

FOR SALE

305 E MAIN STREET
MESA, AZ 85201

CONTACT INFORMATION

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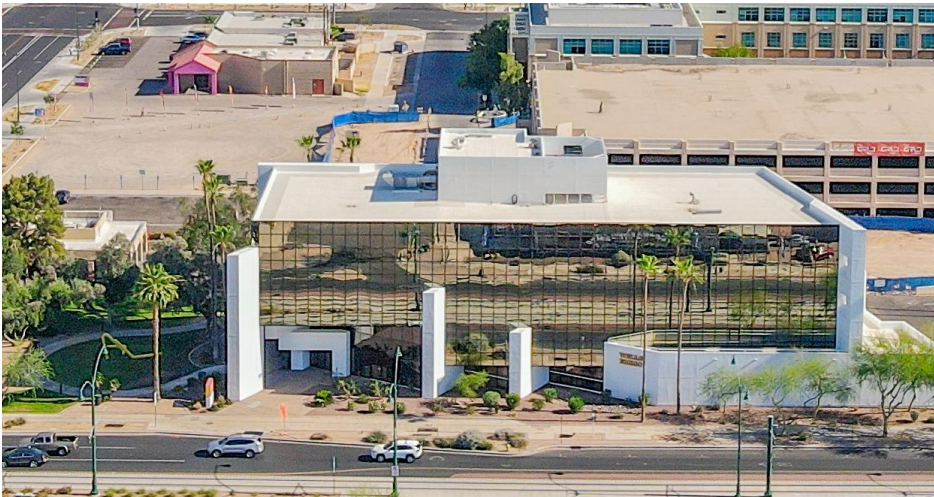
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PROPERTY DETAILS

SALE PRICE	\$5,499,000 (\$106/SF) INCOME: \$163,139.04
BUILDING SIZE	±51,804 SF
LEASED/VACANT	LEASED SF: ±11,929 SF VACANT SF: ±39,875 SF
LOT SIZE	±0.98 AC
ZONING	C-DT, MESA
PARCEL	138-65-006B
PARKING	±157 SPACES

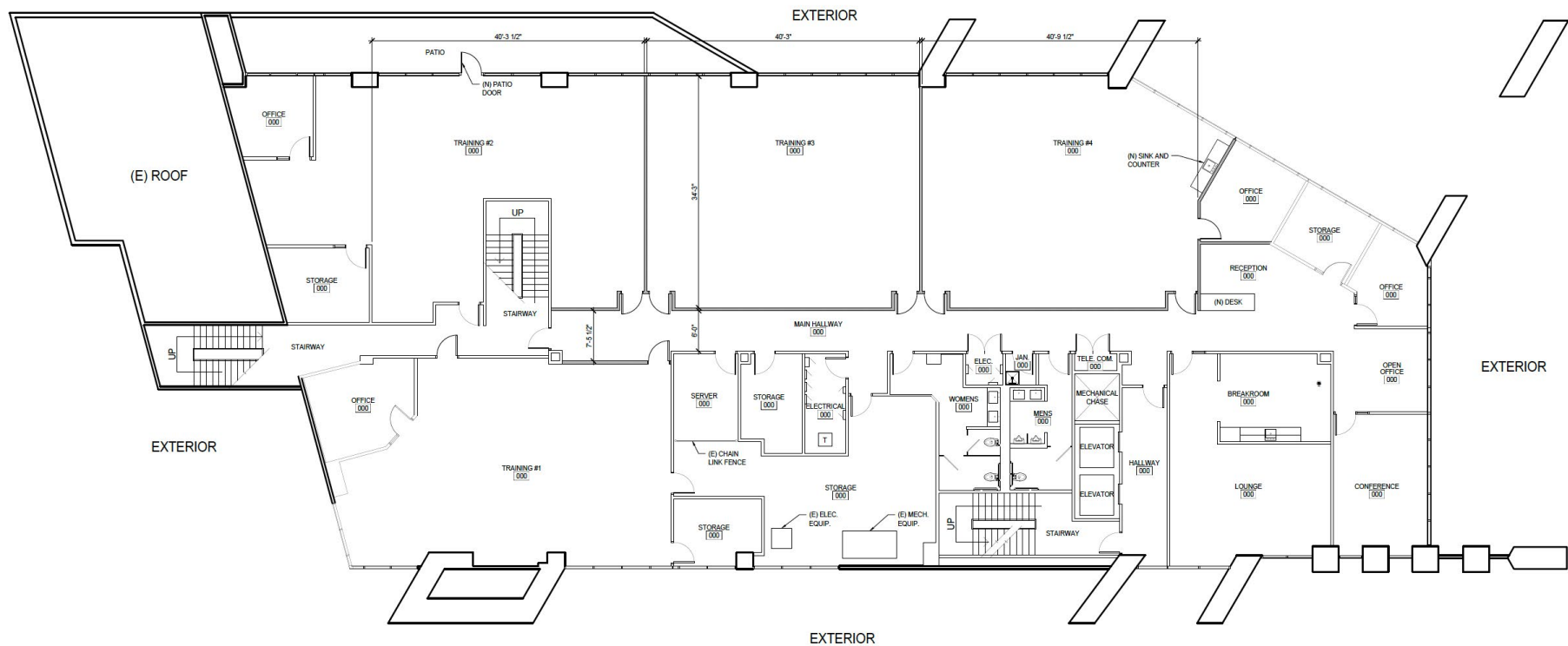


PROPERTY HIGHLIGHTS

- Investment or Owner/User with income opportunity
- Join fast growing downtown Mesa
- Complete remodel of entry, common areas, restrooms
- Three Full Floors available for Owner/User
- Large break rooms available
- Lobby exposure available
- Located in an Opportunity Zone
- **Opportunity Zone Location** - Property is located in a federally designated Opportunity Zone, offering potential tax deferral and long-term capital gains benefits for eligible investors (subject to qualification).  [CLICK FOR MORE ZONING INFO](#)

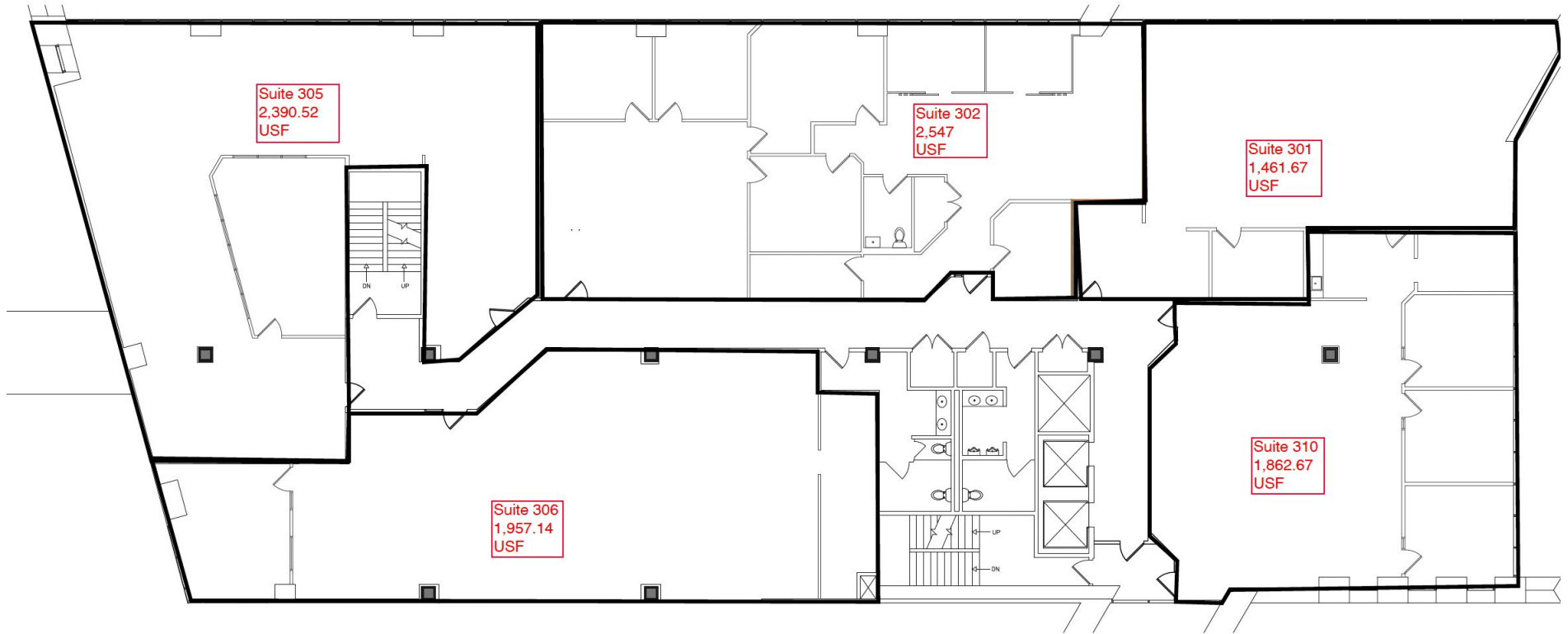


1ST FLOOR | ±11,923 SF



FLOORPLAN

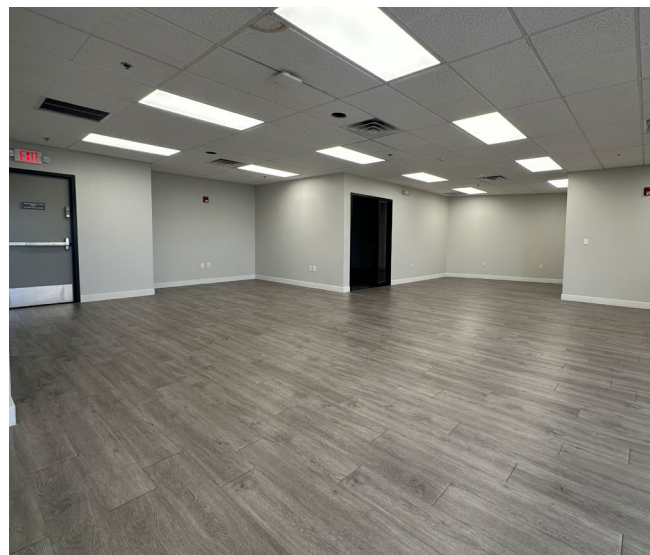
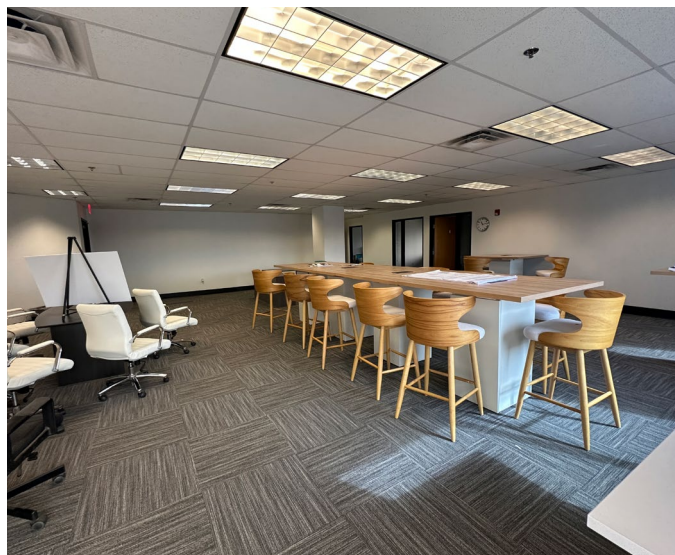
2ND FLOOR | ±13,211 SF



FLOORPLAN

3RD FLOOR | ±13,075 SF

4TH FLOOR | ±13,595 SF



INTERIOR IMAGES



AERIAL OVERVIEW

New Adjacent Development: The 233 (formerly The Grid)

75 million dollar six story multi-use development that will include 196 apartments, 75 urban flats, and 15 three-level walk-up rowhomes. The building will also be the home for 14,000 square feet of office space as well as first floor retail and dining which will be occupied by Crust Simply Italian and a speakeasy-style cocktail lounge.

Housing Units: 286

Commercial SF: 14,000

Parking Spaces: 339

MESA CITY OVERVIEW

Mesa is the third-largest city in Arizona and a key economic driver within the Greater Phoenix Metro. Strategically positioned in the East Valley, Mesa offers a business-friendly environment, a growing and diverse population, and direct access to major transportation corridors. The city continues to attract corporate investment, advanced manufacturing, aerospace, healthcare, and technology users, making it a compelling market for commercial real estate growth and long-term stability.

WHY MESA WORKS

- Prime East Valley location with access to Loop 202, Loop 101, US-60, and I-10
- Dual-airport proximity via Sky Harbor and Phoenix-Mesa Gateway
- Diverse economic base including aerospace, manufacturing, healthcare, and tech
- Strong labor pool supported by ASU and regional colleges
- Business-friendly environment with competitive costs and incentives
- Continued population growth driving commercial demand



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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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