



**FOR SALE/LEASE | RETAIL**

# 135 S MESA DR

Mesa, AZ 85210

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$849,950
<b>Lease Price:</b>	\$17.50 SF/yr (NNN)
<b>Lot Size:</b>	0.16 Acres
<b>Building Size:</b>	3,092 SF
<b>Year Built:</b>	1986
<b>Zoning:</b>	DB-1
<b>Cross Streets:</b>	Mesa Dr and Main St

## PROPERTY OVERVIEW

2-Story Retail Building in Historic Downtown Mesa. Buildout includes: Work area, lobby/reception, two restrooms, lower level has open bullpen with two office spaces and water hookups, upper level has open bullpen or storage area. New exterior paint, south wall is perfect for mural with smooth stucco.

## PROPERTY HIGHLIGHTS

- 3,092 SF in Downtown Mesa District
- 2-Story Building
- 3 phase wiring
- South exterior wall has smooth stucco
- Signage available

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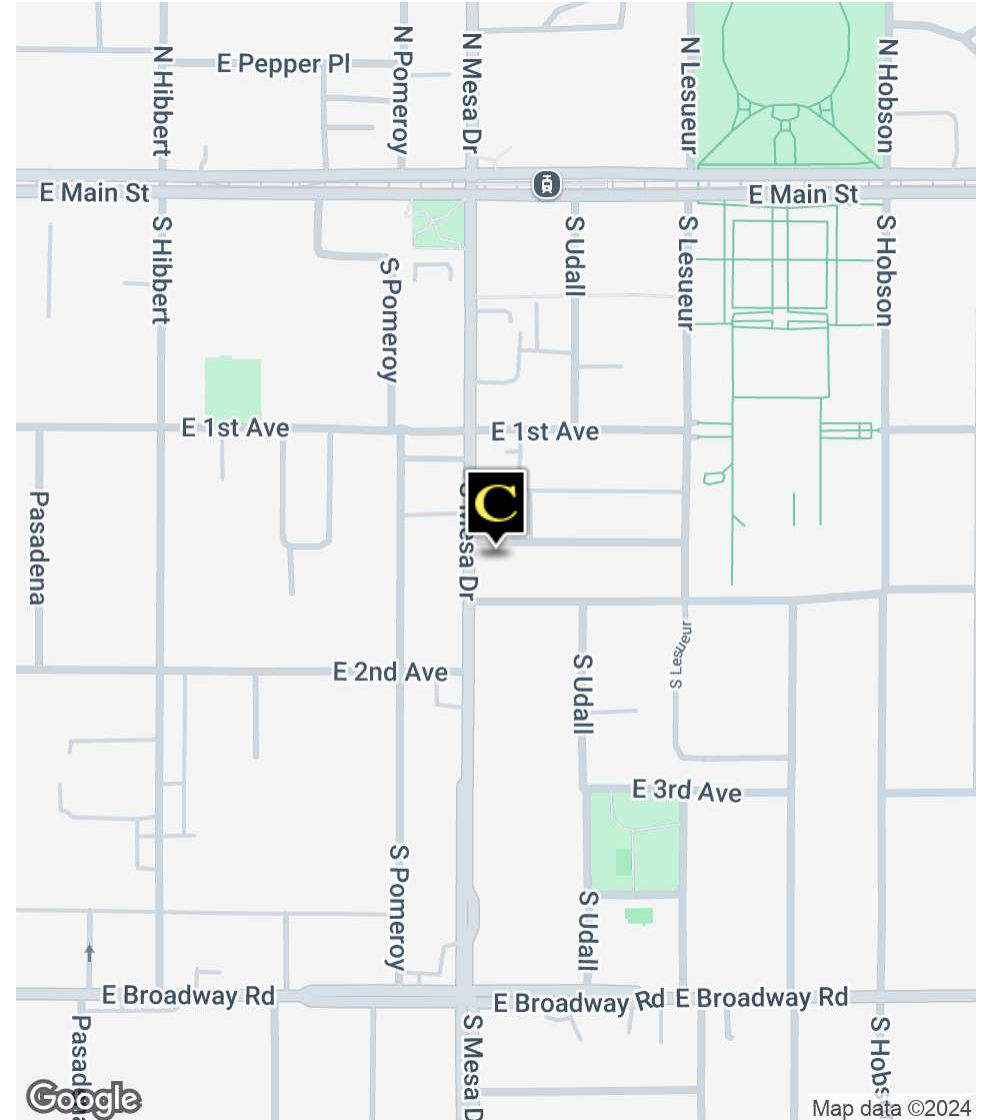
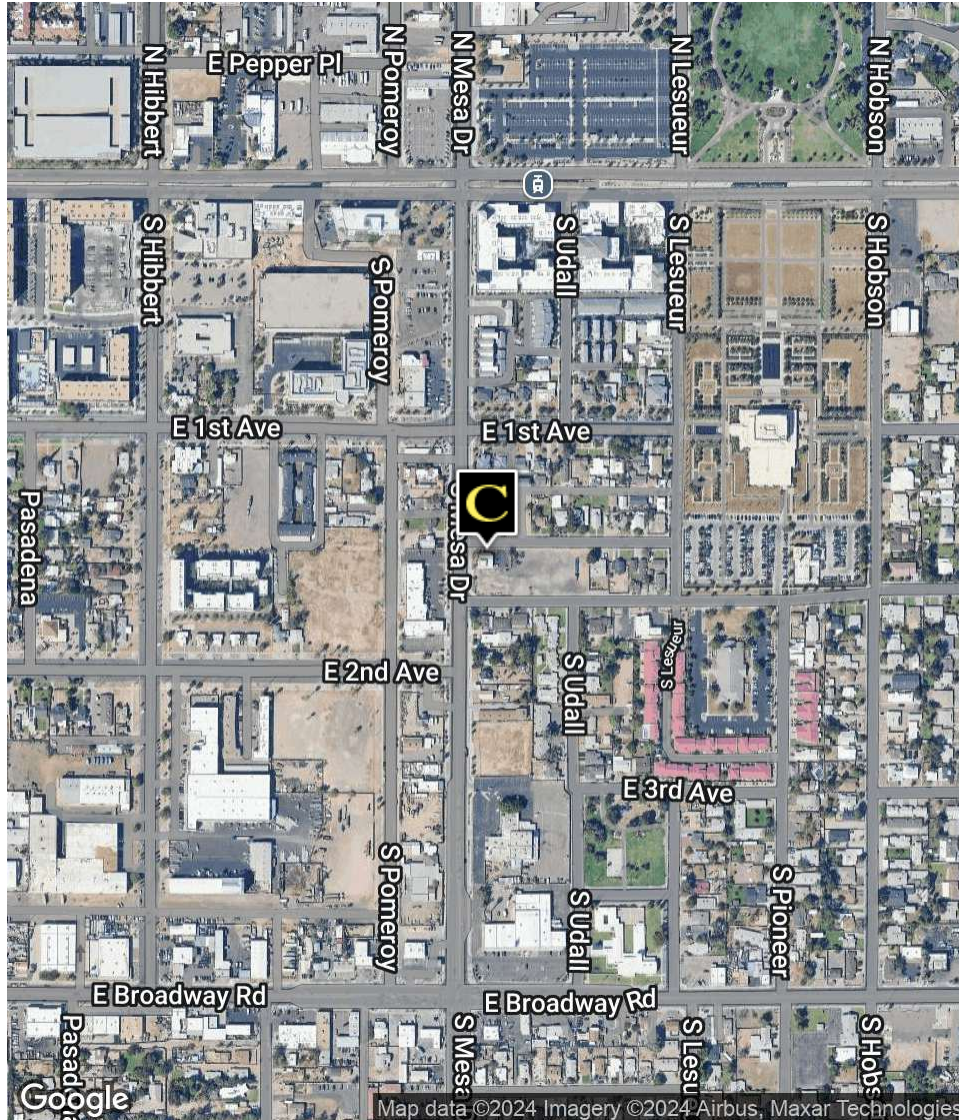
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	21,562	1,115,055	3,994,438
Average Age	30.0	36.4	37.4
Average Age (Male)	30.0	35.6	36.5
Average Age (Female)	31.1	37.7	38.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	7,533	470,708	1,604,711
# of Persons per HH	2.9	2.4	2.5
Average HH Income	\$43,805	\$78,975	\$83,195
Average House Value	\$172,687	\$259,219	\$282,815

2020 American Community Survey (ACS)

