

\*CONCEPTUAL RENDERING



**APPROVED 20K SF FIREARM/GUN RANGE  
& 21K SF RETAIL W/ DRIVE-THRU**  
AVAILABLE FOR SALE

**GAS** ✓ **WATER** ✓ **SEWER** ✓

4049 E MAIN ST | MESA, AZ 85205

**±4.32 ACRES OF VACANT LAND  
APPROVED FOR 14 LANES / 5,000 SF OF RETAIL**  
NO COMPETING RANGE WITH 8 MILES!



**COMMERCIAL PROPERTIES INC.**

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)



# ABOUT THE PROPERTY

<b>Property Description</b>	Retail Land Development Opportunity
<b>Location</b>	4049 E Main St Mesa, AZ 85205
<b>Parcel APN</b>	140-30-005L & 005M
<b>Total Land Size</b>	±188,485 SF (±4.32 Acres)
<b>Street Frontage</b>	E Main St
<b>Zoning</b>	LC, City of Mesa
<b>City Plans Approved</b>	14 Lanes 5,000 SF of Retail

## PROPERTY HIGHLIGHTS

- Fully entitled for a Firearms Range
- All Architecture and Site Work approved by the city of Mesa, AZ
- Permits can be pulled for construction NOW!
- Wrap around drive-thru available adjacent to retail building
- Along Main St thoroughfare near Greenfield Rd
- Strong daytime population with 3-mile radius
- Planned area development for multi-residential across the street
- Located near automotive daytime services



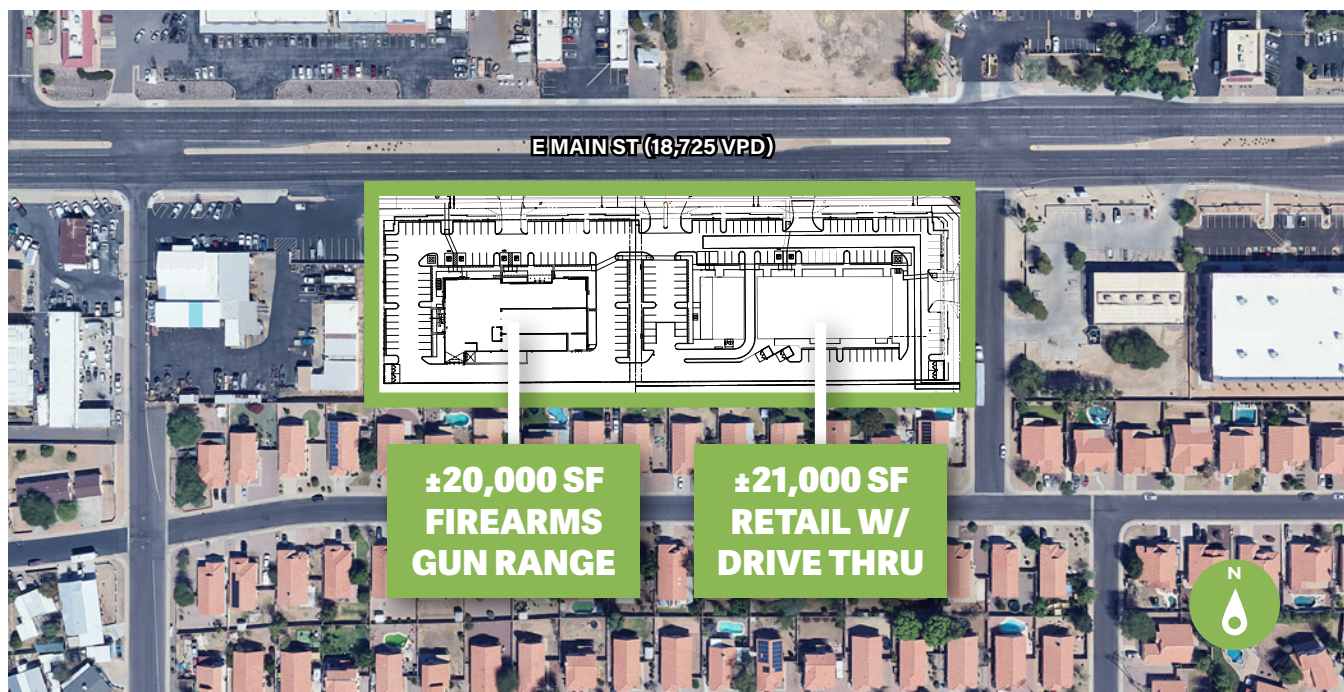
# \$3,015,760

Sale Price (\$16/SF)

For More Information, Please Contact  
an Exclusive Listing Agent:

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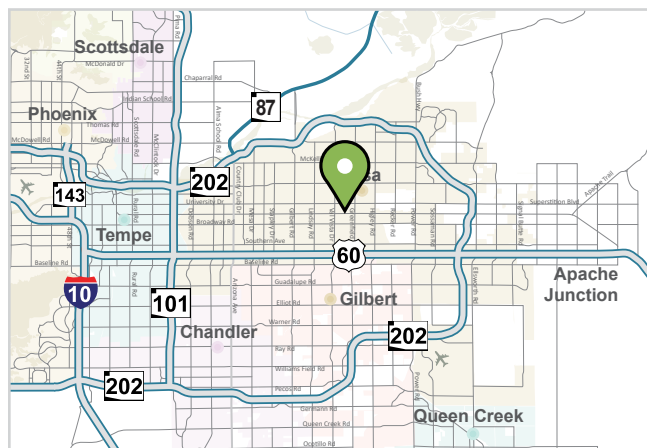
# AREA OVERVIEW

## MESA, AZ

Mesa, Arizona, is a prime location for retail land development. Its large and growing population of over 500,000 provides a substantial customer base hungry for diverse retail experiences.

The city's affordability and proximity to major Phoenix-area employment hubs attract a desirable mix of young families and professionals. Mesa's excellent transportation networks promise high visibility for your development.

Invest in Mesa's thriving economy and capitalize on the strong demand for new retail options.



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### Stable Demographics

3rd largest city in Arizona



### Economic Powerhouse

Dynamic and diverse economy



### Strategic Location

Convenient access to all of Metro Phoenix



### Targeted Market

Drawing younger families and professionals



### Development Friendly

Actively welcomes and supports new developments



### Favorable Business Climate

Tax-friendly and supportive business culture



### Quality of Life

Vibrant community with unparalleled access



### Infrastructure Advantage

Well developed schools, parks, transportation, etc.



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# AERIAL VIEW

**CITRUS  
GARDENS**  
±577 UNITS

**FALCON GLEN**  
±402 UNITS

**MESA REGAL  
RV RESORT**  
±2,005 UNITS

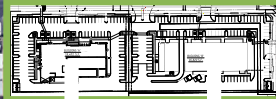
**SAN FERNANDO  
APARTMENTS**  
±264 UNITS

**SPRINGHAVEN  
RV RESORT**  
±328 UNITS

**ORCHARD  
MESA**  
±700 UNITS

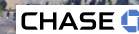


**E MAIN ST (18,725 VPD)**



**±20,000 SF  
FIREARMS  
GUN RANGE**

**±21,000 SF  
RETAIL W/  
DRIVE THRU**



**GREENFIELD VILLAGE  
RV RESORT**  
±792 UNITS

**GREENFIELD RD (28,706 VPD)**

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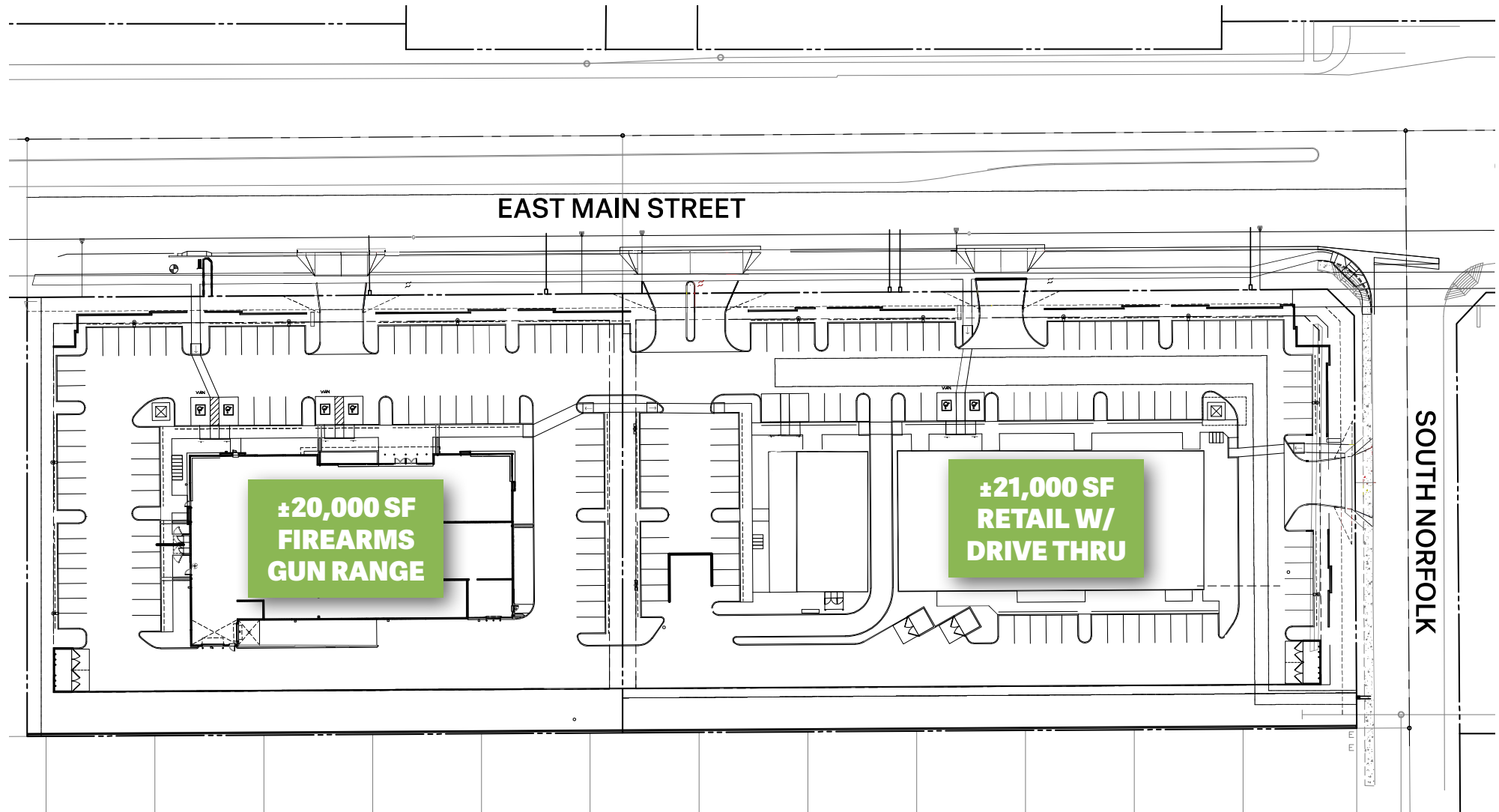
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# SITE PLAN



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# RETAIL SUBMARKET BREAKDOWN

## RED MOUNTAIN/MESA

Mesa is a fast-growing suburb in Phoenix's East Valley. Residents are drawn to the area for its relative affordability of housing and growing amenity base. The sprawling submarket encompasses a large geographic footprint and boasts the deepest retail inventory among all of Phoenix's submarkets, with 31.4 million SF of existing space.

Several diverse employment districts that operate in the advanced manufacturing, healthcare, and customer service industries support higher incomes than other parts of Maricopa County like the West Valley and South Phoenix. Within the East Valley, however, Mesa competes with several other prominent suburbs including Tempe, Gilbert, and Chandler, which generally have higher educational attainment and buying power potential.

Space availability has steadily compressed during the most recent expansion cycle as a healthy tenant demand keeps market conditions tight. Though the submarket's vacancy rate is structurally higher than the overall market, it remains historically low by Red Mountain/Mesa standards at 6.9%. These factors helped drive the most aggressive period of rent growth on record, increasing 9.5% over the past 12 months. While this robust pace of gains is expected to decelerate throughout 2024, CoStar's Base Case forecast calls for growth to remain above the pre-pandemic level by the end of the year.

The lack of construction activity has been another factor supporting strong property performance. More retail space has been demolished than delivered since 2021 and more removals are on the horizon. Workers from Verde Investments began the demolition of Fiesta Mall over the summer. The regional mall will be razed and redeveloped into a mixed-use project that includes housing and commercial options.

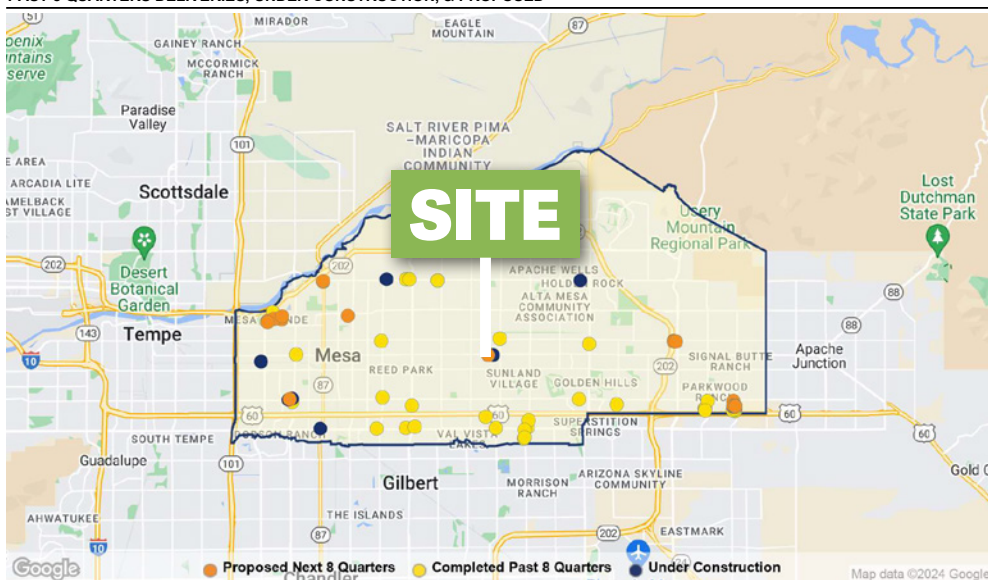
- **Costar.com (2.22.24)**

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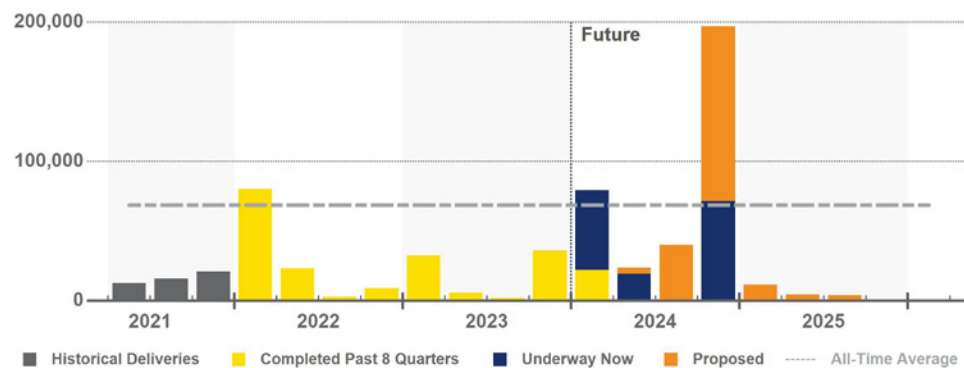
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All-Time Annual Avg. Square Feet	Delivered Square Feet Past 8 Qtrs	Delivered Square Feet Next 8 Qtrs	Proposed Square Feet Next 8 Qtrs
274,924	214,323	148,289	190,279

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET

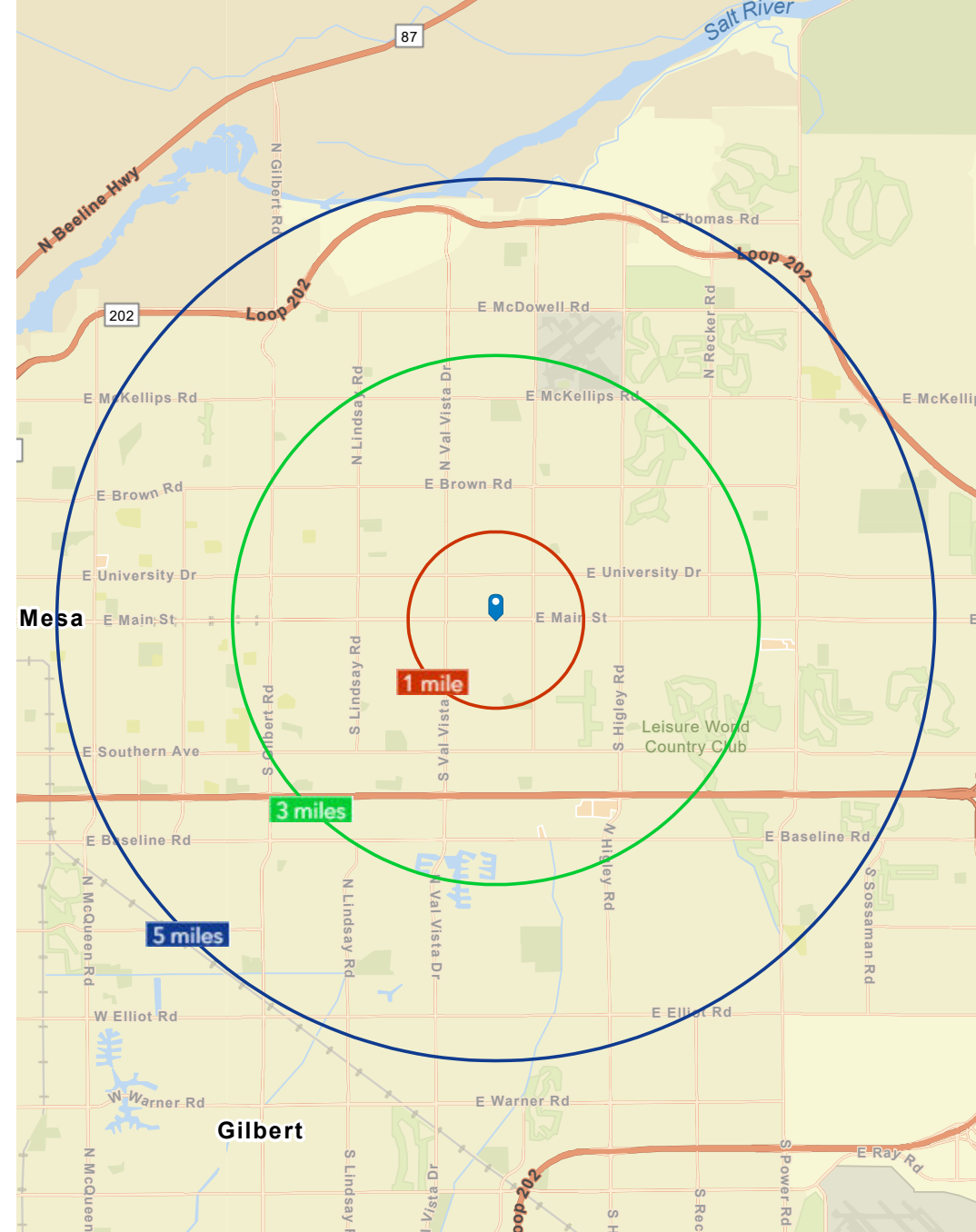


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# DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2023 Population	18,591	132,270	326,901
2028 Population Projection	18,487	133,076	329,282
Annual Growth 2010-23	0%	+0.6%	+0.7%
Median Age	54.7	43.6	39.5
Bachelor's Degree or Higher	25%	24%	26%
2023 Households	8,918	54,809	124,428
2028 Household Projection	8,872	55,258	125,588
Avg Household Income	\$62,374	\$78,922	\$86,966
Median Household Income	\$45,743	\$59,178	\$67,078
Median Home Value	\$153,485	\$237,229	\$271,791
Median Year Built	1985	1986	1986
Owner Occupied HHs	6,198	37,028	84,144
Renter Occupied HHs	2,674	18,229	41,445
Avg Household Size	2.1	2.4	2.6
Total Consumer Spending	\$233M	\$1.7B	\$4.1B
Daytime Employees	3,186	38,013	106,032
Businesses	430	5,728	13,148



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02/28/24