



MULTI-TENANT RETAIL PLAZA

903- 933 E MAIN ST | MESA, AZ 85203

FOR SALE IN OPPORTUNITY ZONE
\$4,200,000 (\$131 PSF/BLDG, \$44 PSF/LAND)



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 09 15 22

MULTI-TENANT RETAIL PLAZA AVAILABLE FOR SALE

Address	903-933 E Main St Mesa, AZ 85203
Building Size	±32,702 SF
Lot Size	±94,324 SF (±2.16 Acres)
Tenancy	Multi-Tenant
Parcel	138-18-066C, 068A
Zoning	LC, City of Mesa
Frontage	E Main St
Vacancy	32%



RETAIL INVESTMENT IN OPPORTUNITY ZONE

Well maintained shopping plaza with an excellent mix of local tenants. Vibrant retail area of east Mesa along the gateway to the famous Superstition Mountains, Apache Trail tourism and recreation areas. Frontage along Main Street draws in the nearby retiree community as well as adventure seekers. Join popular long term tenants Hambone Sports Bar & Grill, Antique Plaza, Sidewalk Noshers and Harmon's Safe Lock & Key.

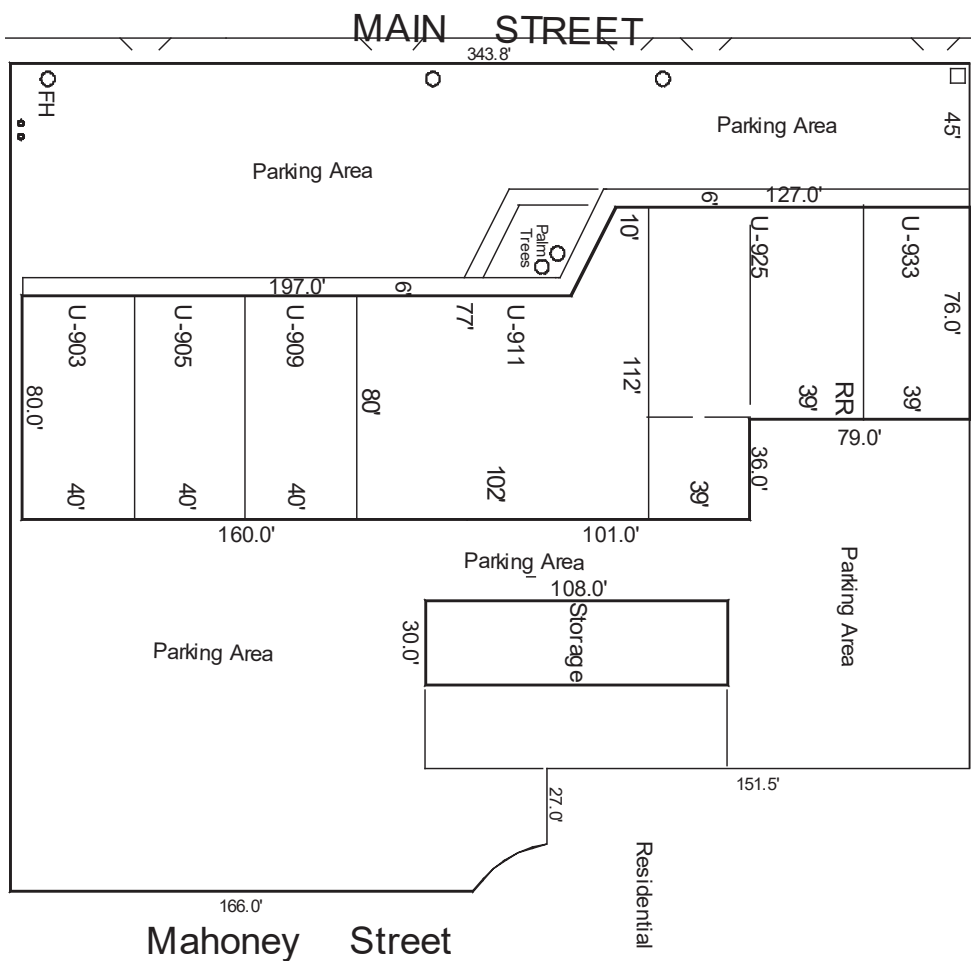
SALE PRICE: \$4,200,000.00 (\$131 PSF/BLDG, \$44 PSF/LAND)

CAP RATE: 2.98% | 68% OCCUPIED



INVESTMENT HIGHLIGHTS

- Population of 532,321 people within a 5 mile radius and 147,341 housing units
- Excellent Mix of Tenants
- Light-Rail Frontage



TENANT PROFILES



Hambone Sports Bar & Grill

Suite 903 | ±3,200 SF

Dating back to 1956, this sports bar has a large enclosed patio with 6 pool tables, TV's, darts, arcade games, and karaoke.



Sidewalk Noshers, LLC

Suite 909 | ±3,200 SF

Sidewalk Noshers caters everything from small, private dining experiences to lavish weddings and large corporate events. Whether the events are large or small, Gonzalo and his team have the opportunity to make a difference to their clients.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Antique Plaza

Suite 933 | ±9,200 SF

The oldest antique mall in Mesa, the Antique Plaza has spent the last twenty-five years servicing the Valley with a truly unique selection of items. Over the years we've collected a knowledgeable staff. We have jewelry aficionados, paper addicts, collectible connoisseurs, art savants, furniture fanatics and clothing experts. It's their 'love for the goods' and friendly service that keep people coming back for more.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



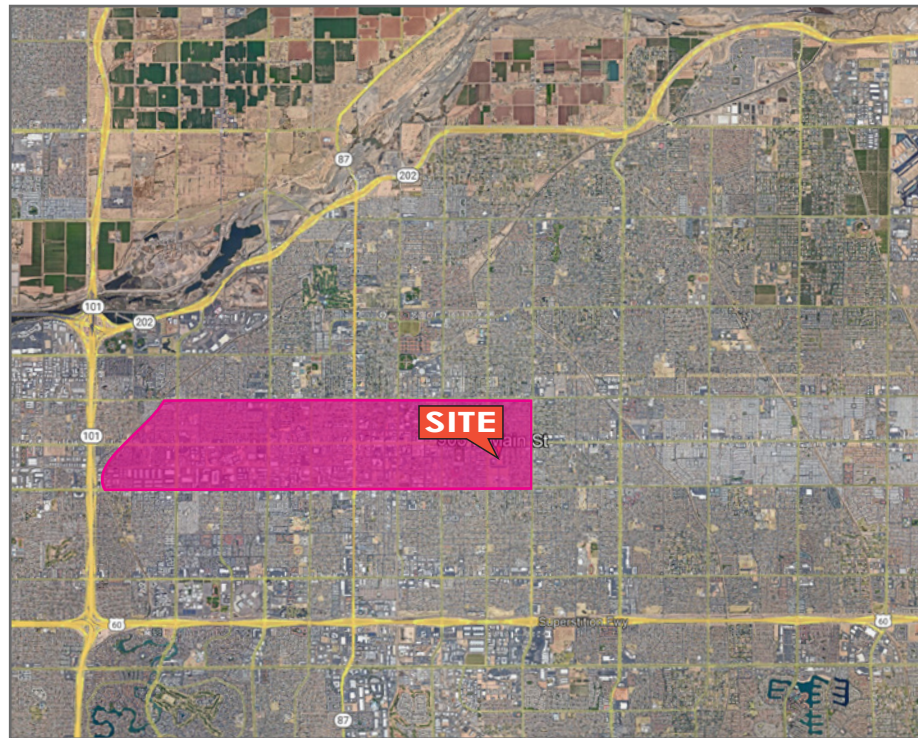
Harmon's Safe, Lock & Key

Suites 906-907 | ±3,200 SF

At Harmon's Safe Lock & Key, we have been providing professional locksmith and safe services in the Greater Phoenix area since 1958! This makes us the oldest family owned and operated locksmith operation in the entire state of Arizona.

[\(CLICK HERE FOR MORE INFORMATION\)](#)

PROPERTY LOCATED IN OPPORTUNITY ZONE -



Per City of Mesa Zoning Code:

LC - Limited Commercial. To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large commercial developments that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses.

AERIAL VIEW (NORTHEAST)

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AERIAL VIEW (SOUTHEAST)

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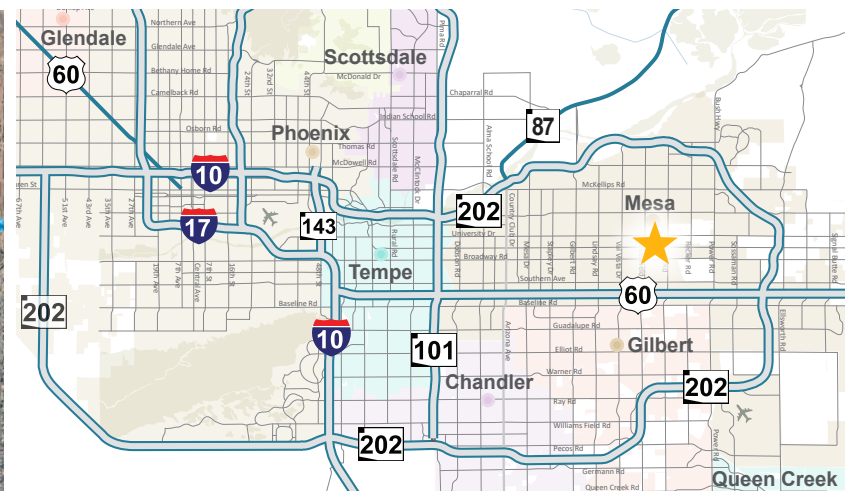
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AREA MAP



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SIX ENCOMPASSING CITIES

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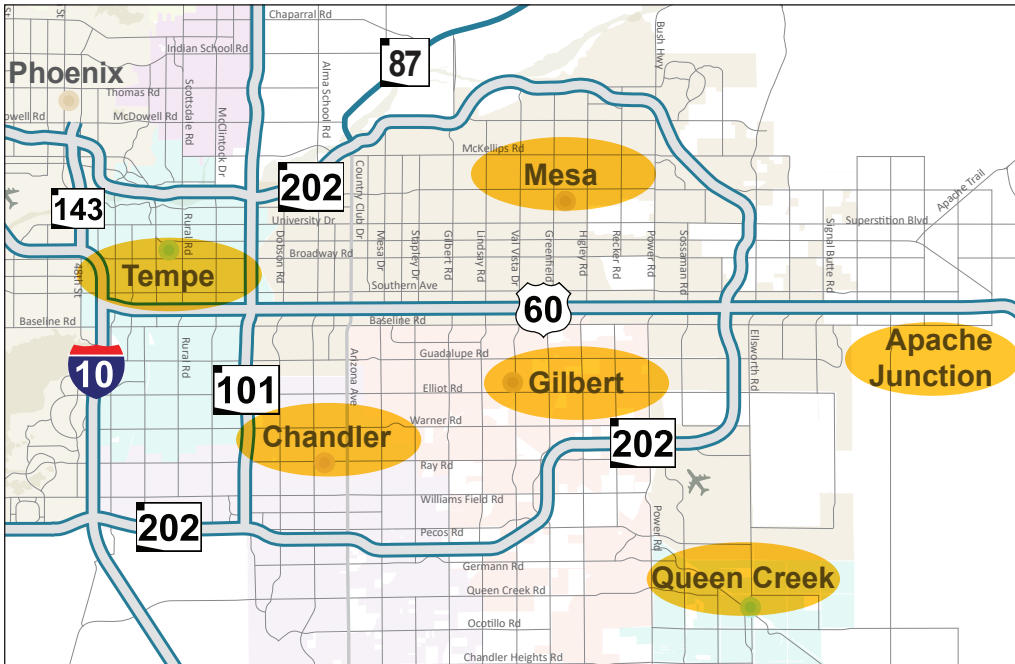
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the

28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



This corner of metro Phoenix is defined by university life, family fun and the ruggedly beautiful Superstition Mountains. Arizona State University is located in Tempe, which plays host to some of the region's biggest outdoor parties. Chandler is considered the innovation and technology hub of the Southwest.

GROW WITH THE PHX EAST VALLEY.

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.



TOP 6 COMPANIES IN THE VALLEY

GoDaddy

GoDaddy is an innovative software development and web design company. Employees are encouraged to live fearlessly, exceed goals, and celebrate individuality.

Keap

Located in Chandler, Keap is a private company that offers an e-mail marketing and sales platform for small businesses.

Clearlink

Clearlink works with the world's leading brands to extend brand reach and gather consumer insights. Clearlink is a resource for marketing solutions, sales solutions, and data-science solutions.

TEKsystems

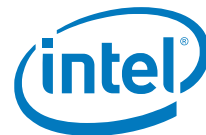
TEKsystems helps companies build all-star teams that are as ambitious as the all-star companies they work for.

AZBigMedia

AZBigMedia has brought the most compelling news stories from the around the country to Arizona readers.

Vixxo

Vixxo is a technology-enabled asset management company located in Scottsdale. Their client list is made up of many Fortune 500 companies spanning from retail and restaurants to businesses and large companies.



Intel has announced a \$20 billion investment in two new manufacturing facilities in Chandler, AZ, set to come online for production in 2024. Gelsinger has pointed out that Intel is ready to break ground, increasing the number of factories on Intel's Ocotillo campus, in Chandler, from four to six. This is the largest private investment in Arizona history resulting in 3,000 high paying tech jobs, 3,000 construction jobs and 15,000 indirect jobs in the submarket.



Offering Memorandum Disclaimer

The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Properties Inc ("CPI") or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is "CPI," and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering.

This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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