



FOR LEASE | RETAIL

The Residences On Main

424 W Main St | Mesa, AZ 85201

PRESENTED BY:

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Retail Space Available 1,200 - 20,000 SF

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	19,923 SF
Available SF:	1,000 - 19,923 SF
Lot Size:	109,814 SF
Year Built:	2025
Zoning:	T5MS

PROPERTY OVERVIEW

High-Visibility Retail – Downtown Mesa

Be seen at the bustling corner of Main Street and Country Club Drive. This brand new mixed-use development with street-front retail offers modern design, flexible layouts, and unmatched exposure in the heart of downtown Mesa. Surrounded by restaurants, shops, and cultural attractions—with easy access and transportation nearby—this is the perfect spot to capture both local and visitor traffic.

PROPERTY HIGHLIGHTS

- Location: Main Street & Country Club Drive, Downtown Mesa, AZ
- Visibility: High-profile corner with heavy foot and vehicle traffic
- Floor Plans: Flexible layouts to suit tenant needs
- Access: Easy reach from major streets and public transit
- Surroundings: Dining, shopping, arts, and entertainment within walking distance



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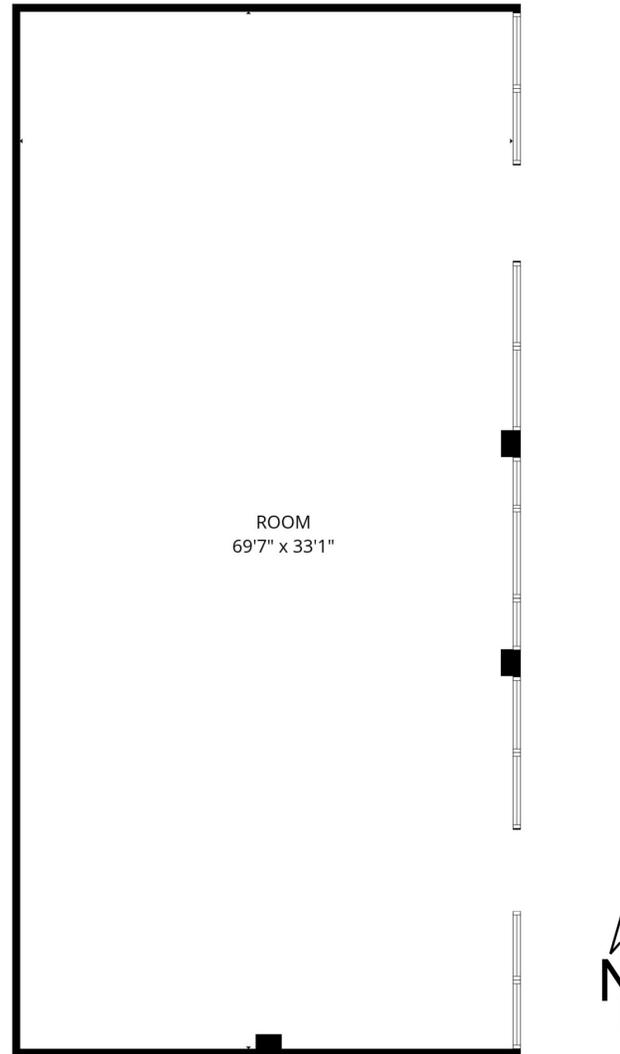
Retail Space With High Visibility And High Traffic Count

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North Suites 2,300sf (Divisible)

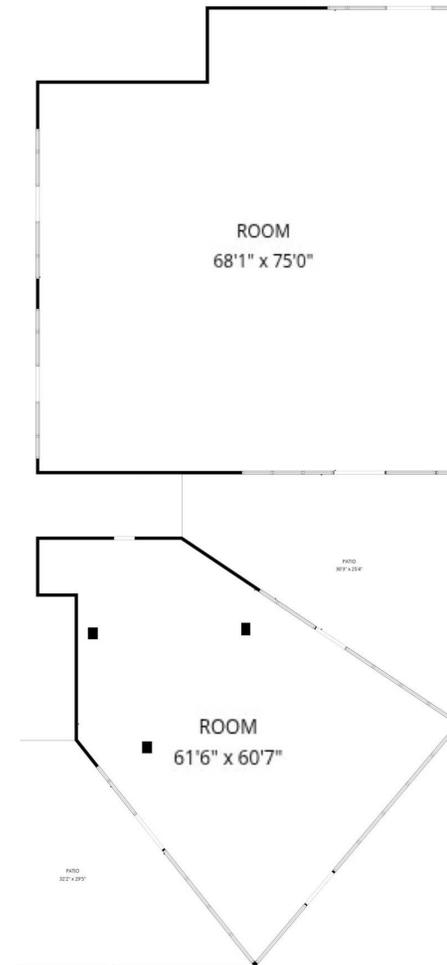
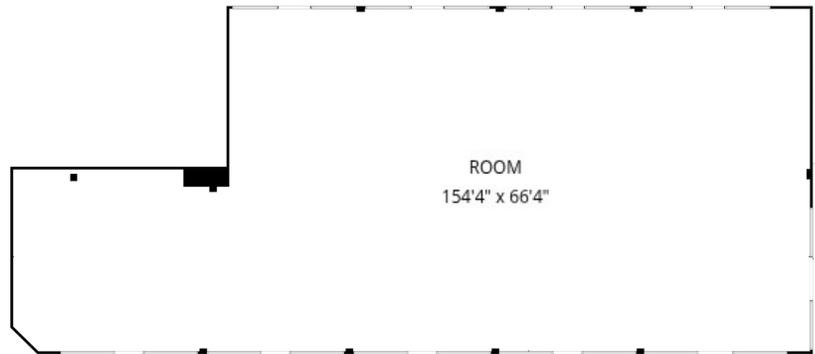
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.

South Suites ~18,000sf (Divisible)

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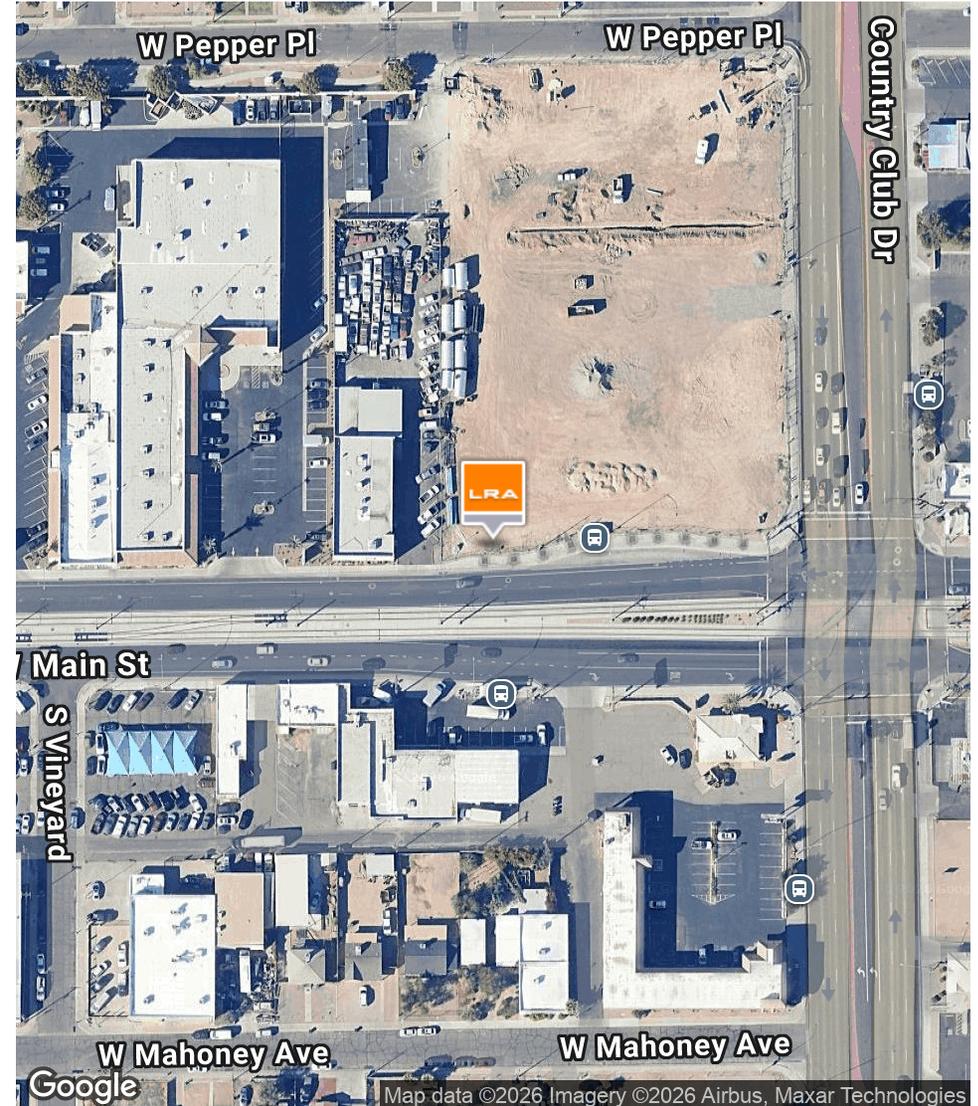
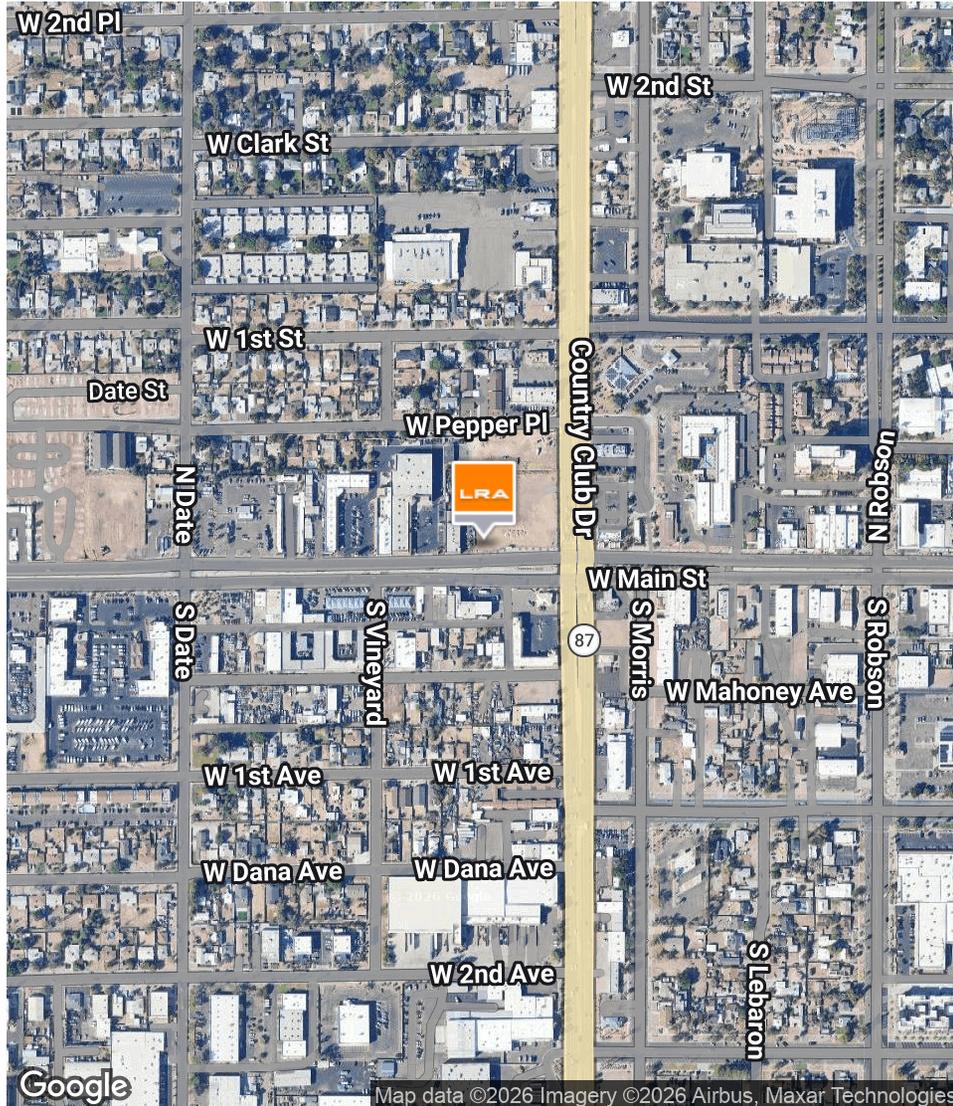




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Northwest Corner Of Country Club And Main St

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Retail Space @ The Residences On Main

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,266	4,374	19,717
Average Age	38	38	36
Average Age (Male)	37	36	35
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	492	1,737	7,434
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$52,609	\$52,897	\$60,817
Average House Value	\$436,035	\$422,022	\$344,311

Demographics data derived from AlphaMap

