



FOR SALE | LAND

SUN VALLEY PLAZA LOT

NWC of Main St and Sossaman , Mesa, AZ 85207

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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SUN VALLEY PLAZA LOT

NWC of Main St and Sossaman , Mesa, AZ 85207

35,458 SF

174th STREET
OSSAMAN ROAD



PROPERTY SUMMARY

Sale Price: \$395,000

Lot Size: 0.81 Acres (35,458 SF)

APN #: 218-16-301C

Zoning: LC

Cross Streets: N Sossaman Rd and E Main St

PROPERTY OVERVIEW

This property is located in a well-positioned neighborhood shopping center located at 7440 E Main Street in Mesa, AZ. Situated near the intersection of Main Street and Sossaman Road, the property benefits from strong daily traffic and easy access to U.S. 60 and Loop 202. The surrounding area features dense residential neighborhoods, schools, and growing commercial development, creating a steady customer base. With excellent visibility, ample parking, and a mix of local and national tenants, Sun Valley Plaza is an ideal location for retail and service-oriented businesses.

PROPERTY HIGHLIGHTS

- Lot can support up to a 22,750 square foot building
- 2 Miles from Loop-202 & US-60
- 27,153 VPD on Main St & Sossaman Rd
- High visibility on the corner of Main and Sossaman
- Population over 106,000 and Average HH Income over \$87,000 within 3 miles

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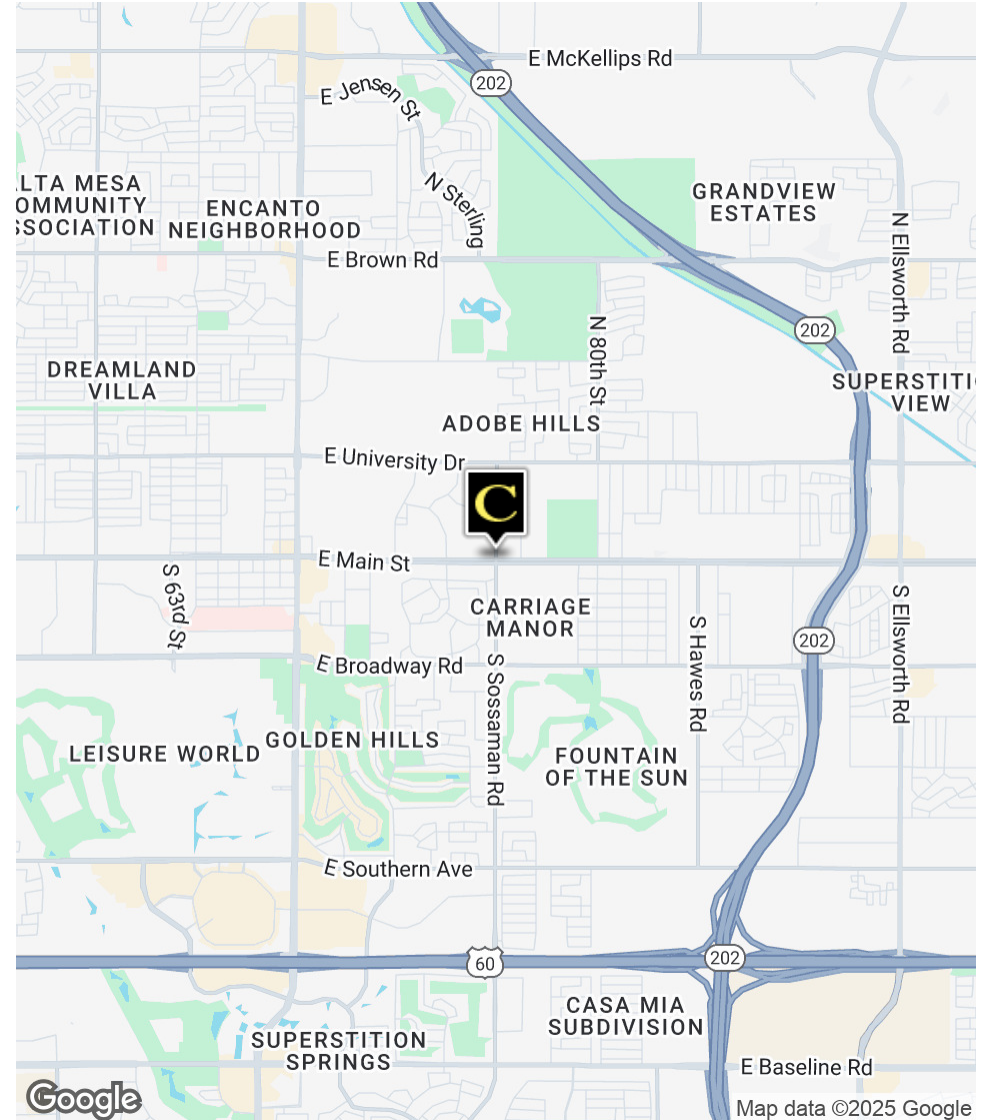
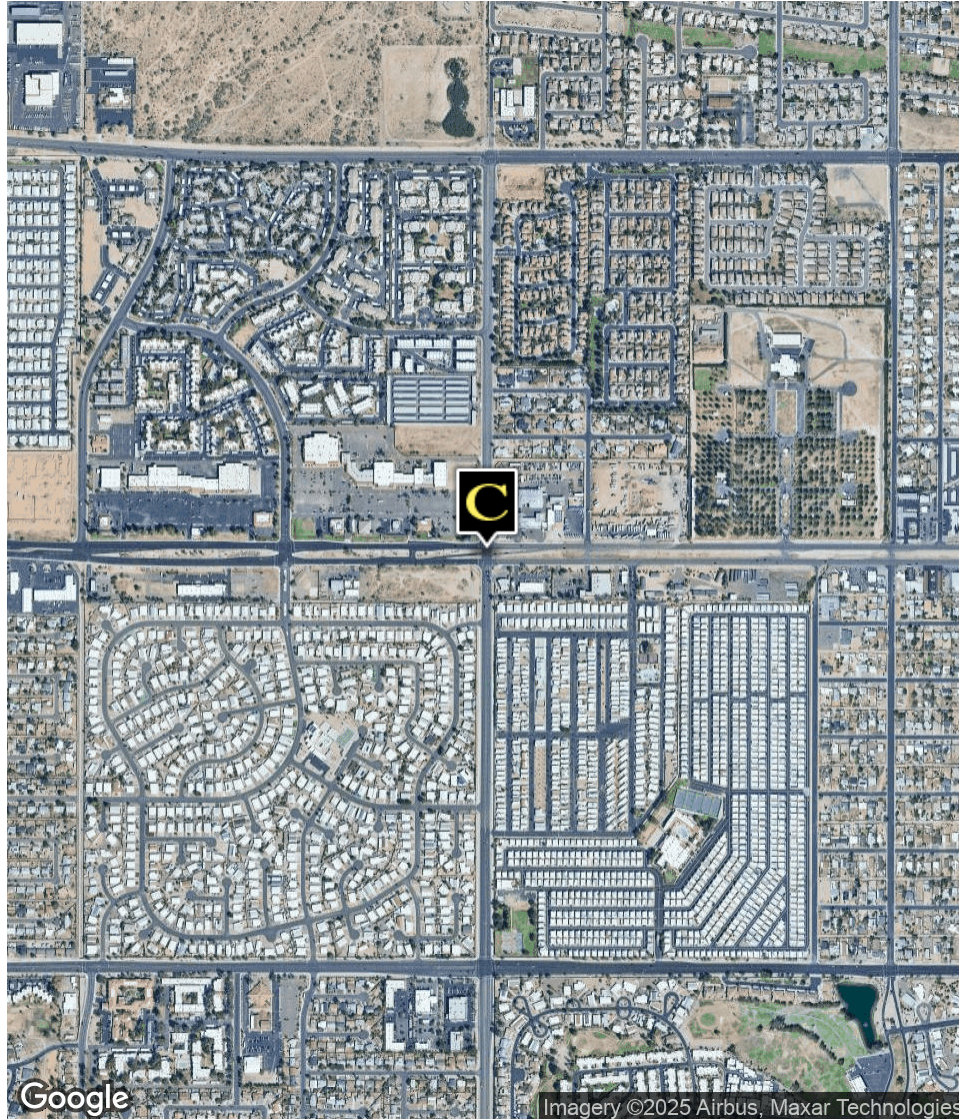
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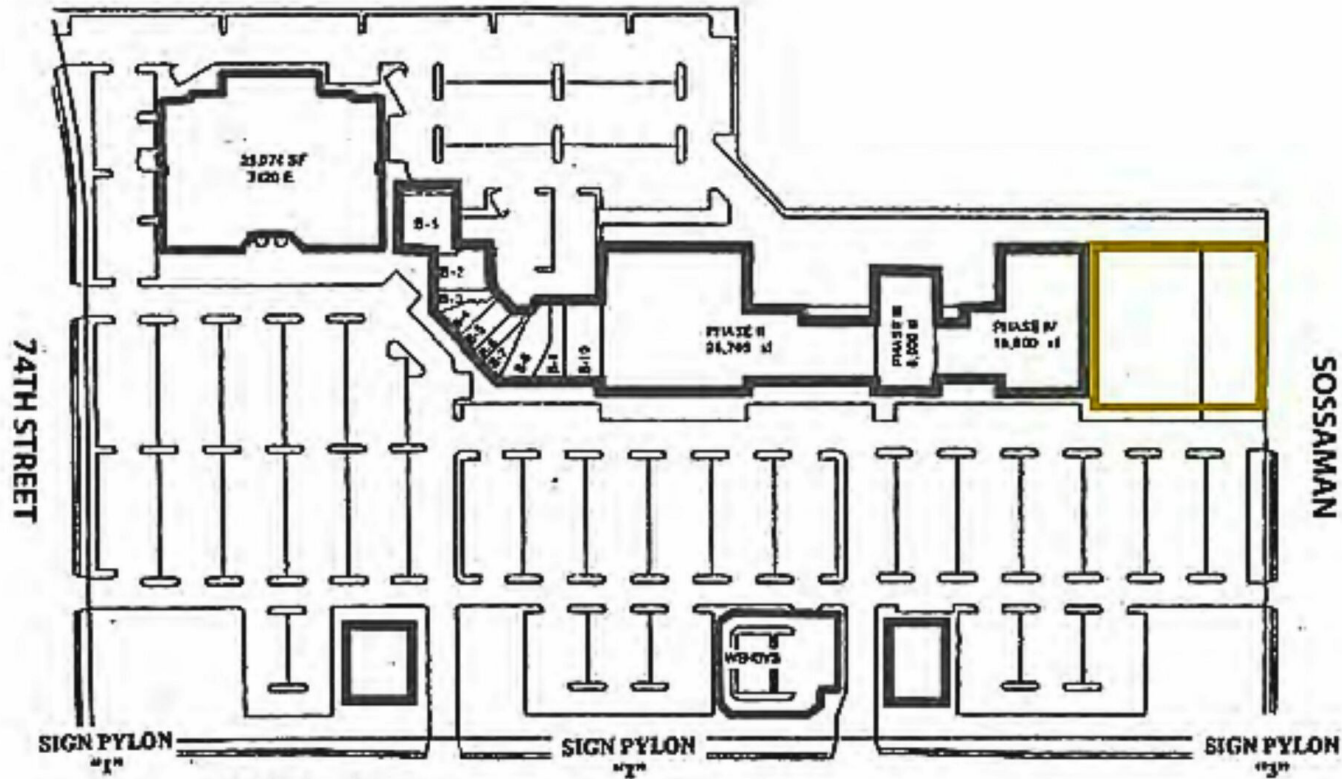
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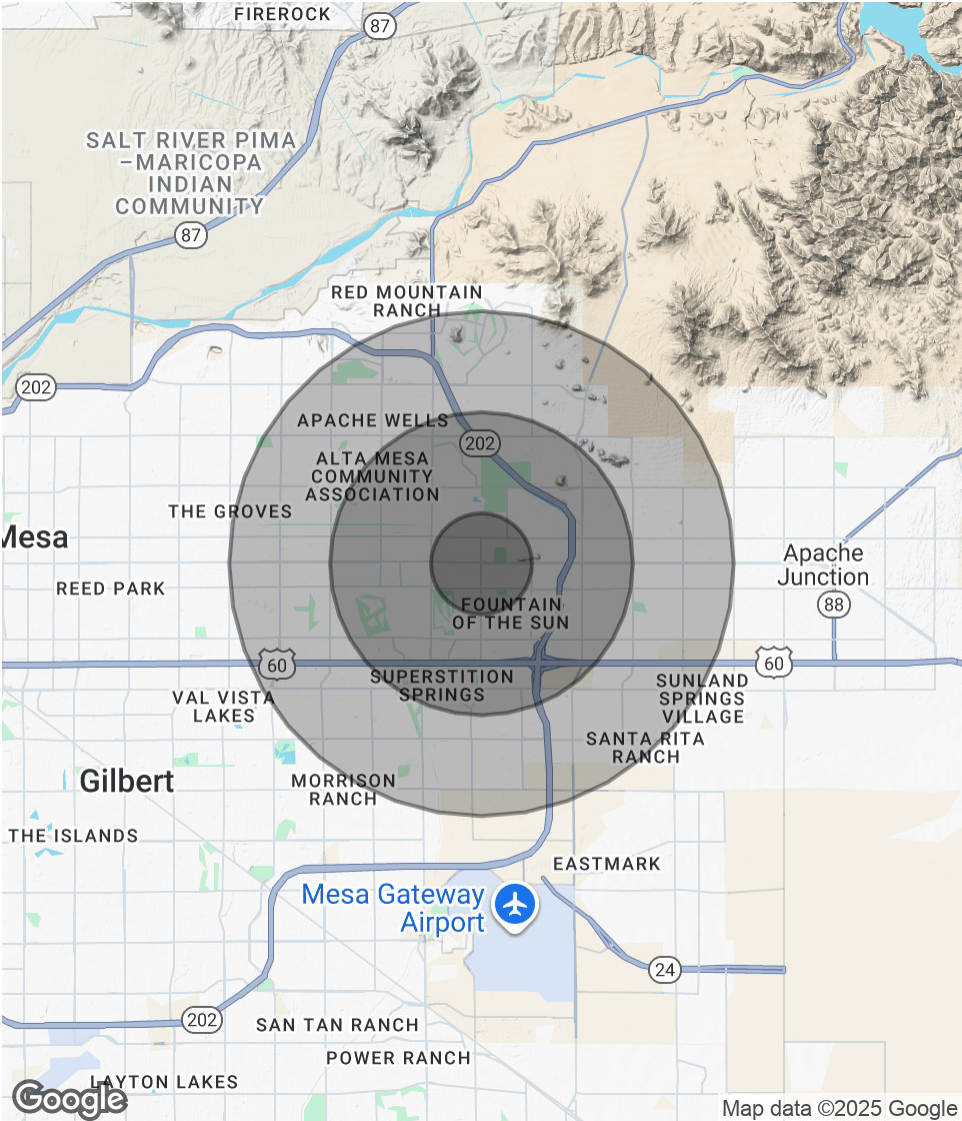
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,247	106,517	261,144
Average Age	49	47	45
Average Age (Male)	47	46	44
Average Age (Female)	50	48	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,229	45,796	106,131
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$75,316	\$87,442	\$105,256
Average House Value	\$294,178	\$333,617	\$422,499

Demographics data derived from AlphaMap



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