

# AVAILABLE FOR SALE

6951 E SOUTHERN AVE | MESA, AZ 85209

PRICE REDUCED!



**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~~ \$2,900,000 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

SITE

E SOUTHERN AVE | ±17,410 VPD

Home Depot, Applebee's, Walmart, Burlington, Olive Garden, Red Lobster, Ashley, Best Buy, Men's Wearhouse, TACO BELL

benefit, Wetzel's Pretzels, HOTTOPIC, TORRID, Charlotte FUSSE, ROSS, ULTA, CHARLEYS, TILLY'S, TJ-maxx, claire's, Quesada Factory, macy's, JCPenney, Chick-fil-d, DQ, Sbarro, Buckle, HOLLISTER, VICTORIA'S SECRET, rue21

Harbor Freight, Sally Beauty, Dollar Tree, Del Taco, Baskin Robbins, Floor Decor, JoJo Meez, McDonald's, Denny's, Freddy's, WinCo Foods, Five Guys, Bank of America

Costco Wholesale, CVS pharmacy, Bath & Body Works, Starbucks, Target, Dillard's, flagstar, LA BOY

Donatos, P.F. Chang's, Wild Wings, Red Robin, Krusty Krue, BJs Restaurant Brewhouse

Outback, Carrabba's, Burger King, Chase, Pollo Loco, The Home Depot

Dunkin', Tropical Cafe, Smashburger, Starbucks, Sport Clips, IHOP, Rubio's, Subway, Cold Stone, Arby's, Jack in the Box, Little Caesars, Pizza Hut

Marco's Pizza, Firehouse Subs, Rosatti's, Great Clips, FS, WaFd Bank, Sonic, Fry's, Walgreens, Shoney's, Papa John's



E BASELINE RD

S SOSSAMAN RD


# 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**

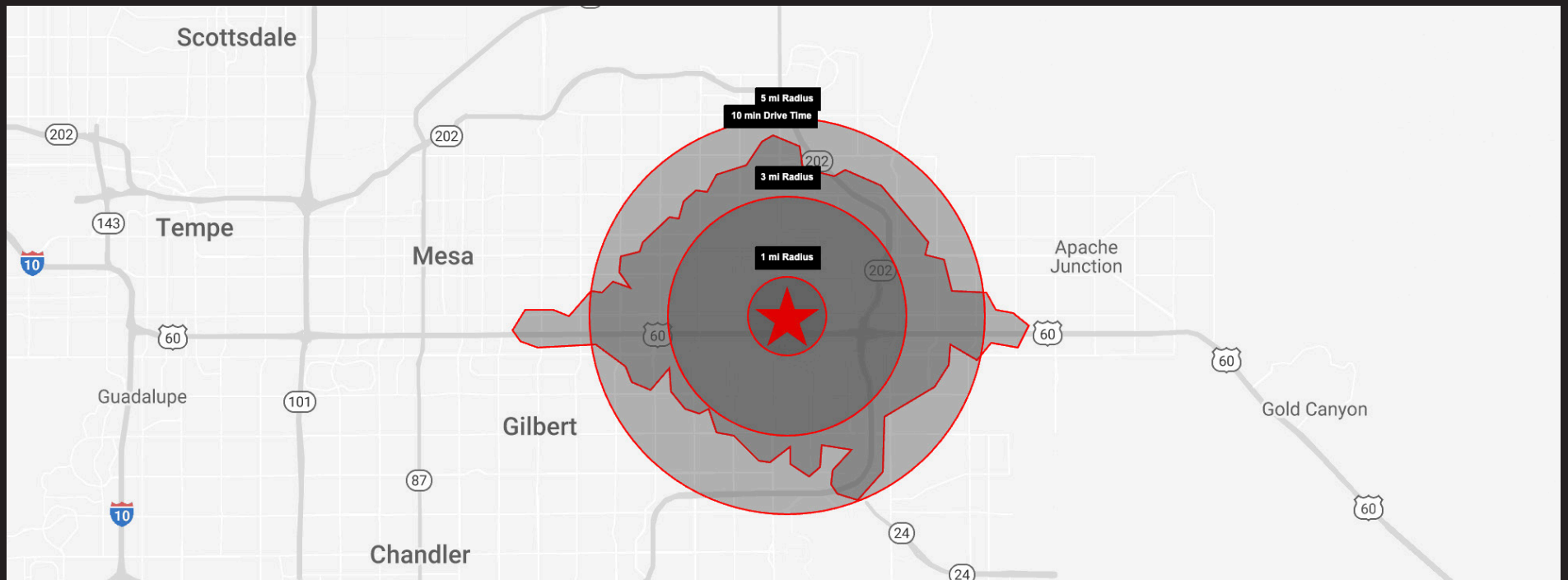
	1 MILE	3 MILES	5 MILES
2024	9,469	40,138	79,508

 **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



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.

# CITY OVERVIEW

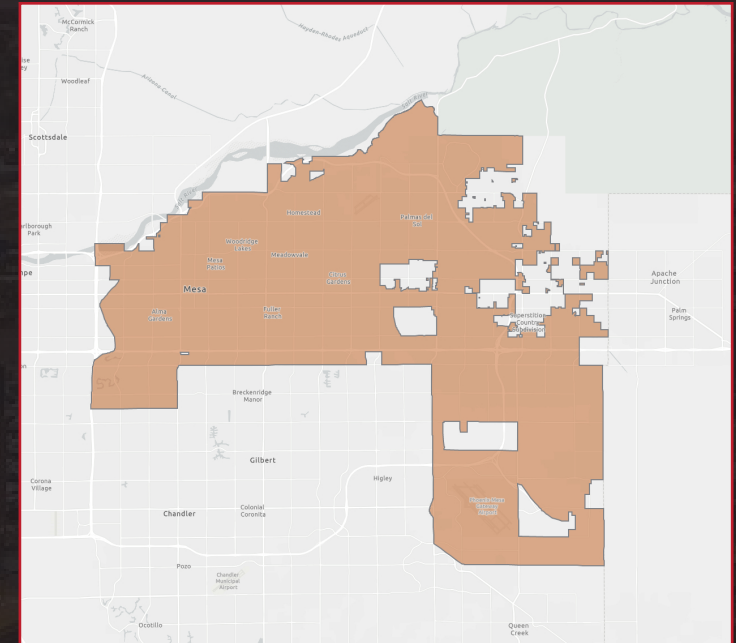
## MESA, AZ



**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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**LEVROSE**  
COMMERCIAL REAL ESTATE

