



FOR SALE/LEASE | RETAIL

135 S MESA DR

Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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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

2-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
- 2-Story Building
- 3 phase wiring
- South exterior wall has smooth stucco
- Signage available

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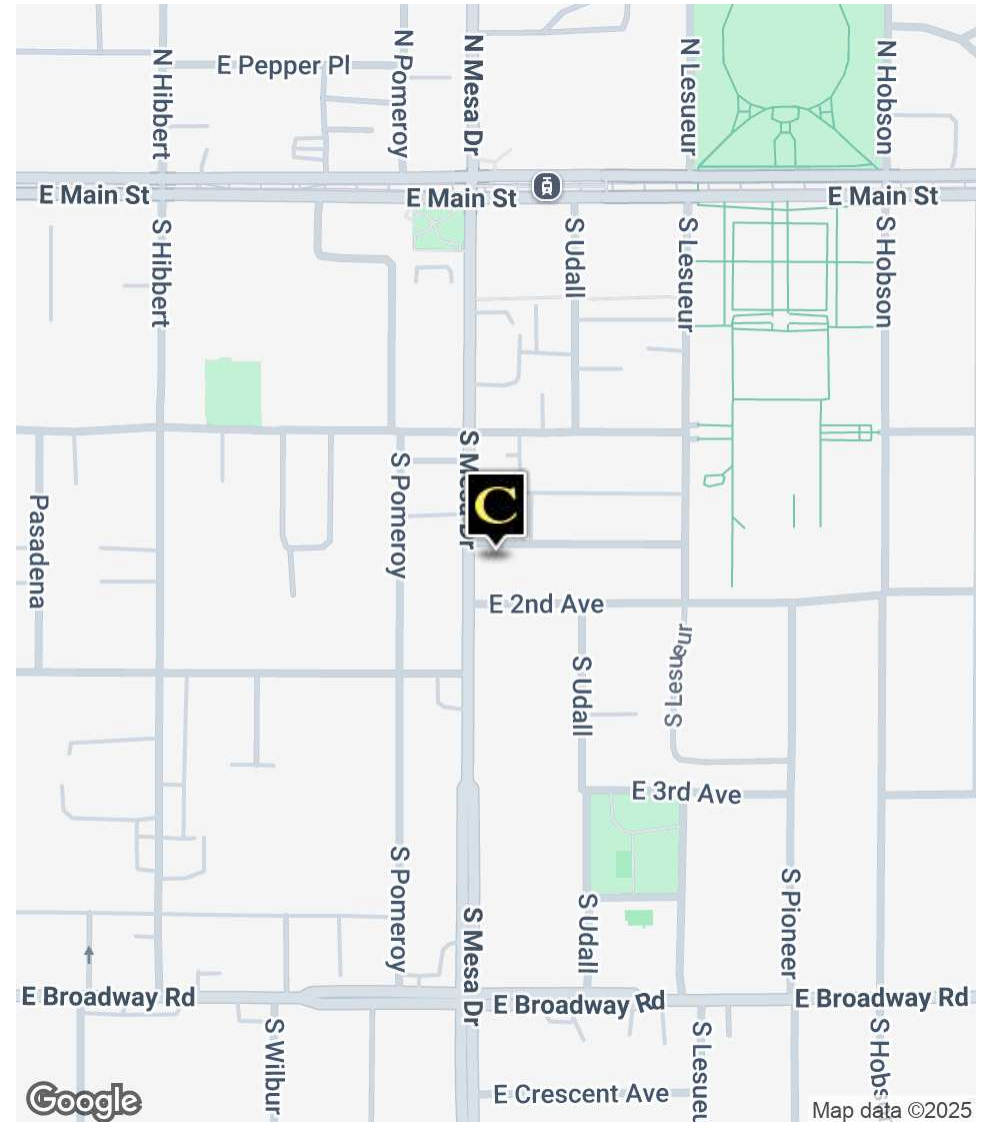
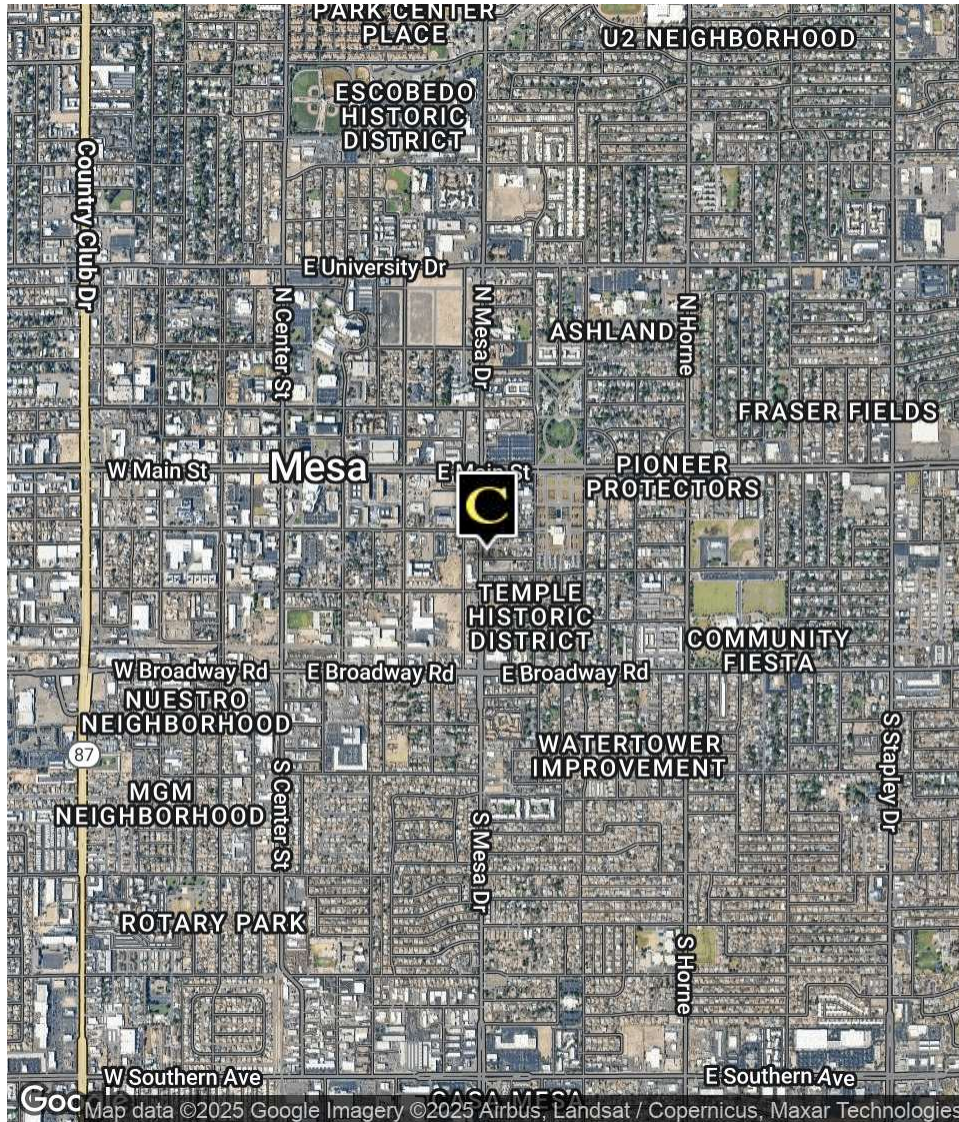
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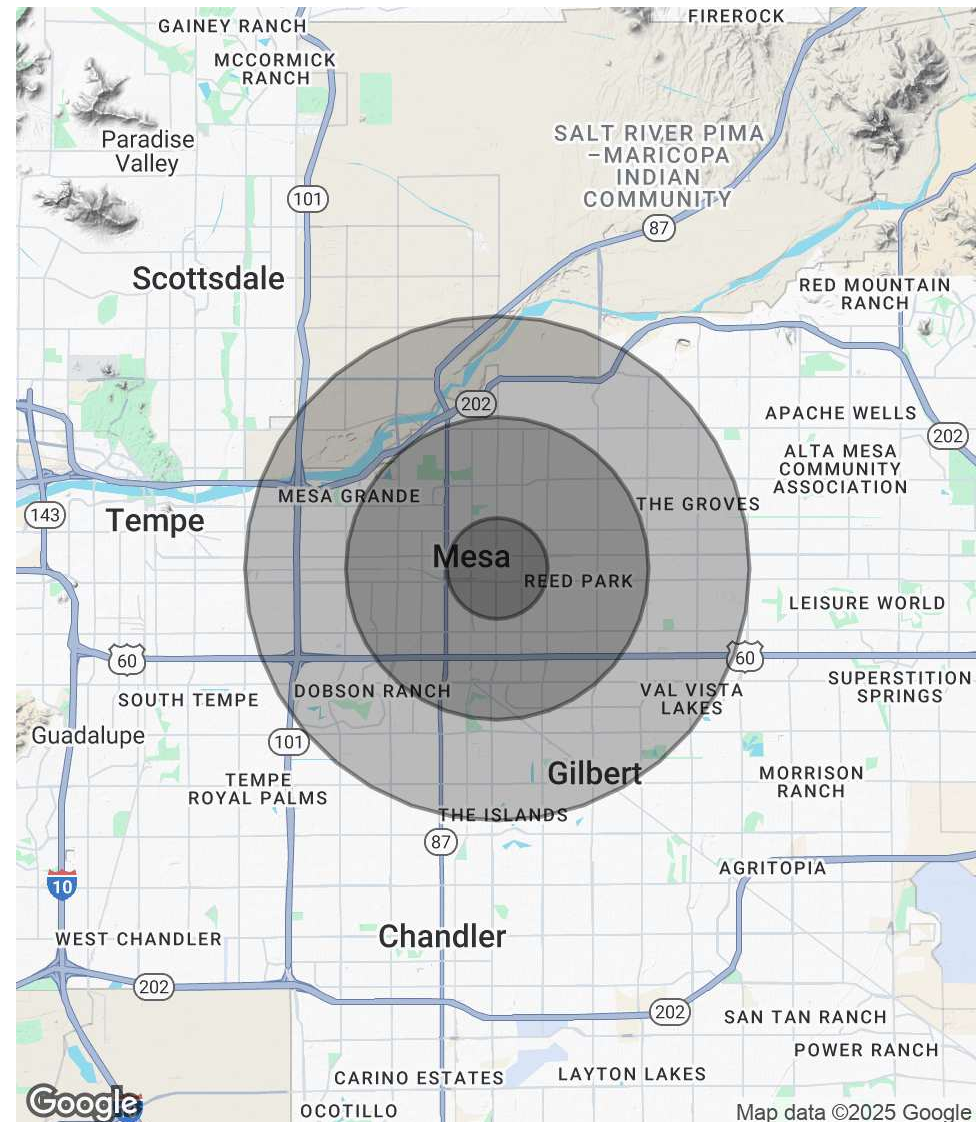
POPULATION

	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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