



Price Reduced!

EST. 2025 • MESA, AZ

THE
Rosetta
ROOM

MUSIC • COFFEE • COMMUNITY



STNL Investment Opportunity | Downtown Mesa | ±6,381 Freestanding Building

FOR SALE 104 East 1st Avenue
Mesa, Arizona

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Single Tenant *Investment* Opportunity

Property	The Nile Theater The Rosetta Room
Property Address	104 East 1st Avenue, Mesa, AZ 85201
Maricopa APN	138-39-014C
City of Mesa Zoning	DC - Downtown Core
Use Description	Retail
Lot Size	0.37 Acres
Buiding Size	6,381 SF
Construction Renovation	1965 2025
Roof Recoat	2025
New 7.5-ton HVAC Unit	2025

Investment Overview



Offering Price	\$1,531,579	\$1,698,126
Price Per Square Foot	\$240	\$266
Cap Rate		7.6%
Year 1 NOI		\$116,400
Annual Amortization		\$5,016





The Nile Theater

The Nile Theater

@ 105 W Main Street, Mesa

The Nile Theater was built in 1924 and has been used for many purposes, but it was built to entertain. With three different venues in the same building, The Nile is a one-stop-shop for concerts from big to small. Not only is it an entertainment destination, The Nile also houses a 100% Vegan coffee shop/cafe.

The Nile Coffee Shop

@ 105 W Main Street, Mesa

The Nile Coffee Shop is the front of the historic Nile Theater in Downtown Mesa, Arizona. The shop opened in August of 2015 and has been going strong ever since. With a vegan food menu, locally roasted coffee drinks, and in-house baked pastries - The Nile Coffee Shop is a must for anyone looking for a bite to eat and a good cup of coffee while in the downtown area.

The Rosetta Room

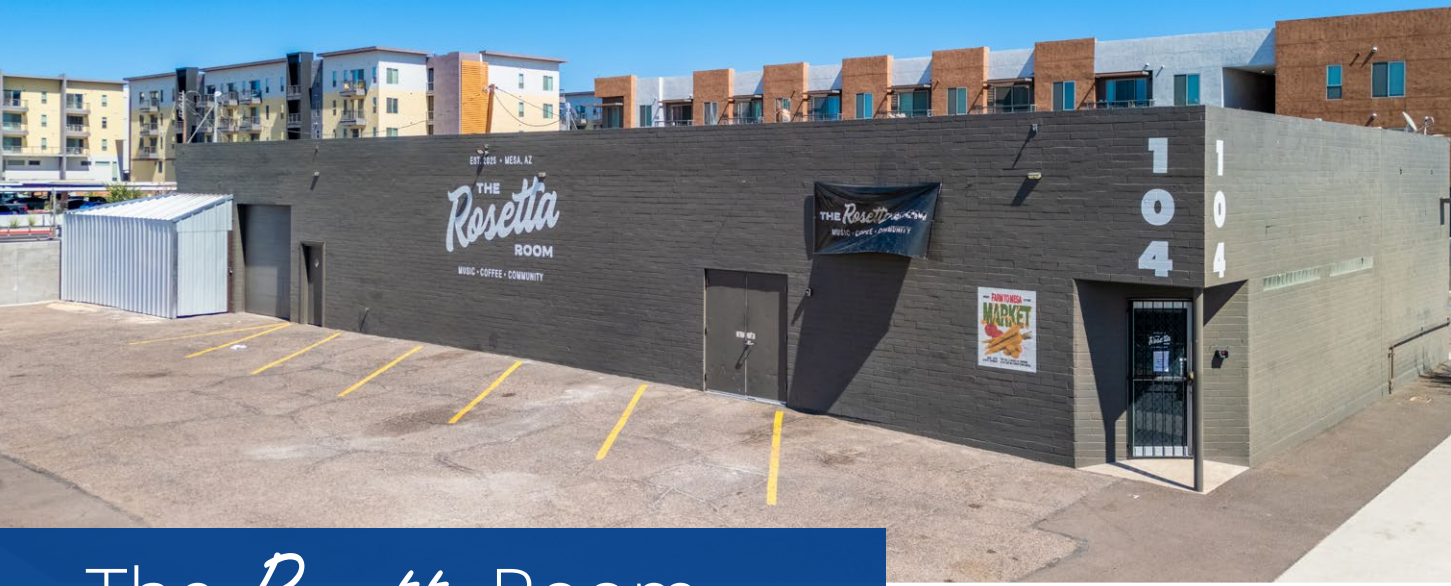
@ 104 E 1st Avenue, Mesa

The Rosetta Room is a dynamic, multipurpose venue combining mid-century charm, community programming, and flexible event capabilities. As a sister location to The Nile Theater, it strengthens the operator's portfolio downtown, appealing to broad demographics — from all-ages concertgoers to wellness enthusiasts and local event hosts. Its neighborhood presence is well-managed, prioritizing neighborly relationships while offering vibrant cultural experiences.



2025 Best New Music Venue

by Phoenix New Times



The *Rosetta* Room



Discover Downtown

...Mesa

3,200
Residents

19,800
Daytime Employees

2.5M
Annual Visitors

550
Businesses

382
Hotel Rooms

36
Restaurants

Downtown Mesa, particularly within a few blocks of 104 E 1st Ave, has undergone significant transformation since 2020, highlighted by substantial growth across residential, retail, institutional, and infrastructure sectors:

- **Nearly 900 residential units** recently added or currently under construction via large multifamily.
*Melody on Main | ZenCity | The GRID | The Grove on Main
ECO Mesa | Forge Tower*
- **>30,000 sq ft** of new retail space anchored in residential ground floor.
- **Major active sites** like *Site 17* prepped for future mixed-use and transit-focused districts.
- **Strong institutional anchors** including *ASU's Media and Immersive eXperience (MIX) | Benedictine University | Mesa Community College Downtown Center.*
- **Robust city-led support** through incentives, planning, and urban transformation services.
- **Pedestrian-friendly implementation:** streetscape enhancements, light rail, parking, and micromobility support.

Aerial | Downtown *Mesa*

Site 17 | 27-Acre Redevelopment

Cimarron | Multi-Family

Hibbert Parking Garage

Pioneer Park | 17-Acre Community Park

Mesa Arizona Temple

The Grove on Main | Multi-Family

The GRID | Multi-Family

Mesa Municipal Court

Benedictine University | Mesa

The Melody on Main | Multi-Family



SOUTH SIRRINE

EAST 1ST AVENUE



Investment Opportunity | 304 East 1st Avenue, Mesa, Arizona

Aerial | Downtown *Mesa*

Forge Tower | Multi-Family

ECO Mesa | Multi-Family

AZ Museum of Natural History

Mesa Convention Center & Amphitheatre

The Nile Theater

ZenCity | U/C Multi-Family

Mesa City Hall

ASU's Media & Immersive eXperience (MIX)

Mesa Contemporary Arts Museum

First Fidelity Bank

Mesa Arts Center

The Melody on Main | Multi-Family

The Melody on Main | Multi-Family

EAST 1ST AVENUE

SOUTH SIRRINE



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Accelerating success.

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