



W Main St
958

OFFICE + SECURED YARD | DOWNTOWN MESA, AZ

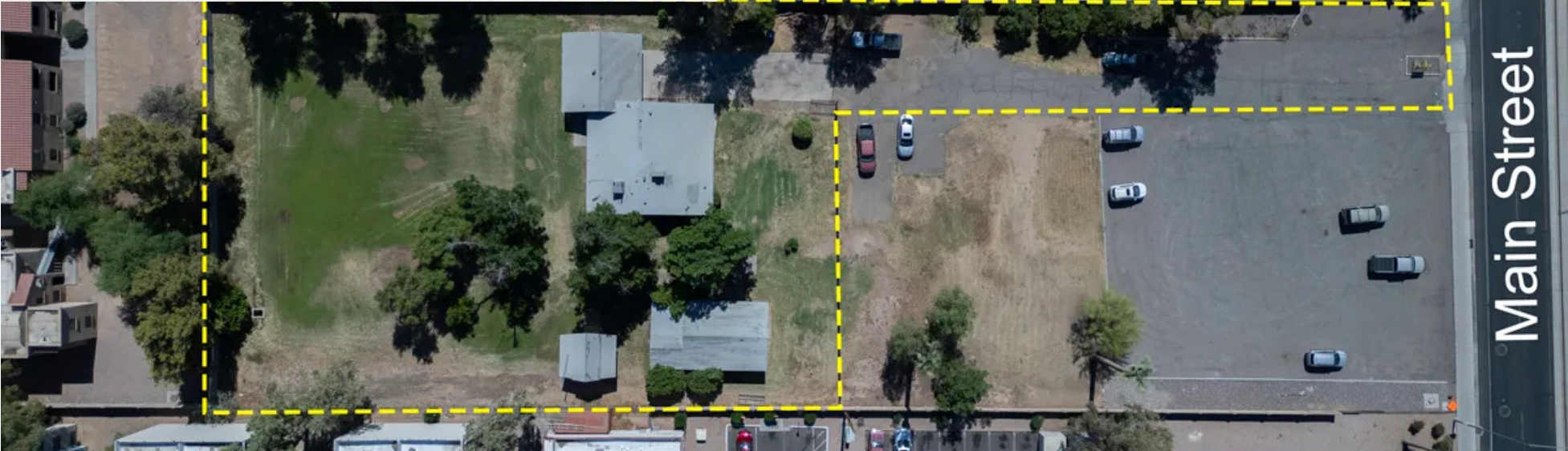
Don Mortensen | 602.451.3684 | don@lraphx.com

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Property Summary

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INDUSTRIAL PROPERTY FOR SALE / LEASE | MESA, AZ



PROPERTY DESCRIPTION

Rare commercial leasing opportunity on a fully fenced 0.92-acre lot. This recently remodeled office building, converted from a residential home, offers three private offices, two large restrooms with showers, a large kitchen/break room, reception area, bullpen workspace, and an attached 2.5 car garage. The property also features a detached building with electricity and a roll-up doors and an additional storage shed, making it ideal for contractors, service businesses, fleet operations, and a variety of other commercial uses. The recently renovated interior provides a fresh and modern space, perfect for potential tenants. With 1 unit, this property presents an attractive layout for business operations and offers a convenient location for potential occupants. Flexible, functional, and move-in ready.

PROPERTY HIGHLIGHTS

- 2,800 SF freestanding office building
- Recently renovated interior and exterior improvements
- Single-tenant building configuration
- Secure fenced yard area

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$5,850 per month (NNN)
Number of Units:	1
Available SF:	2,800 SF
Lot Size:	40,163 SF
Building Size:	2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,402	2,429	7,108
Total Population	3,742	6,687	19,224
Average HH Income	\$67,325	\$67,448	\$71,021

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LRA COMMERCIAL
480.526.5644
www.lrarealestate.com

Yard Space + 2 Detached Sheds

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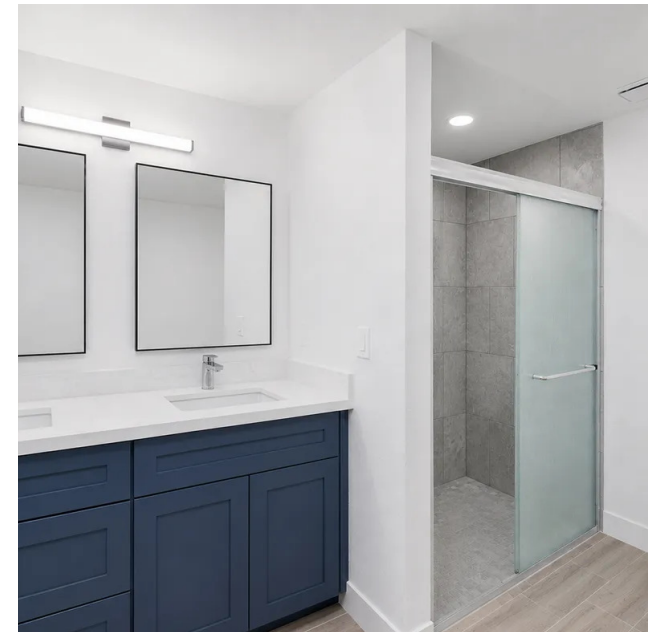
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New, Renovated Interior

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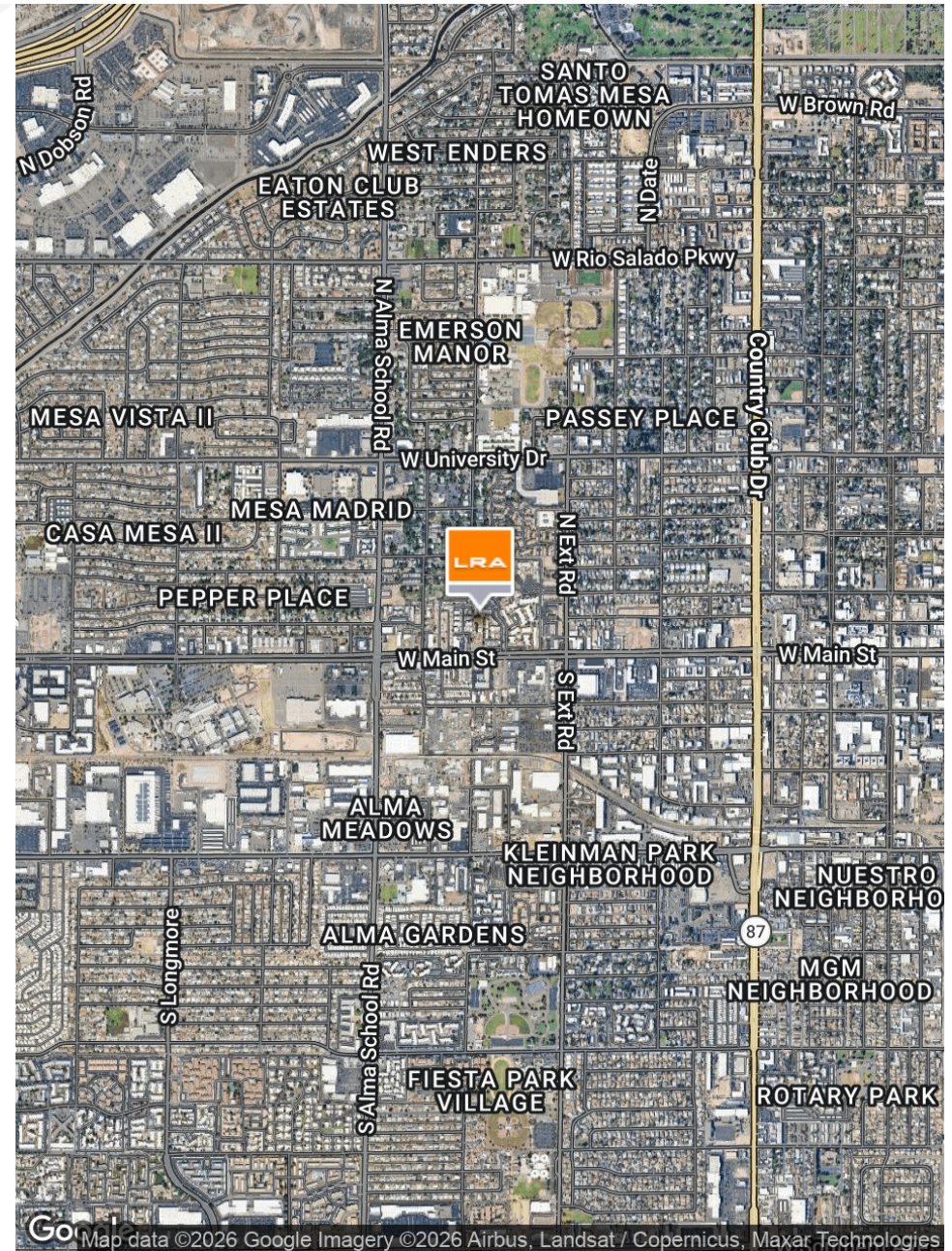
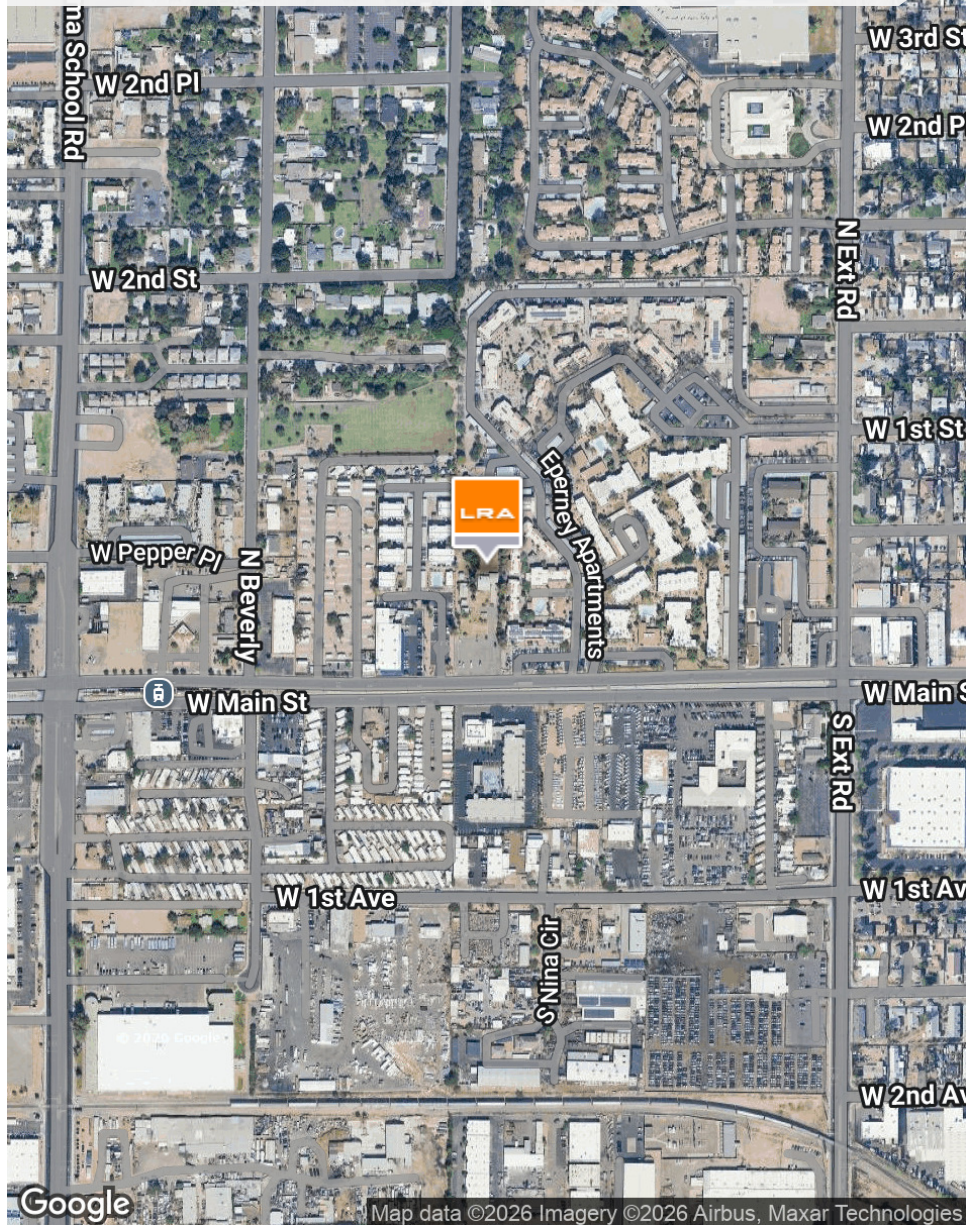
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Location Map

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Demographics Map & Report

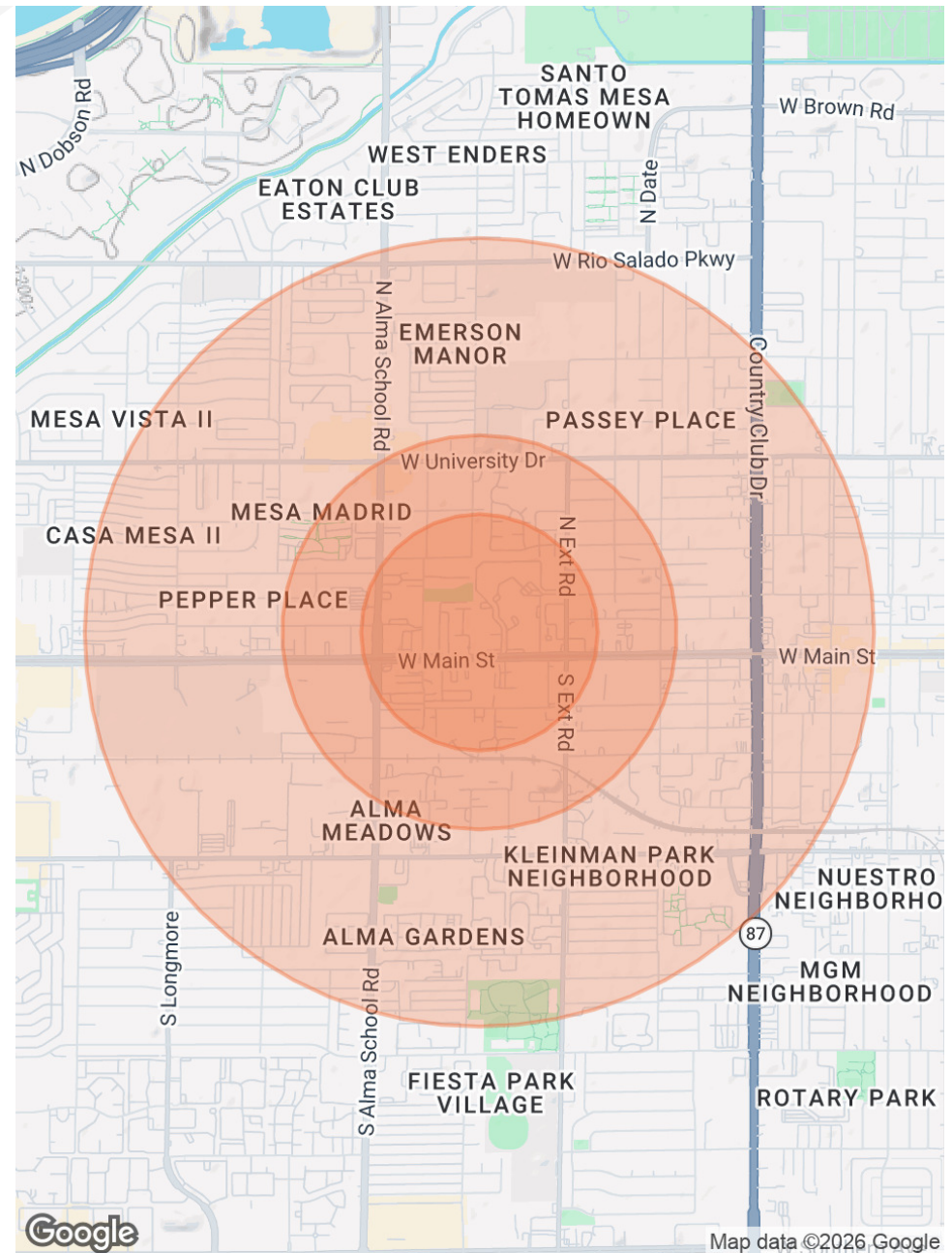
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INDUSTRIAL PROPERTY FOR SALE / LEASE | MESA, AZ

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,742	6,687	19,224
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,402	2,429	7,108
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$67,325	\$67,448	\$71,021
Average House Value	\$349,172	\$375,949	\$356,594

2020 American Community Survey (ACS)



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