



FOR LEASE | OFFICE

MAIN STREET SHOWROOM

2217 E Main St, Mesa, AZ 85213

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	3,700 SF
Lease Rate:	\$15.00 SF/yr (Full Service)
Lot Size:	1.11 Acres
Building Size:	3,700 SF
Building Class:	B
Year Built:	1959
Zoning:	C-3
Cross Streets:	

PROPERTY OVERVIEW

Outstanding C-3 zoned retail/flex space offering exceptional visibility and frontage directly on Main Street across from Camping World. This versatile property totals 3,700 SF — including a large showroom, private office, break room, restroom, and warehouse area with a mezzanine and storage. The warehouse features two 12' roll-up doors and 15' clear height, with the flexibility to divide if warehouse space is not needed. This property provides a rare mix of showroom presence, warehouse functionality, and full HVAC comfort in a high-traffic Mesa corridor surrounded by strong demographics and steady growth.

PROPERTY HIGHLIGHTS

- Zoning: C-3 – wide variety of permitted uses including automotive, bicycle, medical supply, lawn care, and more
- HVAC: Fully air-conditioned, including warehouse area
- Access & Exposure: Monument signage and excellent Main Street frontage with strong daily traffic
- Connectivity: Convenient to US 60 and 202 Red Mountain Freeways

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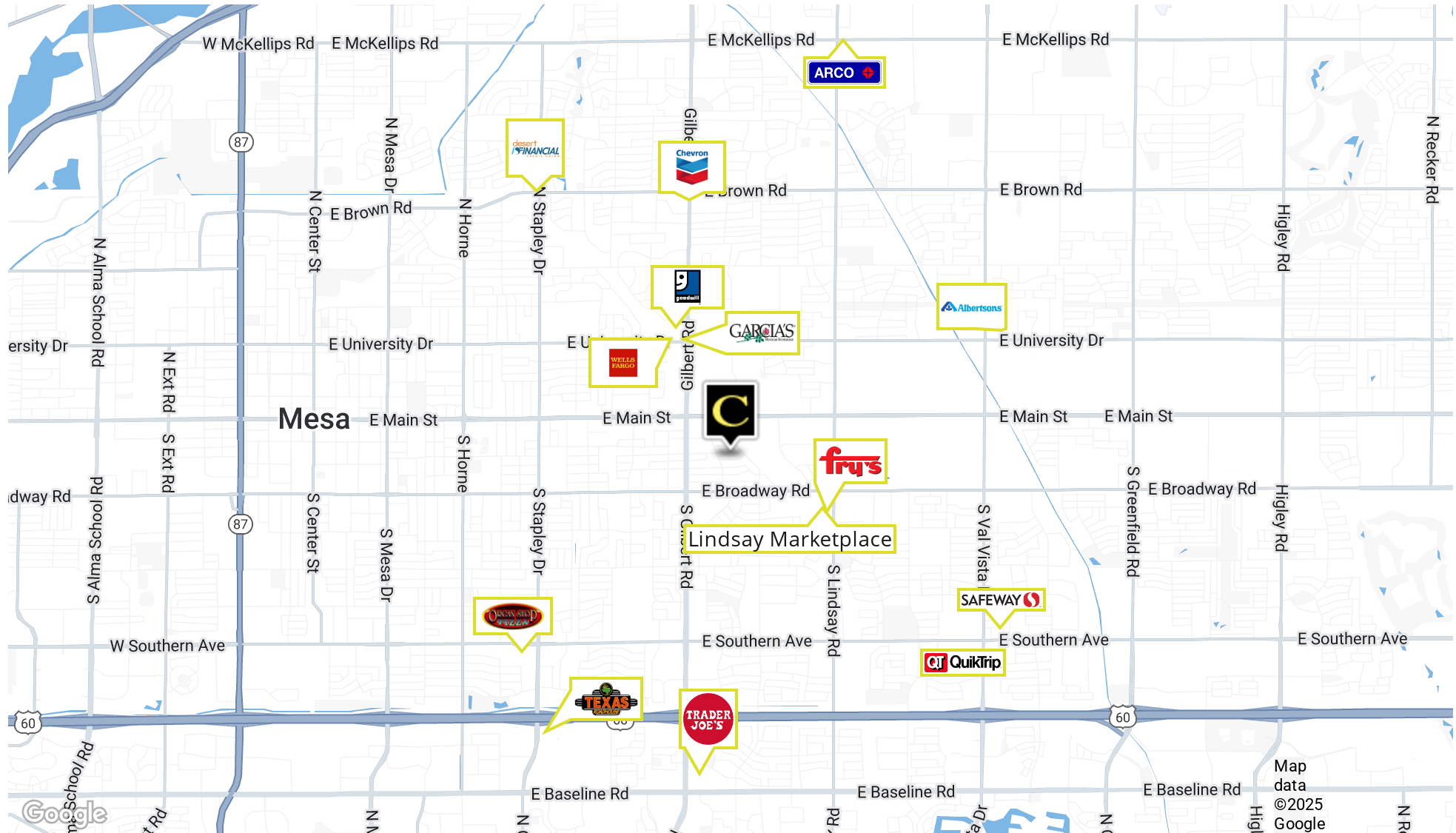
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Office Building In Mesa

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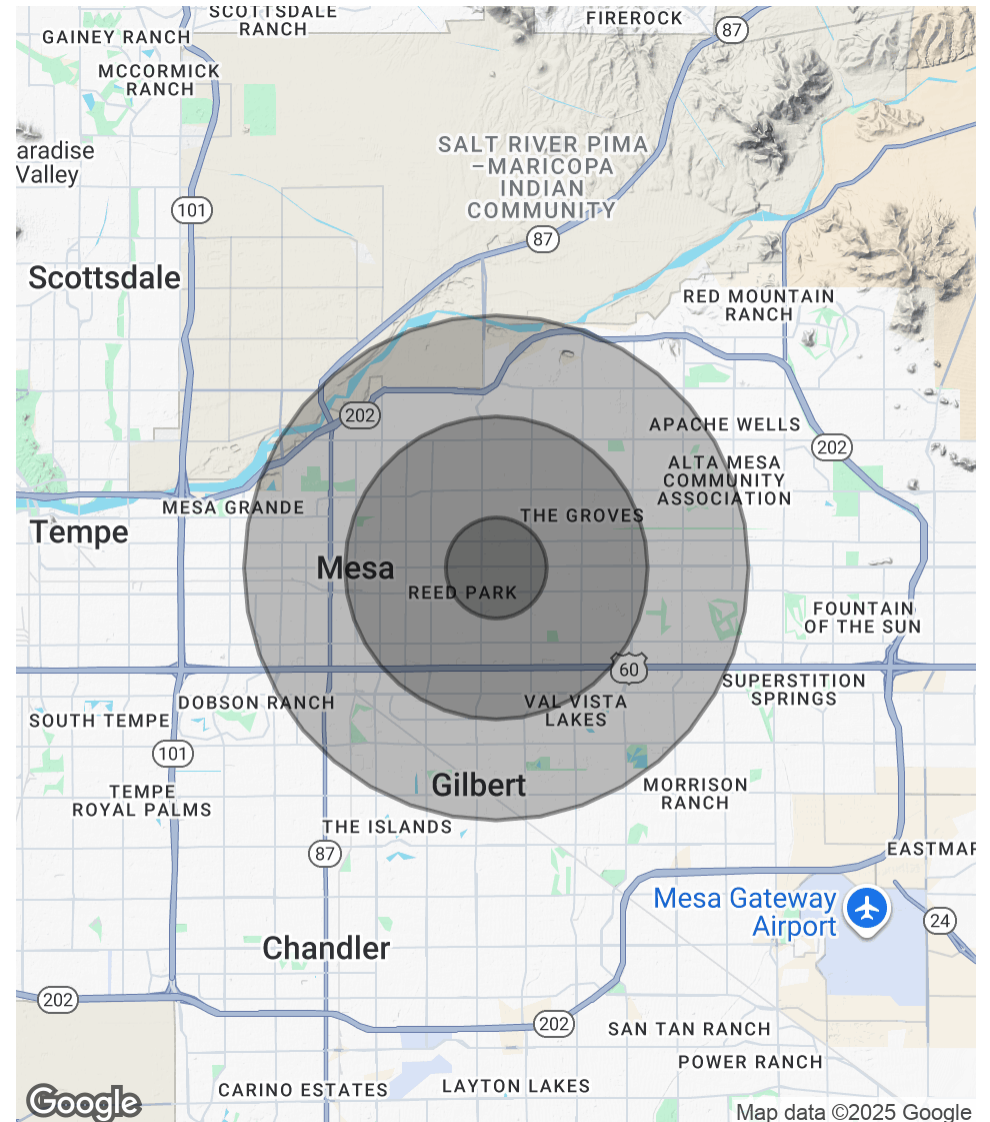
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,951	164,294	362,493
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,176	59,647	135,933
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$76,620	\$94,703	\$100,471
Average House Value	\$335,404	\$416,414	\$443,411

Demographics data derived from AlphaMap



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