

AVAILABLE FOR SALE

6951 E SOUTHERN AVE | MESA, AZ 85209



GAS STATION (MARATHON), C-STORE, CAR WASH TUNNEL/2 LARGE CANOPIES, 5-BAY OIL-CHANGE FACILITY, & 4-BAY DETAIL SHOP

PROPERTY DETAILS



THE SALE OFFERING:

\$3,400,000 for the Gas Station (Marathon), C-Store, Car Wash Tunnel, 5-Bay Oil-Change Facility, & 4-Bay Detail Shop



BUILDING SIZE:

±7,410 SF Main Building
Additional ±1,800 SF 4-Bay Detail Shop



DIMENSIONS:

Oil Bay Openings: ±12' High x ±14' Wide
Detail Shop Doors: ±10' Wide x ±11'11" High
Entrance/Exit to Car Wash: ±19'5" Wide
Car Wash Tunnel: ±25' Wide x ±74' Long



ZONING:

LC, City of Mesa



LOT SIZE:

±1.40 AC (±60,853 SF)*
Parcel No. 218-56-725
*Per Maricopa County Assessor



PROPERTY HIGHLIGHTS

- High Traffic Retail Location in Superstition Springs; East of the Southeast Corner of Southern Ave & Power Rd in East Mesa
- Drive-Thru Car Wash Tunnel in Place; Car Wash Equipment Needs to be Added
- Easy access to US-60 & Loop 202
- ±10 year contract with Marathon in place
- Many portions of the property were renovated/upgraded in 2025



PROPERTY PHOTOS

LEV ROSE
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TCN
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AERIAL OVERVIEW

S POWER RD | ±35,465 VPD

SUPERSTITION SPRINGS MALL



E SOUTHERN AVE | ±17,410 VPD

Don't forget PRINTS
Applebees
Walmart
Durlington
Olive Garden
RED LOBSTER
ASHLEY
TACO BELL
BEST BUY
MEN'S WEARHOUSE

benefit Wetzel's Pretzels HOTTOPIC TORRID
charlotte FUSSE ROSS DRESS FOR LESS ULTA CHARLEYS
TILLY'S TJ-MAXX claire's
Cakes & Creamery Factory ★ macy's JCPenney
Chick-fil-A Dunkin' Donuts DQ LITTLE CHICKEN PLACE SBARRO
Buckle HOLLISTER VICTORIA'S SECRET rue21

HARBOR FREIGHT SALLY BEAUTY DOLLAR TREE DEL TACO
BASKIN ROBBINS FLOOR DECOR JOJO'S MEAT MARKET McDonald's Denny's
Freddy's WinCo FIVE GUYS Bank of America

COSTCO WHOLESALE
CVS pharmacy Bath & Body Works Starbucks
target Dillard's
flagstar LA BOY



OUTBACK CARRABBA'S ITALIAN GRILL
BURGER KING CHASE Pollo Loco THE HOOP

DONATOS P.F. CHANG'S WILD WINGS
Red Robin Krusty Krue

DUNKIN' Tropical CAFE
Smootherie Smoothie Starbucks SHERWIN-WILLIAMS SportClips
IHOP rubio's SUBWAY COLD STONE
Arby's Jack Little Caesars Pizza Hut

Marco's Pizza FIREHOUSE SUBS ROSATTI'S Great Clips
FIS WaFd Bank SONIC Fry's
Walgreens SHERWIN-WILLIAMS PAPA JOHN'S

E BASELINE RD

S SOSSAMAN RD

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.

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,869	115,827	293,671
2029	9,613	126,194	319,265

AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$69,673	\$80,154	\$91,947

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,047	48,867	115,810
2029	4,386	53,505	126,293

EMPLOYMENT

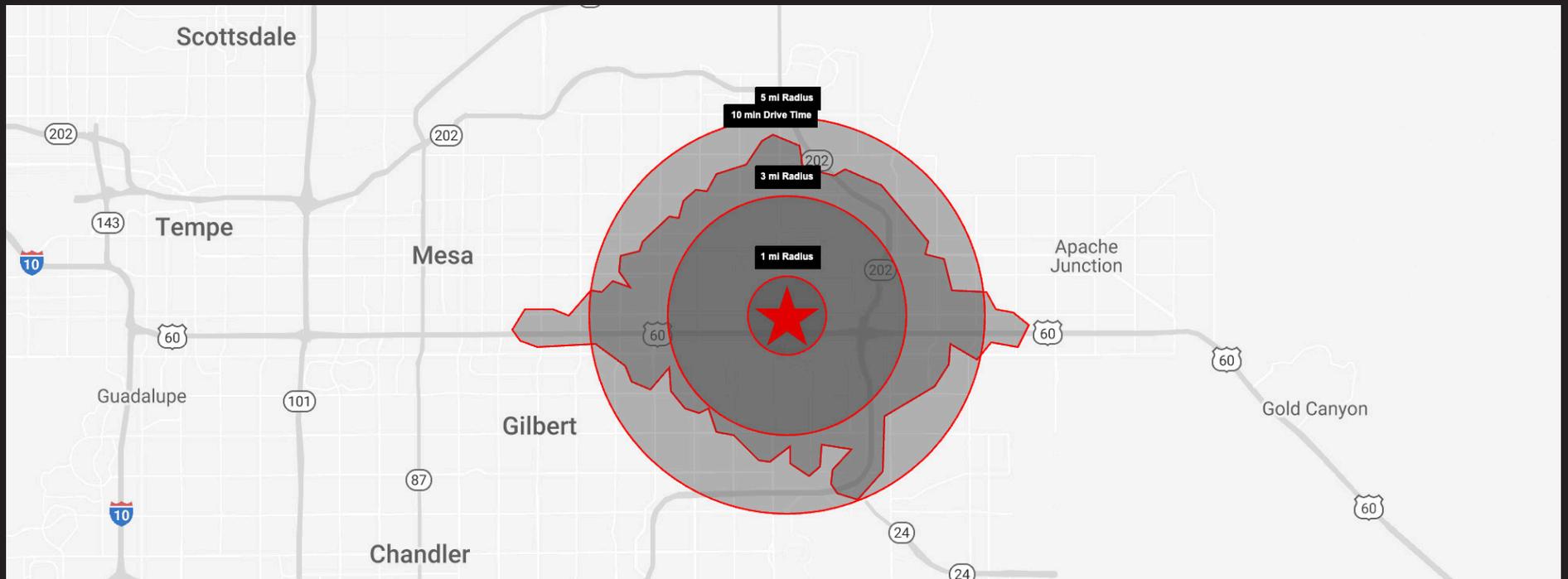
	1 MILE	3 MILES	5 MILES
2024	9,469	40,138	79,508

HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$310,347	\$292,929	\$332,717

BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	852	5,291	11,111



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CITY OVERVIEW

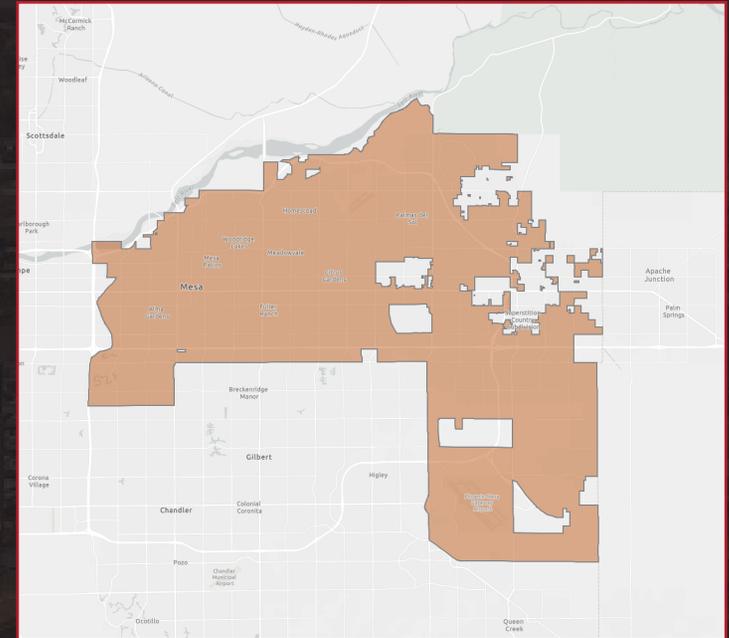
MESA, AZ



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.

Matt Leonard
Partner
602.369.7127
mleonard@levrose.com

Dawn Werley
Advisor
847.767.0351
dwerley@levrose.com



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