

5 BAY OIL CHANGE FACILITY (& 4 DETAIL BAYS) AVAILABLE FOR LEASE

6951 E SOUTHERN AVE | MESA, AZ 85209



PROPERTY DETAILS



PROPERTY TYPE:
Car Wash



LEASE RATE:
\$25.00/SF NNN
(2025 NNN's \$4.72/SF/YR)



AVAILABLE:
±2,938 SF



LOT SIZE:
±1.40 AC (±60,853 SF)*
*Per Maricopa County Assessor



BUILDING SIZE:
±7,410 SF



ZONING:
C-2, City of Mesa



PARCEL:
218-56-725

PROPERTY HIGHLIGHTS

- Building renovations are currently in progress
- Roll-Up doors are 14' W x 12.5' H
- High Traffic Retail Location; East of the Southeast Corner of Southern Ave & Power Rd in East Mesa
- Convenience Store & Marathon Gas Station are also located at this Property
- Drive-Thru Car Wash will be added to the Property in the Near Future
- Site also contains a 4-Bay Detail Shop, some, or all, of which might be available
- Property is located within the Superstition Springs Master Association
- Easy access to US-60



PROPERTY PHOTOS

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRUST
REAL ESTATE SERVICES



AERIAL OVERVIEW

S POWER RD | ±35,465 VPD

SUPERSTITION
SPRINGS MALL

SITE

E SOUTHERN AVE | ±17,410 VPD



E BASELINE RD

S SOSSAMAN RD

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,869	115,827	293,671
2029	9,613	126,194	319,265



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$69,673	\$80,154	\$91,947



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,047	48,867	115,810
2029	4,386	53,505	126,293



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	9,469	40,138	79,508



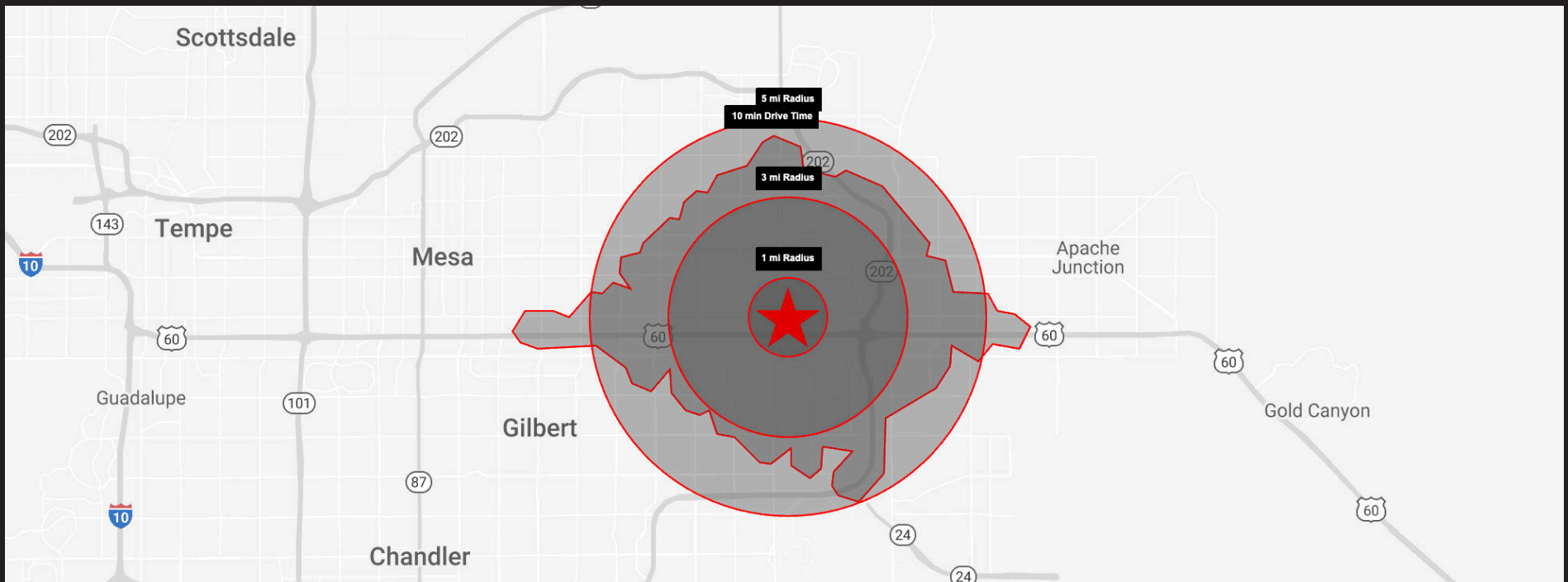
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$310,347	\$292,929	\$332,717



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	852	5,291	11,111



CITY OVERVIEW

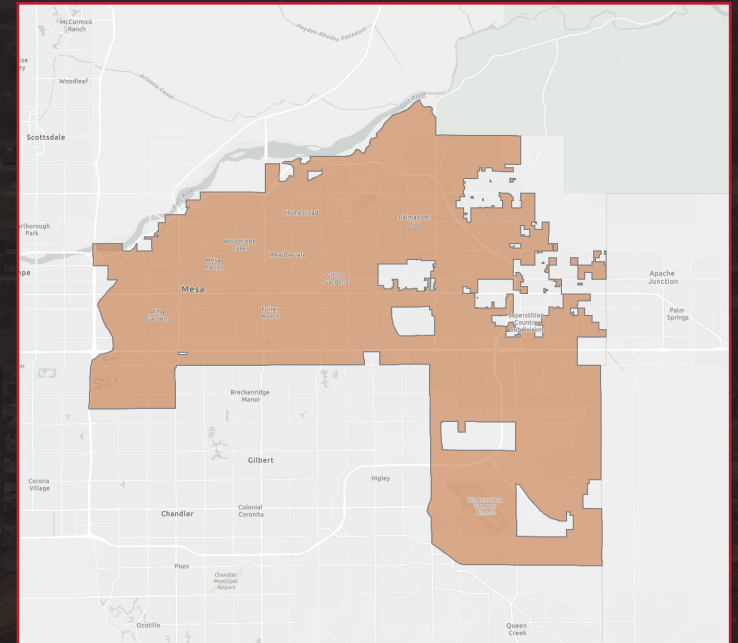
MESA, AZ



504K +
TOTAL POPULATION



\$94K +
AVG HH INCOME



LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.

Matt Leonard

Partner

602.369.7127

mleonard@levrose.com

Dawn Werley

Advisor

847.767.0351

dwerley@levrose.com



6951 E SOUTHERN AVE
MESA, AZ 85209

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES