



COMMERCIAL
REAL ESTATE OPTIONS

131 WEST 1ST STREET, MESA, AZ, 85201



DOWNTOWN MESA OFFICE BUILDING

PROPERTY HIGHLIGHTS

- Two story office building in Vibrant Downtown Mesa with Private Covered Parking.
- Furniture available for your move-in ready office.
- First floor can be divided into two separate office suites for added income.
- Second floor is currently leased for \$1600 per month.

COMMERCIAL REAL ESTATE OPTIONS

FOR MORE INFORMATION, CONTACT **BRAD BROYLES**
480.907.0555 OR WWW.CREOPTIONS.COM

BEAUTIFUL DOWNTOWN MESA LOCATION

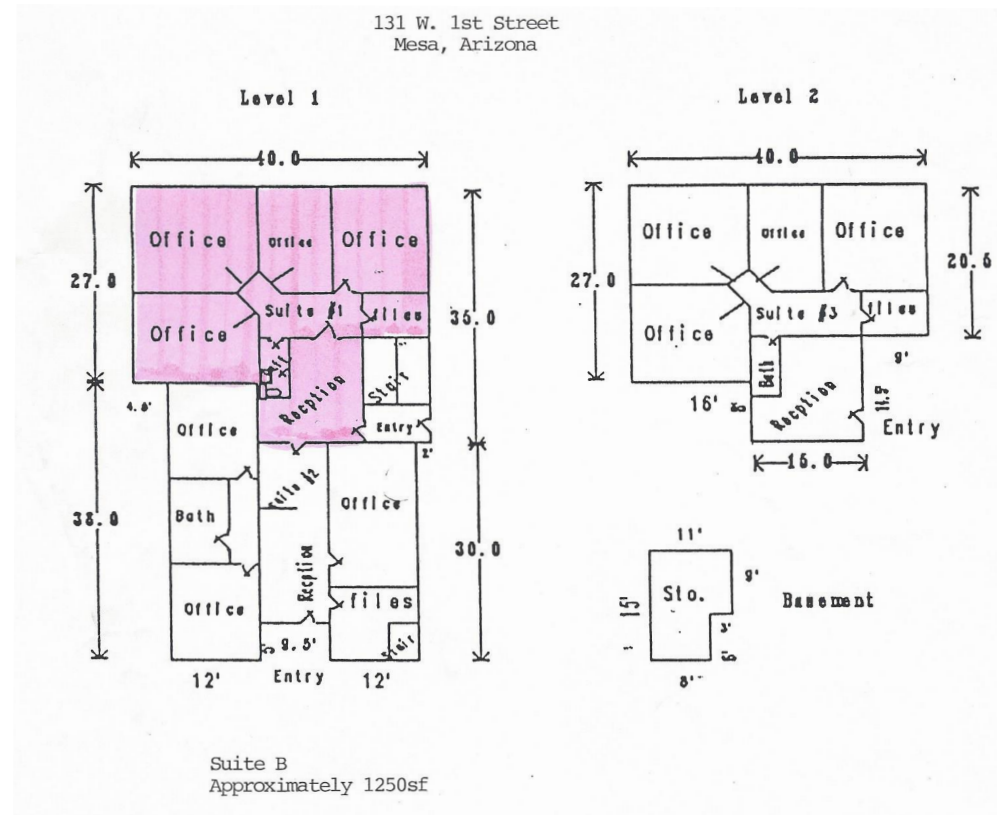


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Property Highlight

| | |
|---------------|-------------------------------|
| Lot Size | 8,250 SF |
| Building Size | 3,579 SF |
| Parking Ratio | 4.50/1000 SF |
| APN | 138-35-042 |
| Zoning | C-DT Commercial Downtown Mesa |
| Sale Price | \$950,000.00 |

| Demographics | 2 Mile | 5 Mile | 10 Mile |
|-----------------------|----------|----------|-----------|
| 2023 Total Population | 92,860 | 360,697 | 1,119,368 |
| 2023 Households | 32,564 | 137,106 | 438,608 |
| Avg HH Income | \$57,096 | \$74,125 | \$91,412 |

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