

7000 E. MAIN ST
MESA, AZ 85207

LEASED EAST VALLEY EVENT CENTER FOR SALE

7.0% CAP RATE



 **CLICK TO VIEW
DRONE VIDEO**

Matt Leonard, Partner
mleonard@levrose.com
602.369.7127

Jeff Tricco, Vice President
jtricco@levrose.com
480.772.6939

Dawn Werley, Advisor
dwerley@levrose.com
847.767.0351

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OFFERING DETAILS

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PROPERTY TYPE	Retail
SALE PRICE	\$2,266,415 (\$343.44/SF)
CAP RATE	7.0%
LOT SIZE	±1.1 AC
BUILDING SIZE	±6,598 SF
PARCEL	218-13-001K
PARKING	59 + 4 Handicap Spaces

PROPERTY HIGHLIGHTS:

- Frontage on Main St.
- Private Parking Lot
- Large Independent Monument Sign
- Front Patio
- Enclosed Back Patio
- 2 Large Multi-Stall Restrooms
- Multiple Walk-In Coolers
- Food Preparation Areas
- Leased Investment for Sale at 7.0% Cap Rate
- Approx. 4.5 Years of Tenant Lease Term Remaining (Dec. 31st 2028)



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



MAIN ST | VPD: ±15,167

AERIAL OVERVIEW



ELLSWORTH RD

UNIVERSITY DR

SITE

MAIN ST

LOOP 202

ELLSWORTH RD


BROADWAY RD

SOUTHERN AVE

US 60

 **BANNER
BAYWOOD
MEDICAL CENTER**

**SUPERSTITION
SPRINGS
CENTER**

 **BANNER
GATEWAY
MEDICAL CENTER**

 **COSTCO
WHOLESALE**

 **Superstition Spring
Golf Club**

Mountain Vista Medical Center
A STEWARD FAMILY HOSPITAL


PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	12,279	101,985	270,797
2028	12,458	103,031	274,528



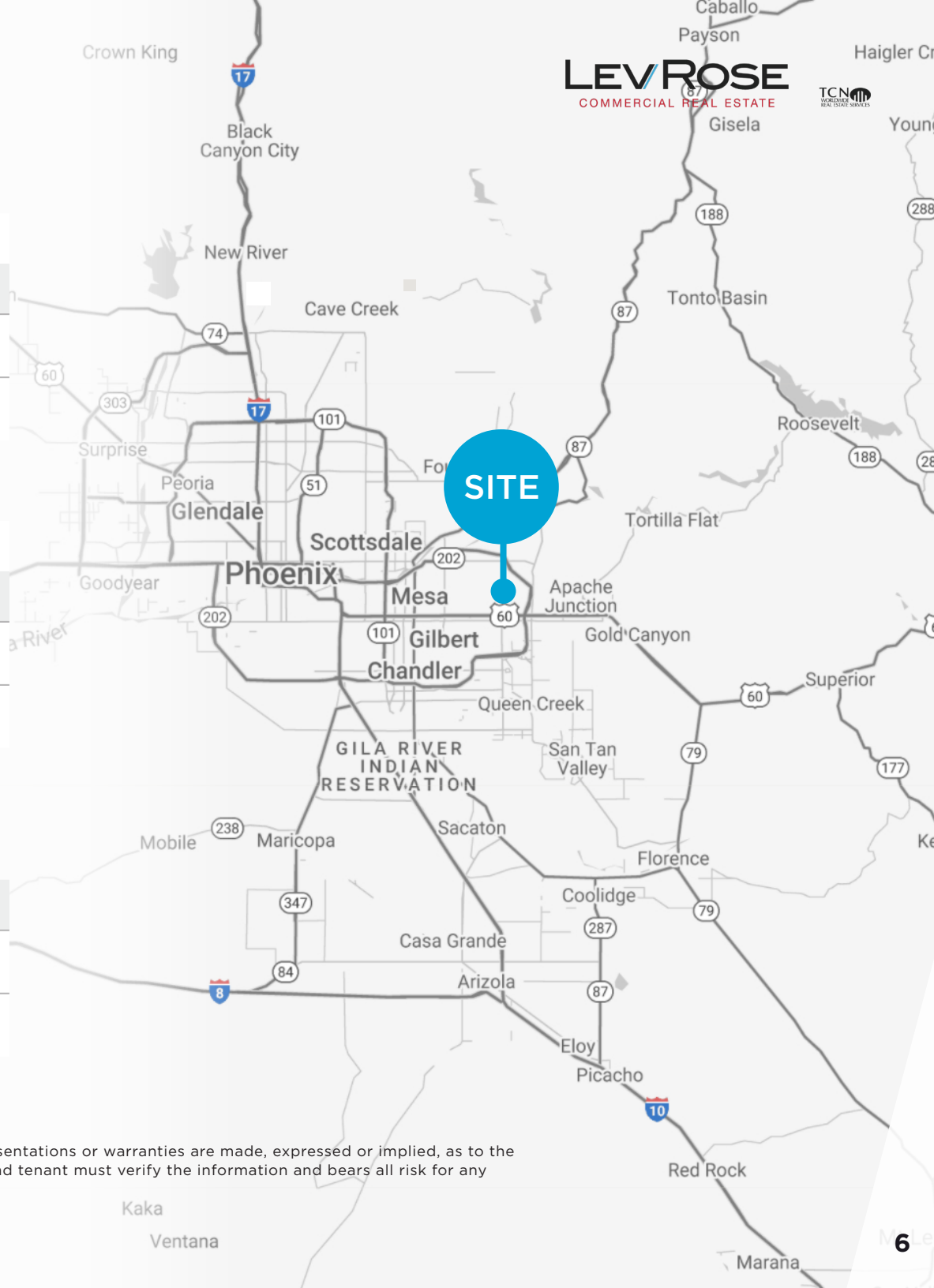
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,702	45,128	109,681
2028	5,785	45,591	111,191



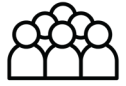
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$61,770	\$74,410	\$87,263
MEDIAN	\$52,734	\$58,561	\$67,270



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



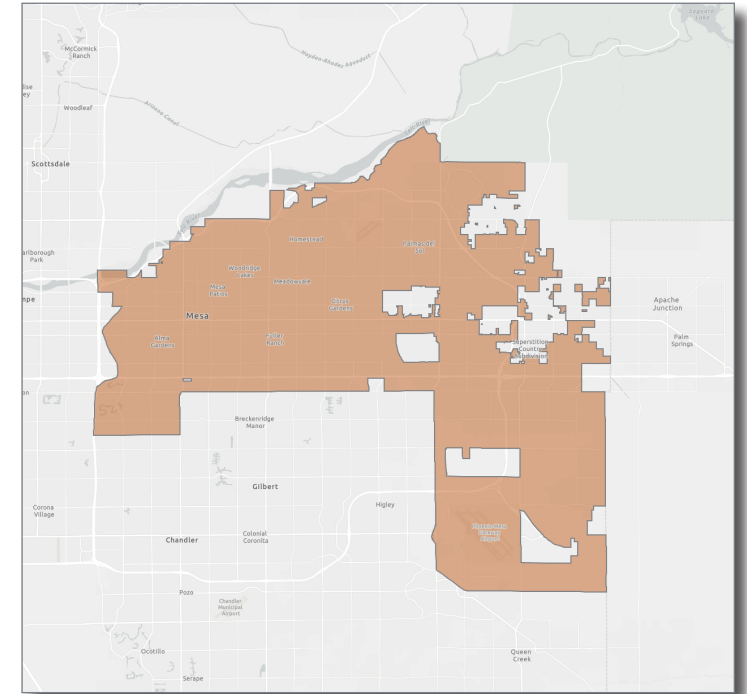
\$94K +
AVG HH INCOME

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.



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