

FOR SALE

305 E MAIN STREET | MESA, AZ 85201



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS



SALE PRICE:
\$6,255,000
(\$121/SF)



PARKING:
± 157 Spaces,
Expandable



TOTAL BUILDING SIZE:
±51,804 SF
Leased SF: ±25,134 SF
Vacant SF: ±26,670 SF



ZONING:
C-DT, Mesa



TOTAL LOT SIZE:
±0.98 AC



PARCEL:
138-65-006B

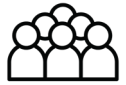
PROPERTY HIGHLIGHTS

- Investment or Owner/User with income opportunity
- Join fast growing downtown Mesa
- Complete remodel of entry, common areas, restrooms
- Two Full Floors available for Owner/User
- Large break rooms available
- Lobby exposure available
- Located in an Opportunity Zone



Offering Memorandum with rent roll and financials available upon request

MESA CITY OVERVIEW



520K +
TOTAL POPULATION



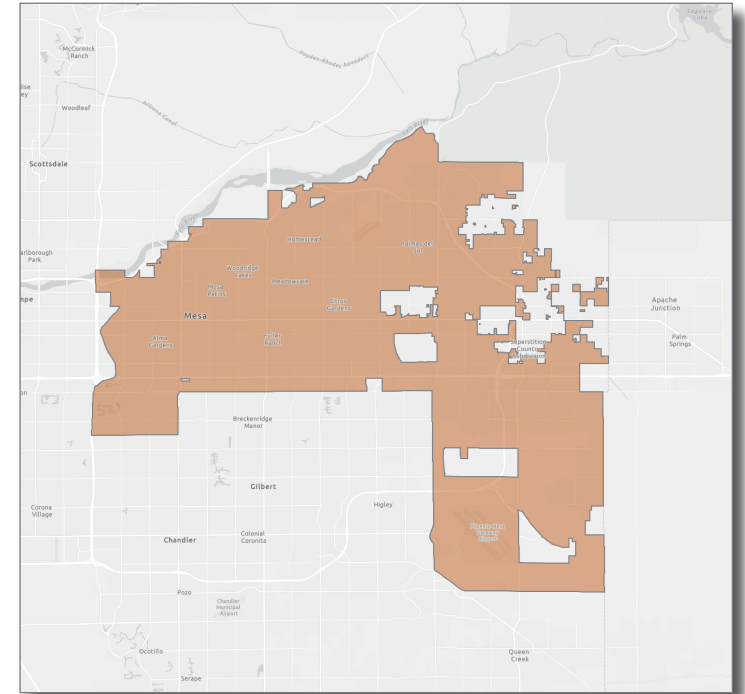
\$99K +
AVG HH INCOME

EAST VALLEY CITY WITH ADVANCING INDUSTRIAL CORRIDORS

Mesa, 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 & RESEARCH-DRIVEN INVESTMENT CLIMATE

Mesa is also investing 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 multi-million-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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