

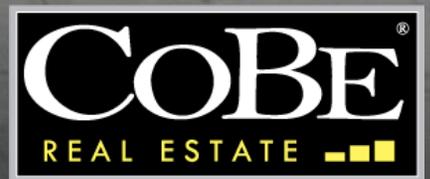


FOR SALE/LEASE | RETAIL

# DOWNTOWN MESA 3-STORY BUILDING

Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



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135 S Mesa Dr, Mesa, AZ 85210



## PROPERTY SUMMARY

Sale Price:	\$795,000
Lease Price:	\$17.50 SF/yr (NNN)
Lot Size:	0.16 Acres
Building Size:	3,092 SF
Year Built:	1986
Zoning:	DB-1
Cross Streets:	Mesa Dr and Main St

## PROPERTY OVERVIEW

3-Story Retail Building in Historic Downtown Mesa. Buildout includes: **Work area, lobby/reception, two restrooms, lower level has open bullpen with two office spaces and water hookups, upper level has open bullpen or storage area.** New exterior paint, **south wall is perfect for mural** with smooth stucco.

## PROPERTY HIGHLIGHTS

- 3,092 SF in Downtown Mesa District
- 3-Story Building
- 3 phase wiring
- South exterior wall has smooth stucco
- Signage available

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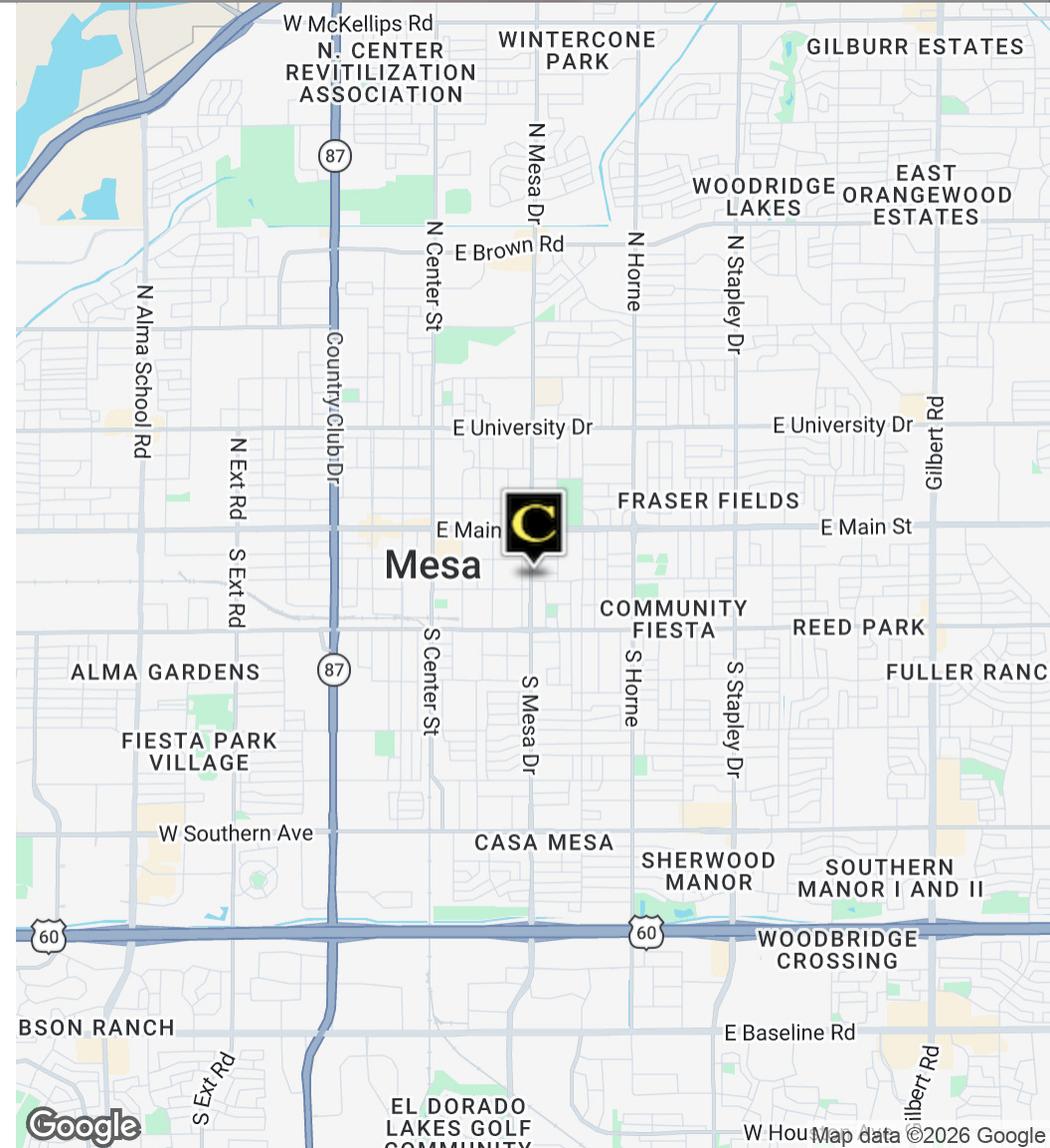
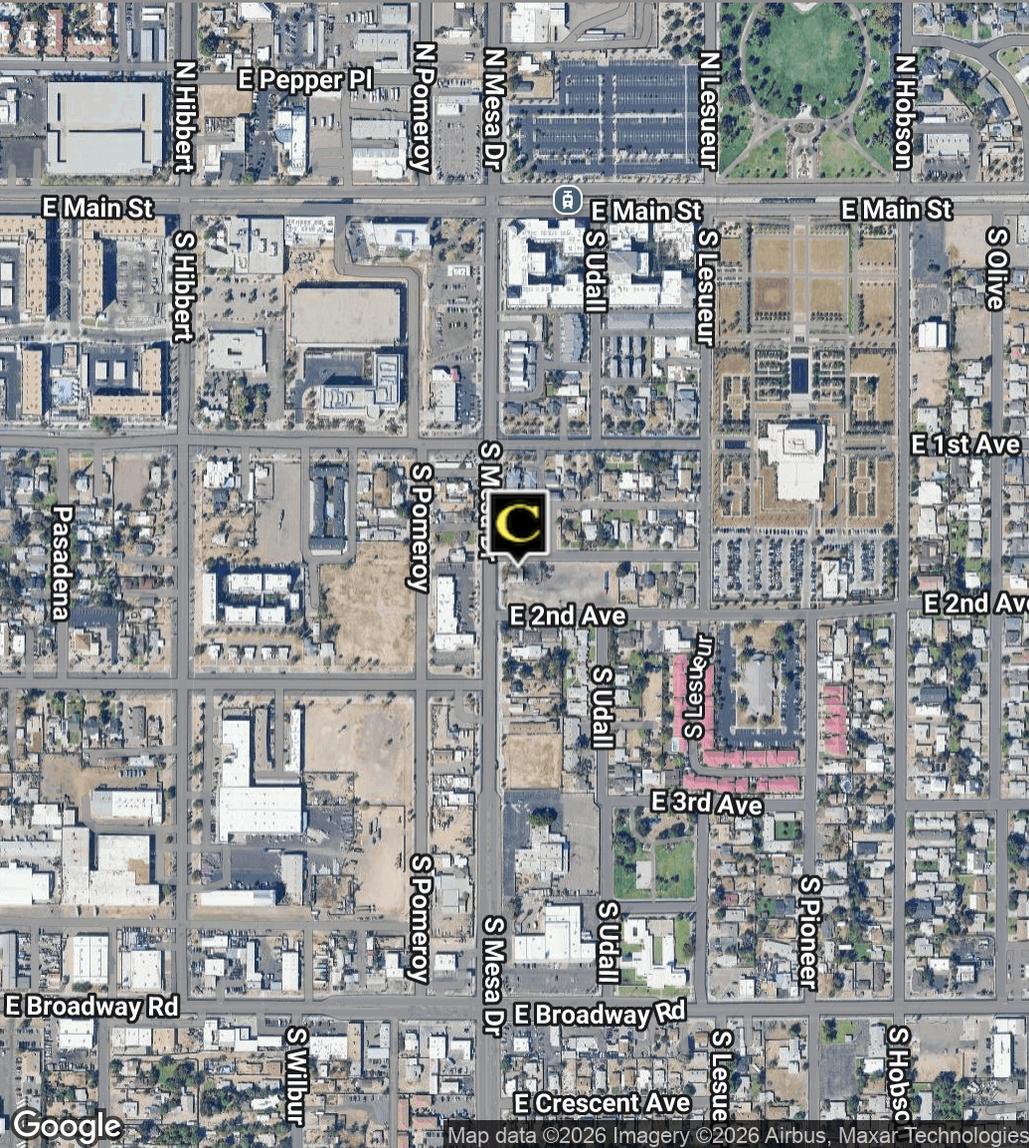
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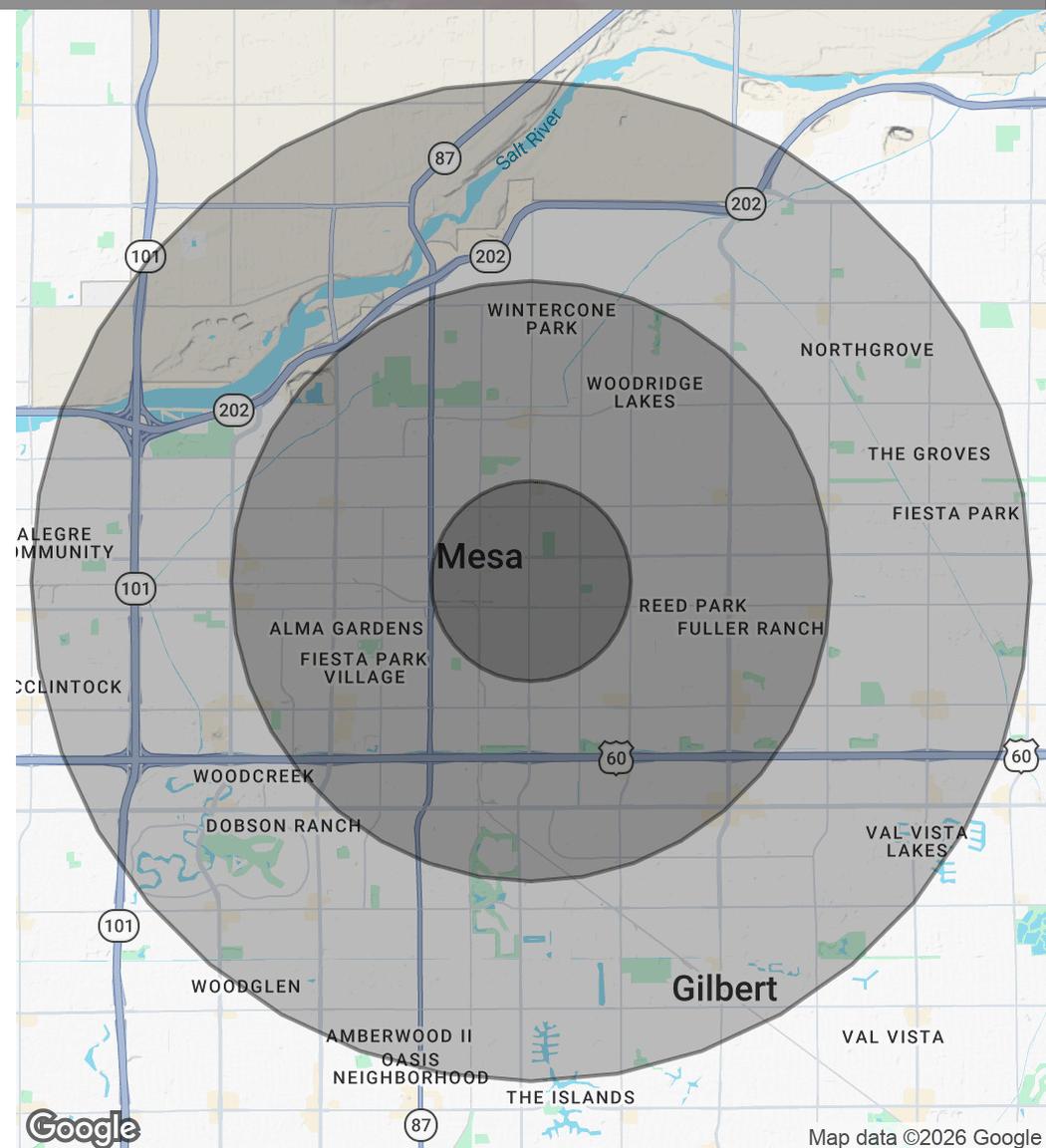
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,807	179,115	358,281
Average Age	34	36	38
Average Age (Male)	33	35	37
Average Age (Female)	35	36	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,269	65,091	137,171
# of Persons per HH	3	2.8	2.6
Average HH Income	\$61,221	\$79,274	\$93,273
Average House Value	\$341,241	\$369,836	\$408,679

Demographics data derived from AlphaMap



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