

OWNER/USER

MEDICAL OFFICE OPPORTUNITY

2415 W MAIN STREET | MESA, ARIZONA 85202

FOR SALE:
\$1,750,000



±4,746 SF

Building Area

±39,434 SF

Lot Size

MONUMENT SIGNAGE

On Main Street

CROSS STREETS

Loop 101 on Main St / Apache Blvd

*All Property Tours Must
Be Scheduled

DO NOT CONTACT TENANT

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ORION 
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW



PRICE
\$1,750,000



PARCEL
134-35-041B



PROPERTY TYPE
GENERAL
COMMERCIAL



BUILT / RENOVATED
1975 / 1982



ZONING
GC, CITY OF MESA

Situated on the high-traffic corridor of West Main Street in Mesa, Arizona, this unique property offers a versatile opportunity for owner-users or investors. The site features a main professional building of approximately **3,654 SF**, currently configured for office/medical use, complemented by a substantial **1,092 SF** storage or “mancave” facility at the rear.

Zoned GC (General Commercial) by the City of Mesa, the property supports a wide range of intensive commercial uses. The strategic location provides excellent visibility and accessibility within a revitalizing trade area, benefiting from proximity to major transit routes and growing local infrastructure. This offering represents a rare chance to acquire a flexible commercial asset with significant functional utility.

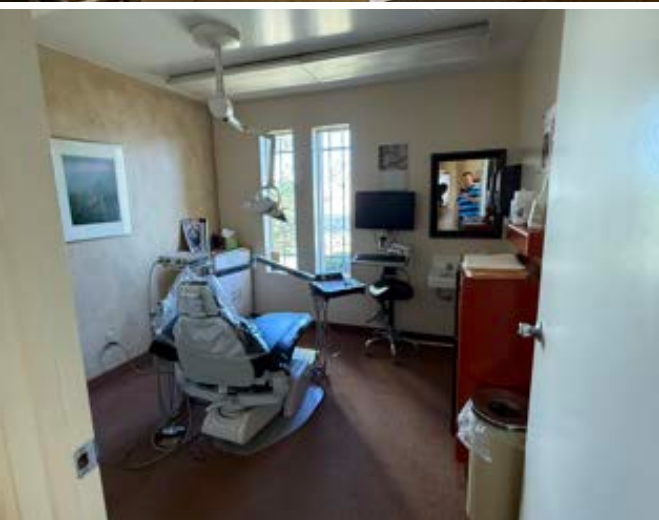


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MAIN BUILDING
INTERIOR PHOTOS

OWNER/USER

MEDICAL OFFICE OPPORTUNITY



STORAGE/MANCAVE
INTERIOR PHOTO

OWNER/USER

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AERIAL
VIEW

OWNER/USER

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AREA
HIGHLIGHTS

OWNER/USER

MEDICAL OFFICE OPPORTUNITY



ARIZONA STATE UNIVERSITY

2.6 Miles

TEMPE MARKETPLACE

2.4 Miles

DOWNTOWN MESA

3.3 Miles

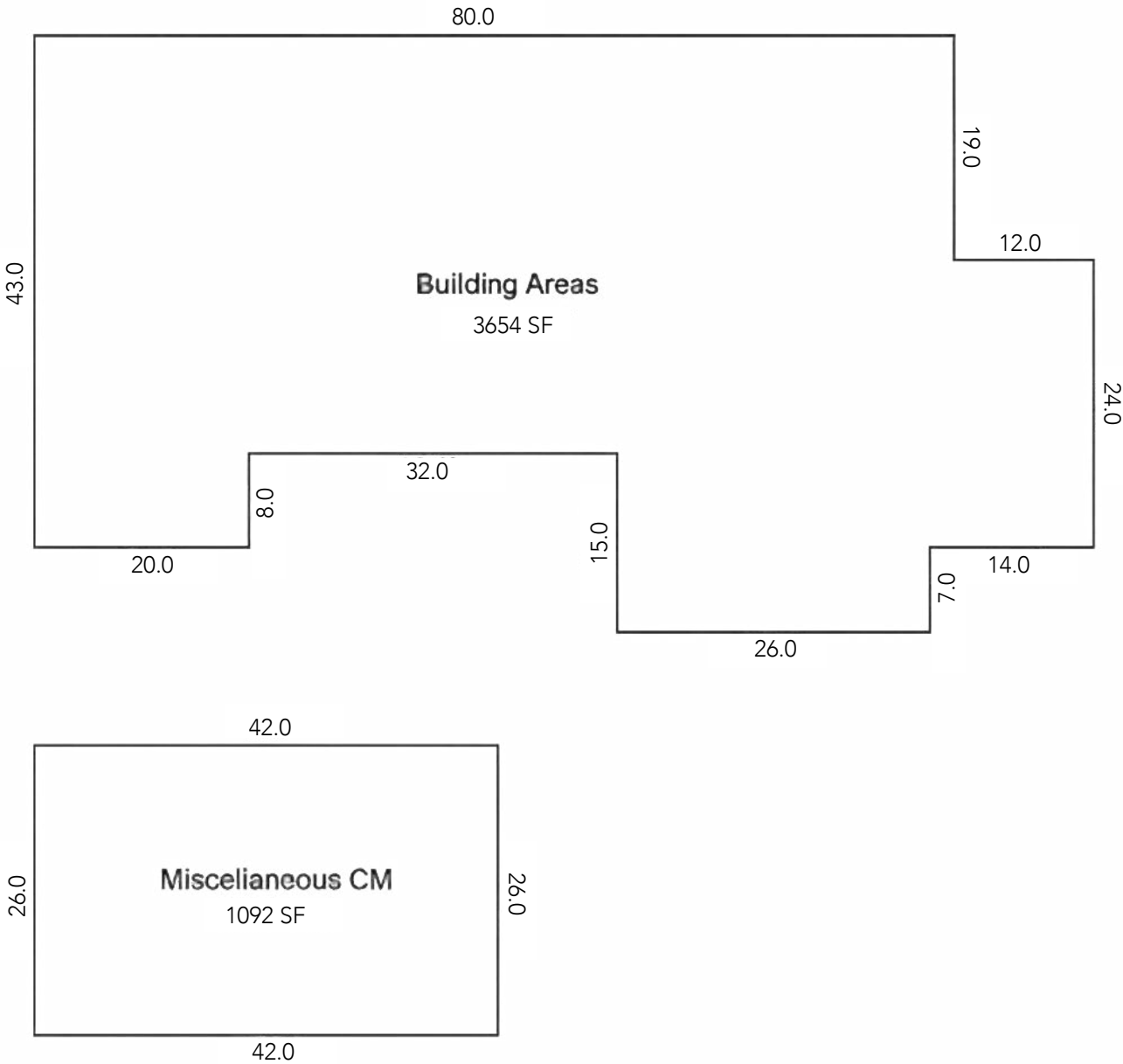


BANNER DESERT
MEDICAL CENTER

3.9 Miles

LOOP 101

Easy Access





5 Mile

Daytime
Population

563,177



5 Mile

Avg.
Household Income

\$105,691



5 Mile

Consumer
Expenditure

\$14.09 B



MESA

Mesa is Arizona's third-largest city and a major business hub within the Phoenix metropolitan area, offering a diverse economy and excellent regional connectivity. The West Main Street corridor continues to benefit from ongoing redevelopment, light rail access, and convenient connections to Loop 101, Loop 202, and US-60. Surrounded by established neighborhoods, healthcare providers, and a strong mix of retail and office users, the area offers a strategic location with long-term growth potential.

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	33,318	225,805	563,177
Estimated Population:	25,356	156,942	370,443
Average Household Income:	\$96,193	\$96,627	\$105,691
Annual Consumer Expenditures:	\$993.1 M	\$5.69 B	\$14.09 B
Median Age:	31.1	31.8	33.1
Average Household Size:	2.2	2.2	2.3
Housing Units:	12,774	73,812	172,340
Total Households:	11,598	66,719	156,509

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ORION Investment Real Estate

7150 East Camelback Road, Suite 425

Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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