

5,934 SF RETAIL (COMMERCIAL KITCHEN) PROPERTY FOR SALE – OPPORTUNITY ZONE

1716 W MAIN ST | MESA, AZ 85201



FOR SALE

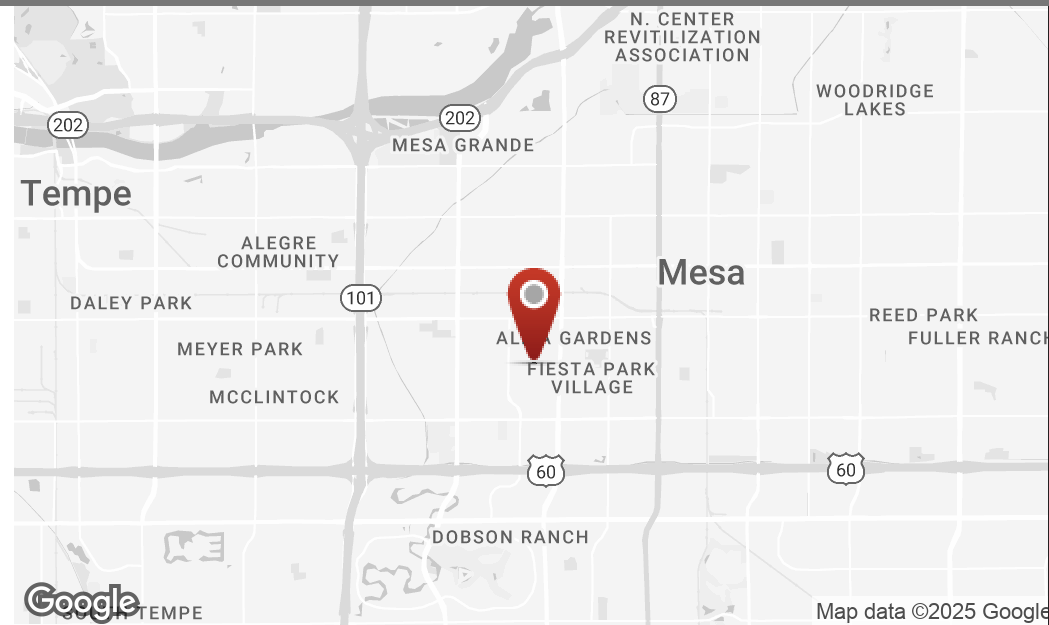
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TURN KEY COMMERCIAL KITCHEN (W/FFE) IN MESA NEAR ASU / LOOP 101

1716 W MAIN STREET, MESA, AZ 85201

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,400,000
Price / SF:	\$235 PSF
Building Size:	5,934 SF
Lot Size:	.98 AC (43,051 SF)
Year Built:	1973

PROPERTY OVERVIEW

This offering features a 5,934-square-foot commercial/ghost kitchen facility situated on a generous 0.98-acre lot. The property includes secure perimeter fencing and a fully paved parking area. It is being marketed for sale with a substantial inventory of restaurant and kitchen equipment, providing immediate functionality for food service operations. In addition to its current use, the property offers strong redevelopment potential. Located adjacent to the light rail, within a designated Opportunity Zone, and just minutes east of Arizona State University, the site is well-positioned for multifamily, retail, or restaurant development.

PROPERTY HIGHLIGHTS

- Fully Equipped Ghost Kitchen: 5,934 SF commercial kitchen on a 0.98 AC lot, includes extensive restaurant equipment and secure paved parking.
- Prime Location: Adjacent to the light rail, in an Opportunity Zone, and minutes from Arizona State University.
- Redevelopment Potential: Ideal for multifamily, retail, or restaurant development in a high-growth area.

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VERSATILE COMMERCIAL BUILDING ON 0.98 AC NEAR ASU / LOOP 101

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COMMERCIAL PROPERTY FOR SALE ON 0.98 AC NEAR DOWNTOWN MESA IN OPPORTUNITY ZONE

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TURNKEY COMMERCIAL KITCHEN SITUATED ON AMPLE SIZED LOT NEAR HIGHWAYS

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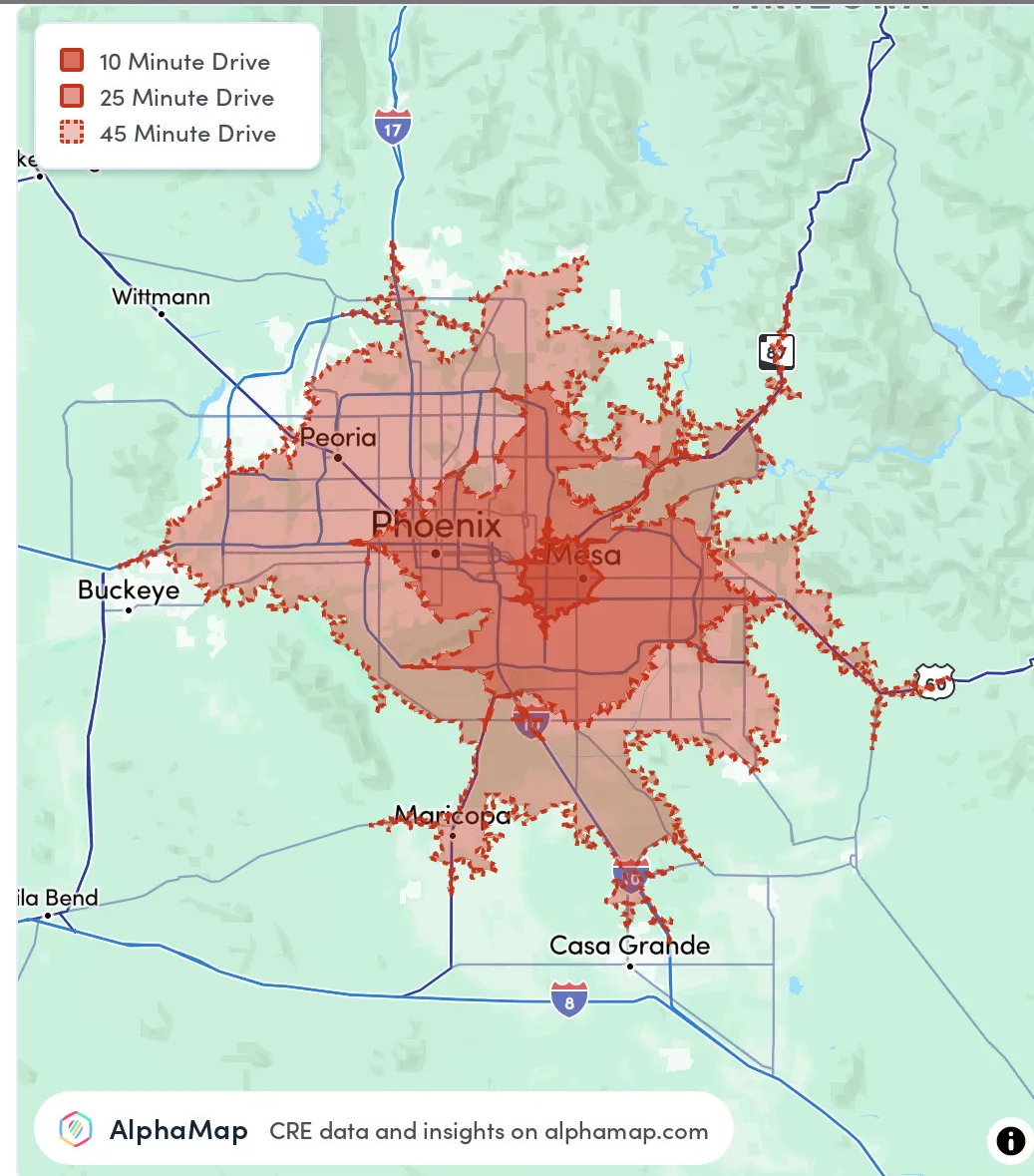
AREA ANALYTICS

1716 W MAIN STREET, MESA, AZ 85201

FOR SALE

POPULATION	10 MINUTES	25 MINUTES	45 MINUTES
Total Population	199,084	1,932,164	4,293,233
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	40

HOUSEHOLD & INCOME	10 MINUTES	25 MINUTES	45 MINUTES
Total Households	81,778	761,804	1,597,731
Persons per HH	2.4	2.5	2.7
Average HH Income	\$81,850	\$112,246	\$112,057
Average House Value	\$369,687	\$512,748	\$483,506
Per Capita Income	\$34,104	\$44,898	\$41,502



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