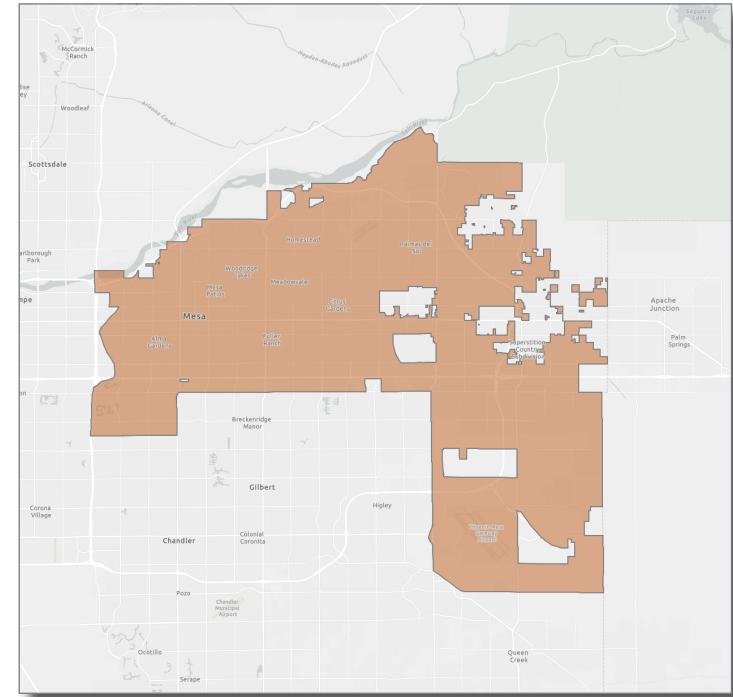
\$79K +
AVG HH INCOME

EAST VALLEY INDUSTRIAL RISE

Mesa, now the third largest city in Arizona, has evolved into a magnet for high value industrial, aerospace, and clean tech investment. The city's location along key freeway and rail corridors plus its proximity to Phoenix Mesa Gateway Airport, makes it a powerful base for manufacturing and distribution. Recent announcements include Magna/Waymo's autonomous vehicle plant and Komatsu's new \$80 million mining operations center.

CLEAN TECH & INNOVATION CLIMATE

Mesa is also in next gen sustainability, with companies like Cyclic Materials bringing rare earth recycling to the area. The city is diversifying further with new office, flex, and healthcare projects, and supports these with proactive infrastructure funding, including multimillion-dollar water and energy upgrades. With population growth and ASU's Polytechnic campus drawing a skilled labor base, Mesa continues to accelerate in both scale and sophistication.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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