

# FOR SALE



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**LEV ROSE**  
COMMERCIAL REAL ESTATE





# PROPERTY DETAILS

## SALE PRICE:

\$825,000  
(\$232.67/SF)

## LOT SIZE:

±0.432 AC  
(±18,807 SF)

## ADDRESS:

501 N Center St | Mesa, AZ 85201

## PARCEL:

137-25-185-A

## ZONING:

ID-2  
(Infill District-2)

## PROPERTY HIGHLIGHTS:

- Located in Downtown Mesa Arts & Culture District
- Steps away from Mesa Arts Center, Arizona Museum of Natural History, & ASU's Media/Immersive experience Center
- A few blocks north of light-rail station that connects to Tempe, ASU, & Downtown Phoenix
- One mile south of Hohokam Stadium (Athletics Spring Training Stadium)

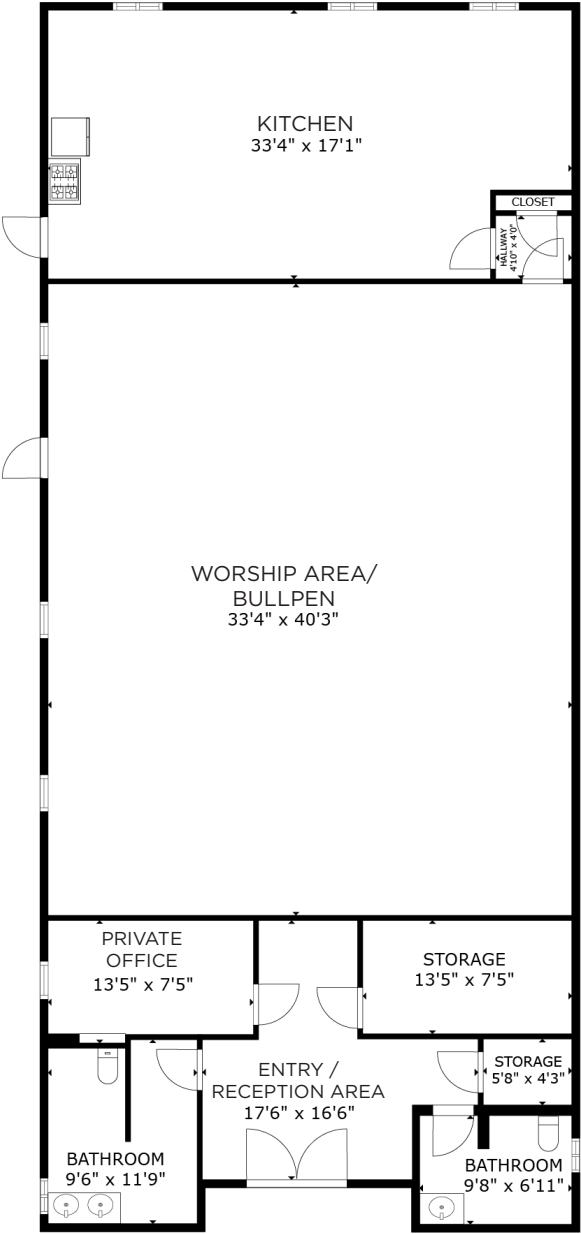




# Aerial Overview

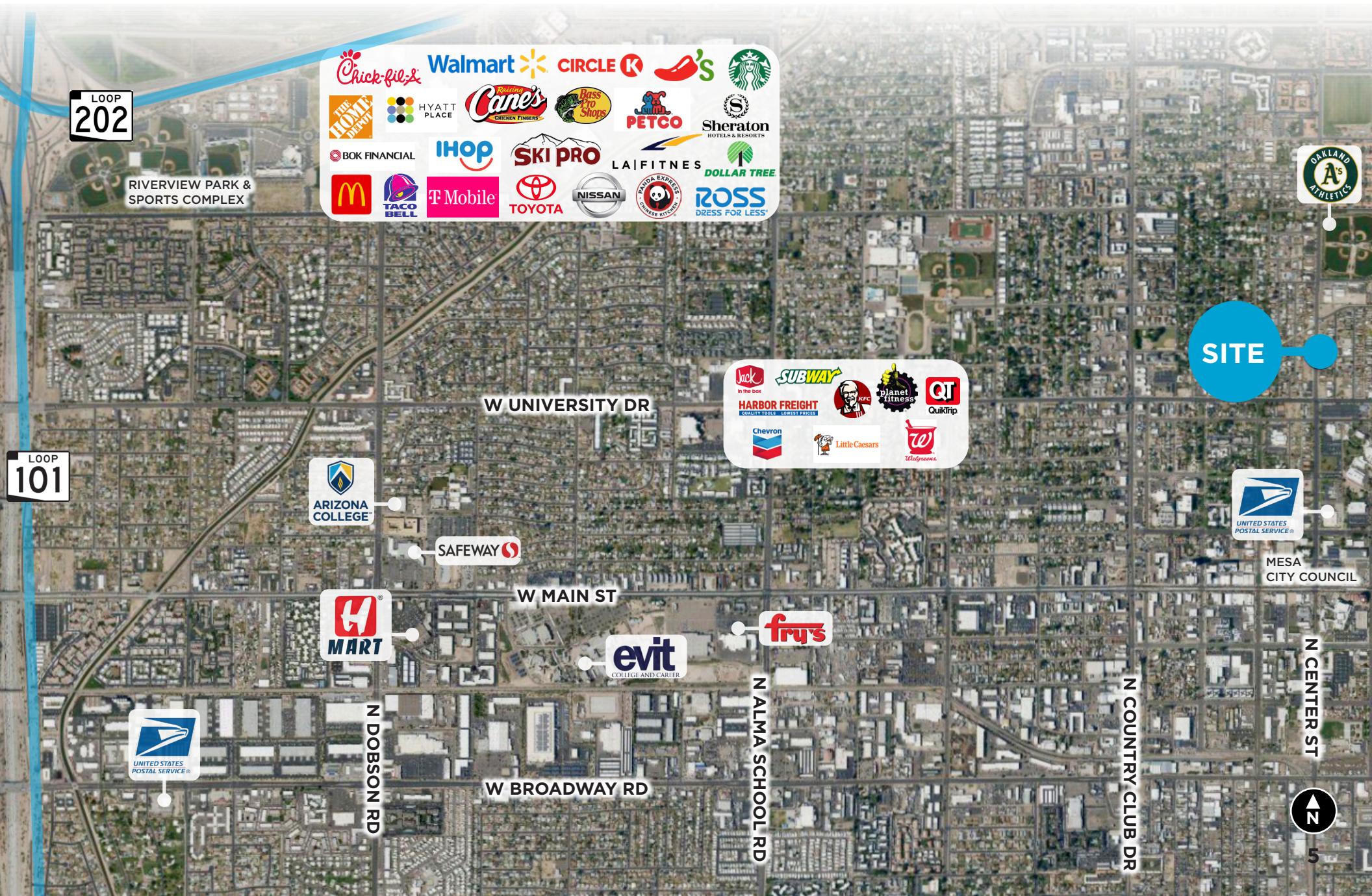


# Floor Plan | Click to View Virtual Tour





# Aerial Overview





# INTERIOR PHOTOS



# DEMOGRAPHICS

## POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	21,271	85,469	166,182	1.34 M
2030	21,638	83,449	160,690	1.32M

## MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$60,375	\$67,815	\$70,583	\$92,122
2030	\$58,565	\$66,511	\$69,590	\$91,079

## EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	1,109	2,274	9,696	364,618

## HOUSEHOLDS

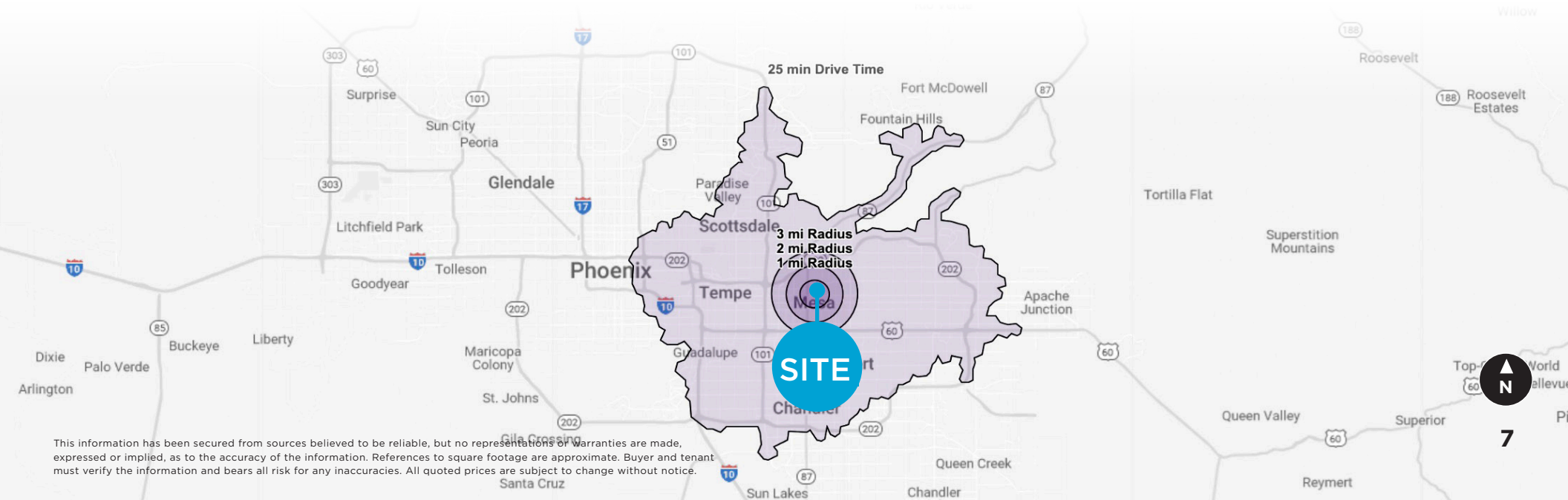
	1 MILE	2 MILES	3 MILES	25 MIN
2025	9,060	31,674	61,310	552,836
2030	9,605	31,739	62,079	554,836

## AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$75,044	\$85,443	\$88,969	\$120,776
2030	\$72,969	\$83,522	\$87,278	\$118,725

## BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	1,060	3,172	6,571	75,272



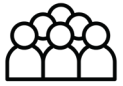
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# MESA CITY OVERVIEW

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**528K +**  
TOTAL POPULATION



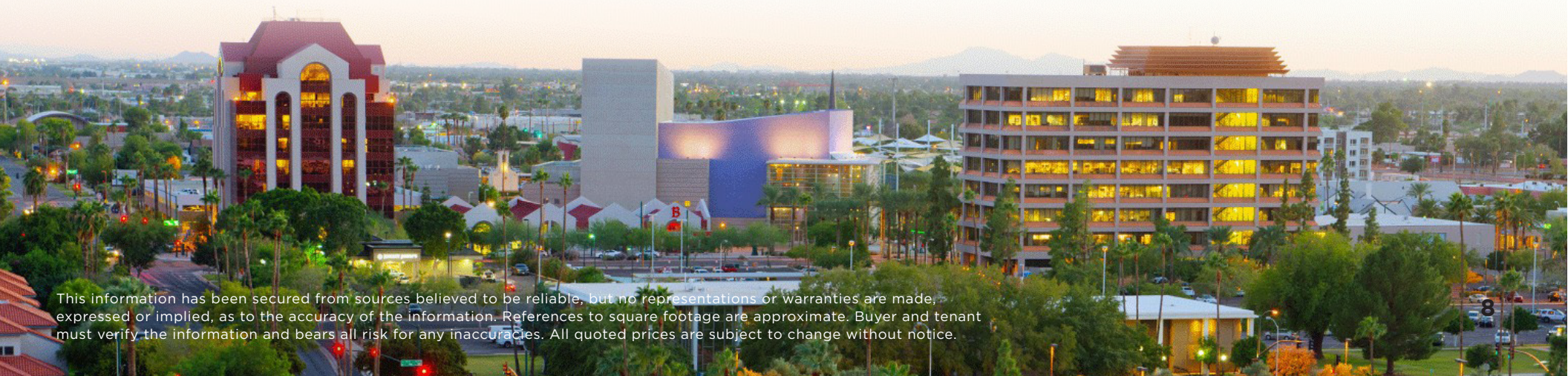
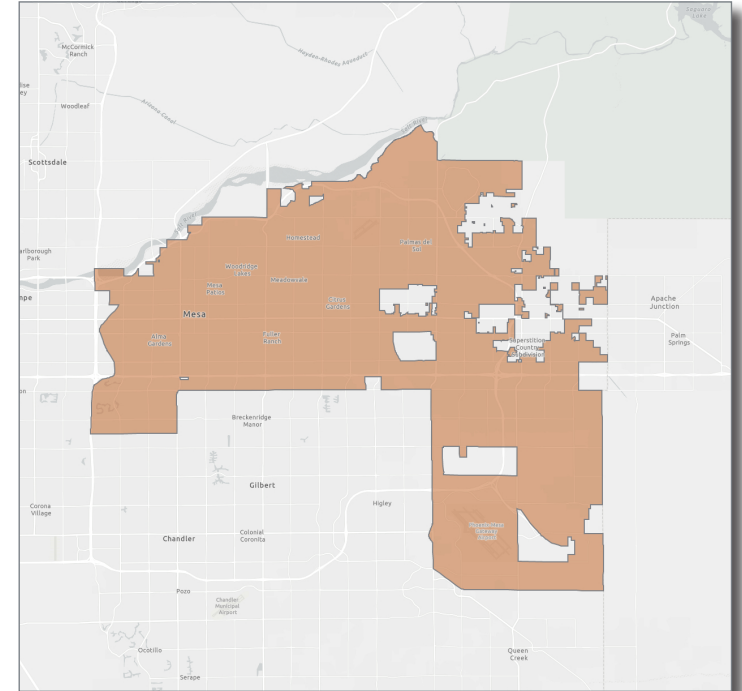
**\$79K +**  
AVG HH INCOME

## 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.



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