



## 1010 EAST MAIN STREET

MESA, ARIZONA 85203

2,760 Square Foot Freestanding Building

Sale Price: \$725,000 (\$263 PSF)

Corner Lot

Main Street & Light Rail Frontage

Multi-Tenant Building

New Roof (2025)

Located in an Opportunity Zone

W/SWC Stapley Drive & Main Street

Near Downtown Mesa

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	32.0	35.0	36.2
POPULATION:	24,460	180,245	359,081
AVERAGE HH INCOME:	\$80,941	\$86,386	\$96,714

TRAFFIC COUNTS	AADT
N STAPLEY DRIVE:	22,813
E MAIN STREET:	19,502

YEAR BUILT	1962
ZONING	C-C
APN	138-19-066H

### Matt Harper, CCIM

Senior Vice President

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## PROFORMA

<b>RENTS</b>	<b>\$56,400.00</b>	<b>POTENTIAL TO BE HIGHER</b>
<b>AUTO OWNERS INSURANCE</b>	<b>\$4,869.97</b>	<b>INSURANCE COST WILL BE LOWER</b>
<b>PROPERTY TAXES</b>	<b>\$2,939.02</b>	
<b>UTILITIES</b>	<b>\$8,253.39</b>	<b>FUTURE POTENTIAL TO CONVERT LEASES TO NNN</b>
	<b>\$40,440.62</b>	
<b>NOI</b>	<b>\$40,440.62</b>	

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