

SPACE AVAILABLE

# DOWNTOWN MESA

UNIQUELY LOCAL | THE MAIN STREET CORRIDOR | 137 W MAIN ST, MESA, AZ





## DOWNTOWN MESA | UNIQUELY LOCAL

As the upcoming urban redevelopment center in the Phoenix-Mesa metro area; opportunities abound to redevelop property and grow a business in downtown Mesa. Nestled in the heart of the third largest city in Arizona, Mesa is home to the technologies of tomorrow and one of Arizona's oldest and largest historic commercial districts.

With business incentives such as the **Downtown Sign Program**, the development of the **Innovation District** plus a dedicated **Downtown Transformation Office**—Downtown Mesa is the vibrant destination.



# 2.5+ Million

TOTAL YEARLY VISITORS  
TO DOWNTOWN MESA



# 19,800

DAYTIME EMPLOYMENT  
POPULATION



# 3,200+

RESIDENTS LIVE WITHIN  
THE DOWNTOWN  
MESA AREA



All demographic and statistical data provided by [DowntownMesa.com](https://www.downtownmesa.com). The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.





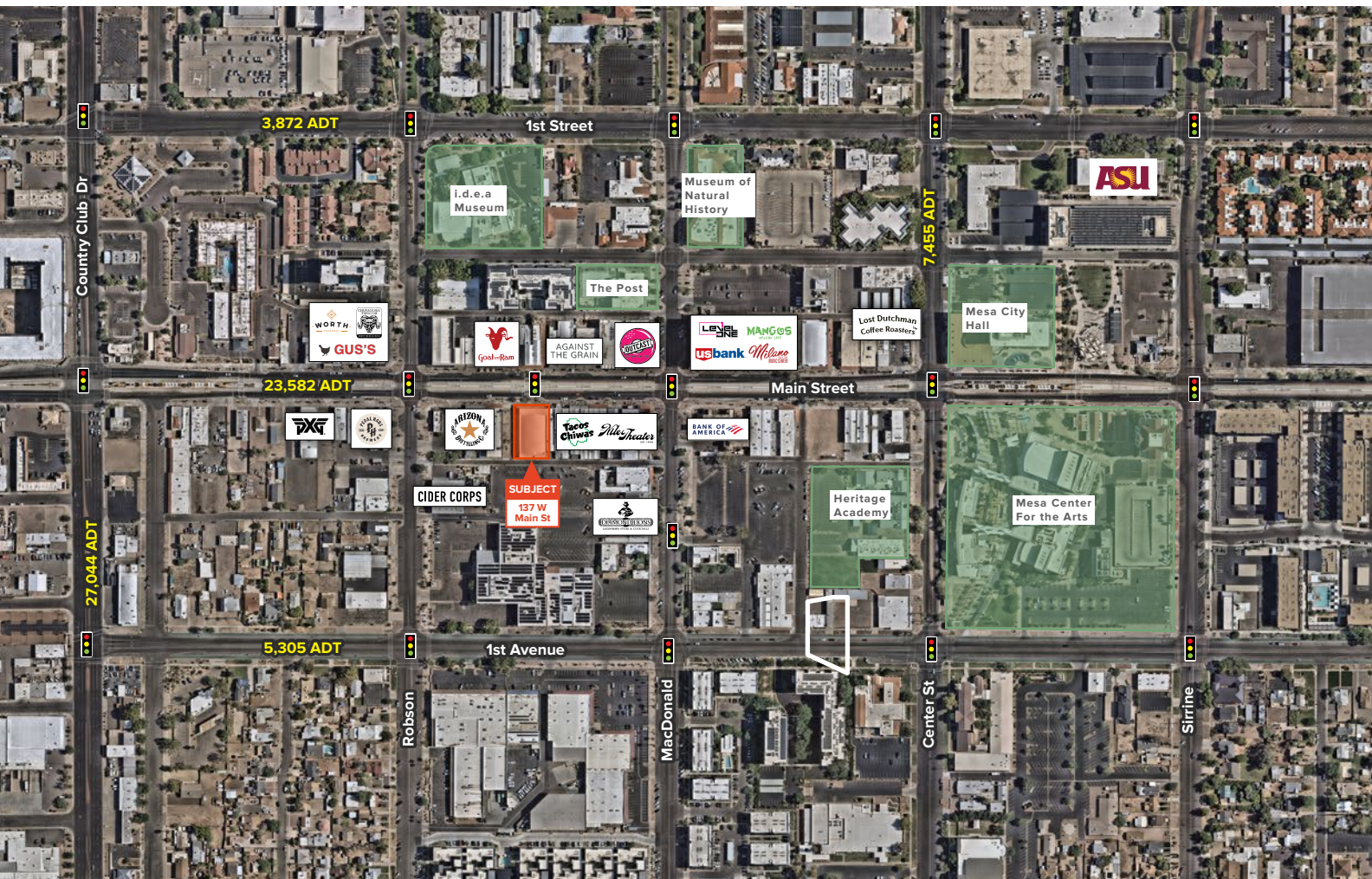
30+ RETAIL    40+ DINING    8+ venues ENTERTAINMENT

The downtown shops offer just about anything you can imagine. The area is full of local artisan shops and boutiques.

No matter the craving, Downtown Mesa is the place for your next culinary experience!







## UNIQUELY LOCAL

Downtown Mesa has more than 19,800 daytime employees, 3,200 residents, and approximately 2.5 million annual visitors who come to shop, play, learn, and do business.

In addition, Downtown Mesa has approximately 36 restaurants, 550 businesses, and 382 hotel rooms, as well as a more than 1.3 million-strong labor force located within a 30-minute drive.

Downtown Mesa has grown into a vibrant, urban arts and cultural center with three museums, an international award-winning performance arts center, amphitheater, and art all over the downtown square mile.







## 137 W MAIN STREET

### GROUND FLOOR & BASEMENT

#### Ground Floor

± 11,708 SF

#### Basement

± 4,950 SF

- Built in place Barrel Roof Structure
- Year built: 1954
- Mid-space staircase



# We'd Love to Partner With You

Based in Arizona and California, our team of retail tenant specialists has significant local, regional and national market experience.

From master broker services and tenant representation, to retailer disposition services and investment sales, we are proud to serve many top retailers and Fortune 500 clients in more than 30 states nationwide.

## YOUR WRA TEAM

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