

FOR LEASE | RETAIL AND OFFICE SUITES

Paradise Palms Plaza



1616 E MAIN ST | MESA, AZ 85203

PRESENTED BY:

BRYAN WATKINS

PRINCIPAL

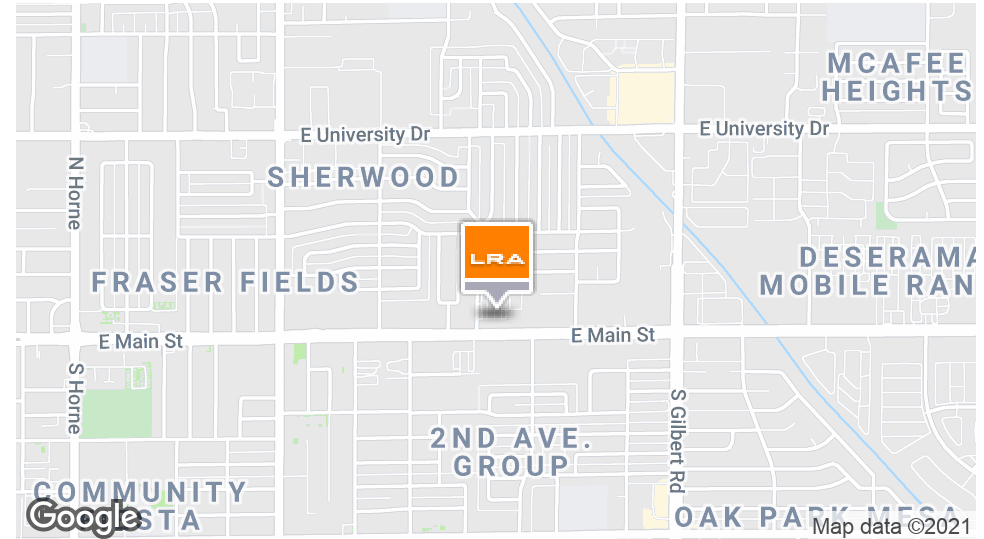
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LRA



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OFFERING SUMMARY

Lease Rate:	\$575.00 - 1,250.00 per month (MG)
Building Size:	31,681 SF
Available SF:	441 - 1,131 SF
Lot Size:	1.2 Acres
Number of Units:	44
Year Built:	1986
Zoning:	Commercial General
Market:	Phoenix Metro
Submarket:	East Valley Retail

PROPERTY OVERVIEW

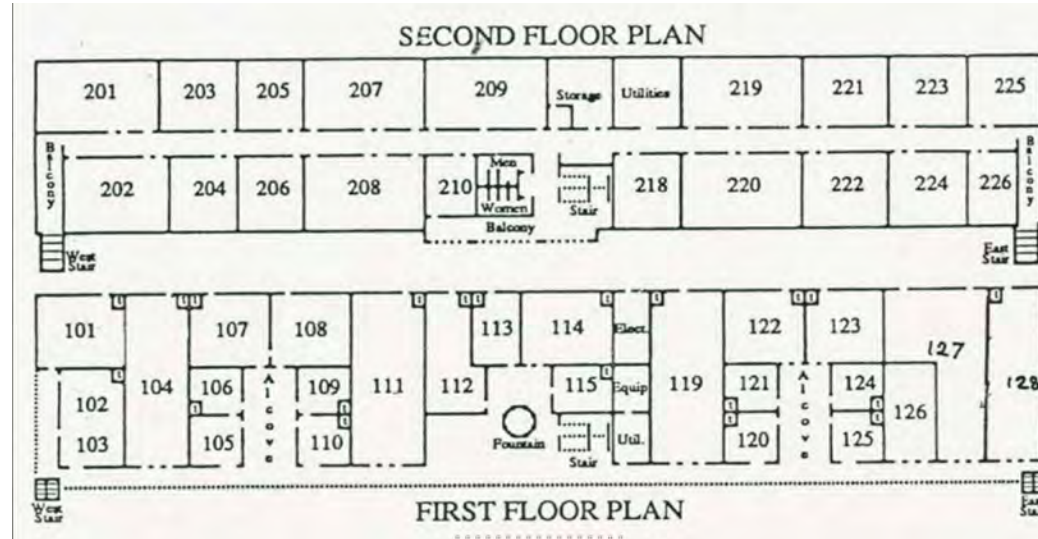
- Small retail or office space in large Strip Center
- ** Tenant Requirements before move-in:****
- ** 1. Completed Credit and Background information Form and Lessor Approval
 - ** 2. Copy of State or Federal ID
 - ** 3. Provide proof of General Liability Insurance policy naming :Cattaruzzi Investments LLC" as "Additional Insured" with coverage at \$2 million overall / \$1 million per occurrence
 - ** 4. Fully executed Standard Multi-Tenant Office Center - Gross Lease Agreement
 - **5. Payment in full of all move-in costs

PROPERTY HIGHLIGHTS

- **** Building provides:**
- 1. High-speed, fiber-optic shared 100 Mbps symmetrical internet service with private password protect VLAN
- 2. Mailbox
- 3. Water, Sewage and Trash
- ****Tenant pays for:**
- Suite electric, Suite maintenance and Repair

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LEASE INFORMATION

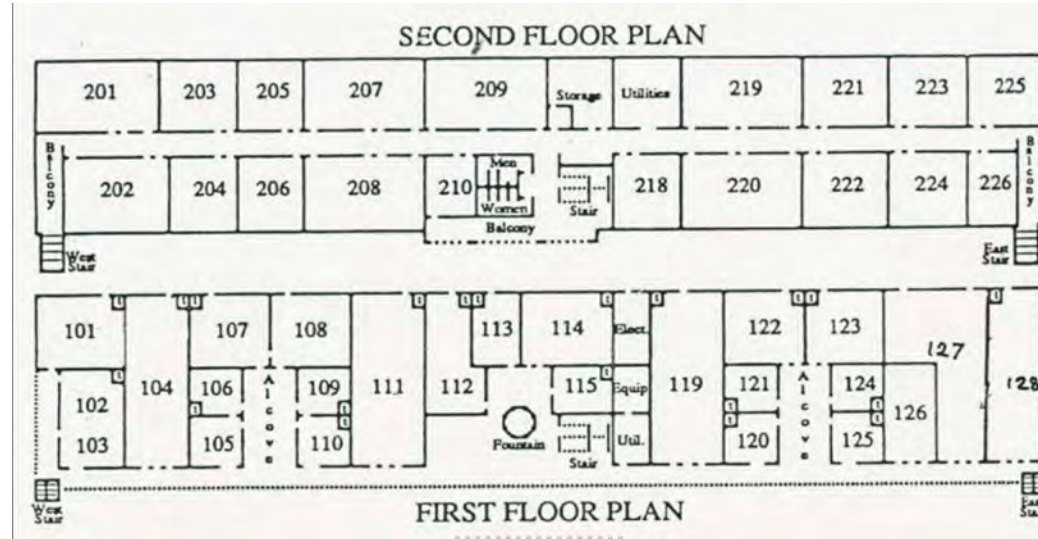
Lease Type: MG Lease Term: 12 to 36 months
 Total Space: 441 - 1,131 SF Lease Rate: \$575.00 - \$1,250.00 per month

AVAILABLE SPACES

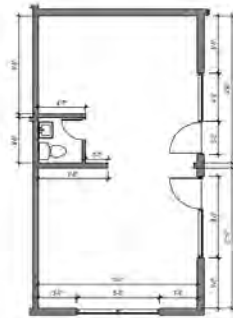
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	441 SF	Modified Gross	\$725 per month	Retail/Office space on 1st floor. \$1618.13 move in Tenant pays for: Suite electric, Suite maintenance and Repair
Suite 108	Available	455 SF	Modified Gross	\$675 per month	Retail/Office space on 1st floor. \$1567 move in Tenant pays for: Suite electric, Suite maintenance and Repair
Suite 111	Available	1,131 SF	Modified Gross	\$1,250 per month	Retail/Office space on 1st floor. \$2806.25 total move in Tenant pays for: Suite electric, Suite maintenance and Repair

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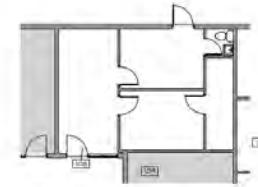
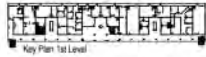


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	481 SF	Modified Gross	\$575 per month	Retail/Office space on 1st floor. \$1332.51 total move in Tenant pays for: Suite electric, Suite maintenance and Repair
Suite 206	vacant	518 SF	Modified Gross	\$575 per month	Retail/Office space on 1st floor. \$1332.51 total move in Tenant pays for: Suite electric, Suite maintenance and Repair
Suite 224	Available	659 SF	Modified Gross	\$675 per month	Retail/Office space on 1st floor. \$1591.88 total move in Tenant pays for: Suite electric, Suite maintenance and Repair
Suite 214	Available	512 SF	Modified Gross	\$725 per month	Office space on 2nd floor. \$1675.00 total move in Tenant pays for: Suite electric, Suite maintenance and Repair

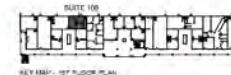


SUITE 105
441 SF
EXHIBIT: FLOOR PLAN

PARADISE PALMS PLAZA
1616 E MAIN ST, MESA, ARIZONA 85203
PHOTO COURTESY OF
CANTASO INVESTMENTS, LLC
7600 80TH AVENUE, MESA, ARIZONA 85205
360.888.0000 - www.paradisepalms.com

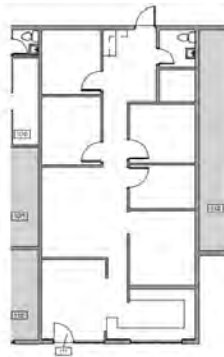


SUITE 108
456 SQ. FT.



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SUITE 111
1,116 SQ. FT.



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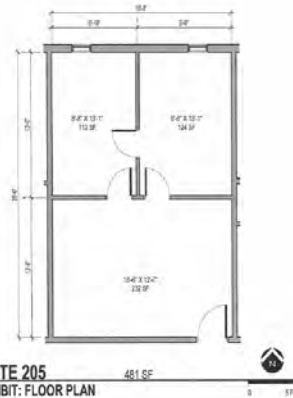


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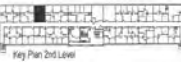
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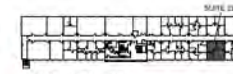
SUITE 205
 EXHIBIT: FLOOR PLAN



PARADISE PALMS PLAZA
 1616 E MAIN STREET, MESA, ARIZONA 85203
 DEVELOPER
 CATALANZO INVESTMENTS, LLC
 11000 N. CENTRAL AVENUE, SCOTTSDALE, ARIZONA 85257
 (480) 951-1000

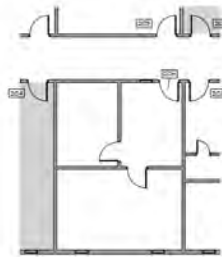


SUITE 224
 659 SQ. FT.

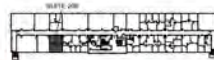


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SUITE 206
 518 SQ. FT.



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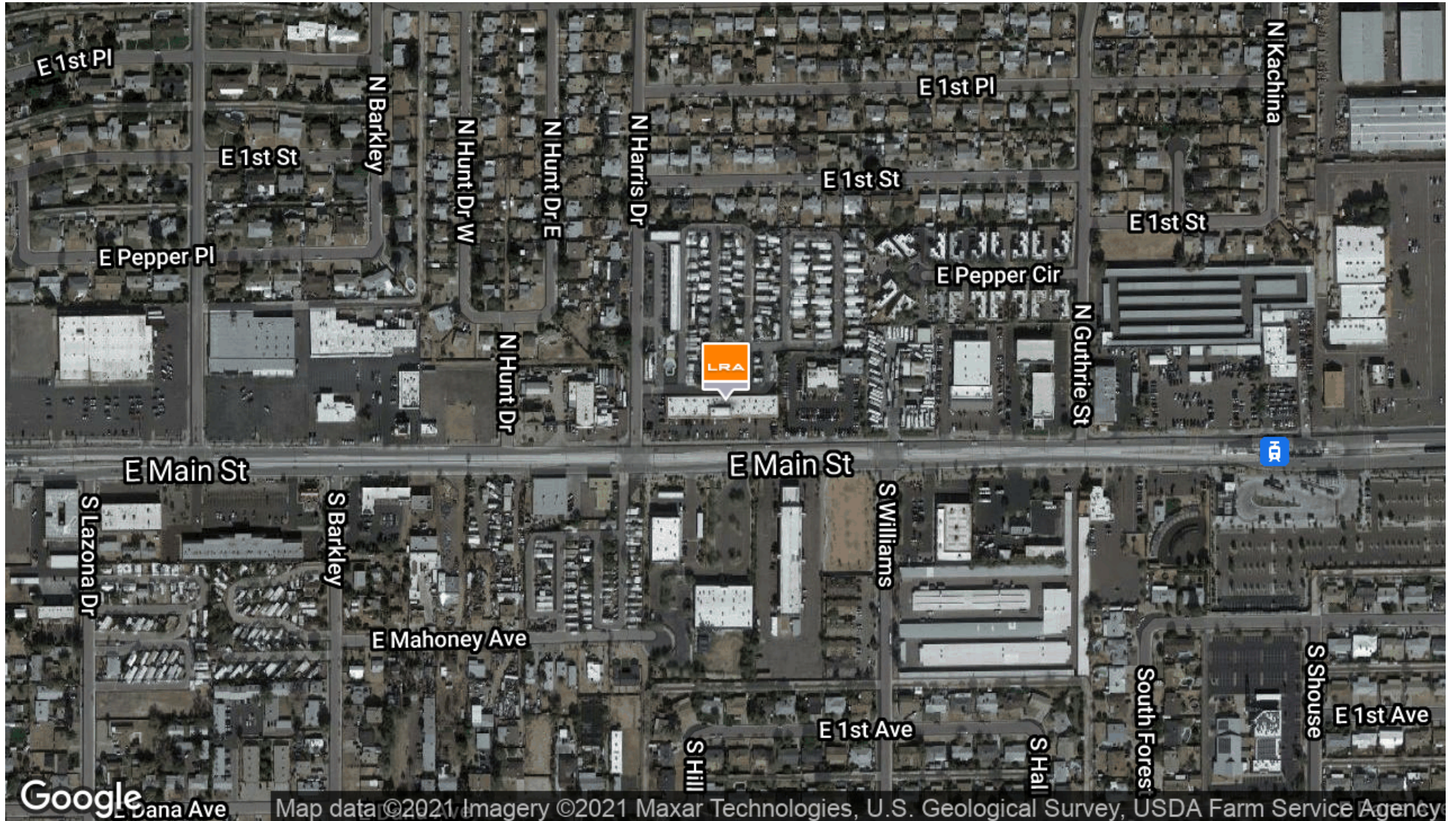
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,653	153,116	341,905
Average age	29.2	32.5	33.6
Average age (Male)	28.2	31.4	32.6
Average age (Female)	30.2	34.1	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,992	53,336	123,788
# of persons per HH	3.1	2.9	2.8
Average HH income	\$48,978	\$58,456	\$62,859
Average house value	\$139,867	\$178,037	\$214,116

* Demographic data derived from 2010 US Census

