

AVAILABLE FOR SALE/LEASE

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



2025 NNN's:

\$4.72/SF/YR



LOT SIZE:

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

*Per Maricopa County Assessor



ZONING:

LC, City of Mesa

AVAILABLE FOR LEASE SEPARATELY OR TOGETHER:

5-Bay Oil-Change Facility	±2,938 SF	\$25.00/SF NNN
4-Bay Detail Shop	±1,800 SF	\$25.00/SF NNN
Car Wash	±1,850 SF	\$10,000/MO NNN

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



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 will be added to the Property in the Near Future
- 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
COMMERCIAL REAL ESTATE

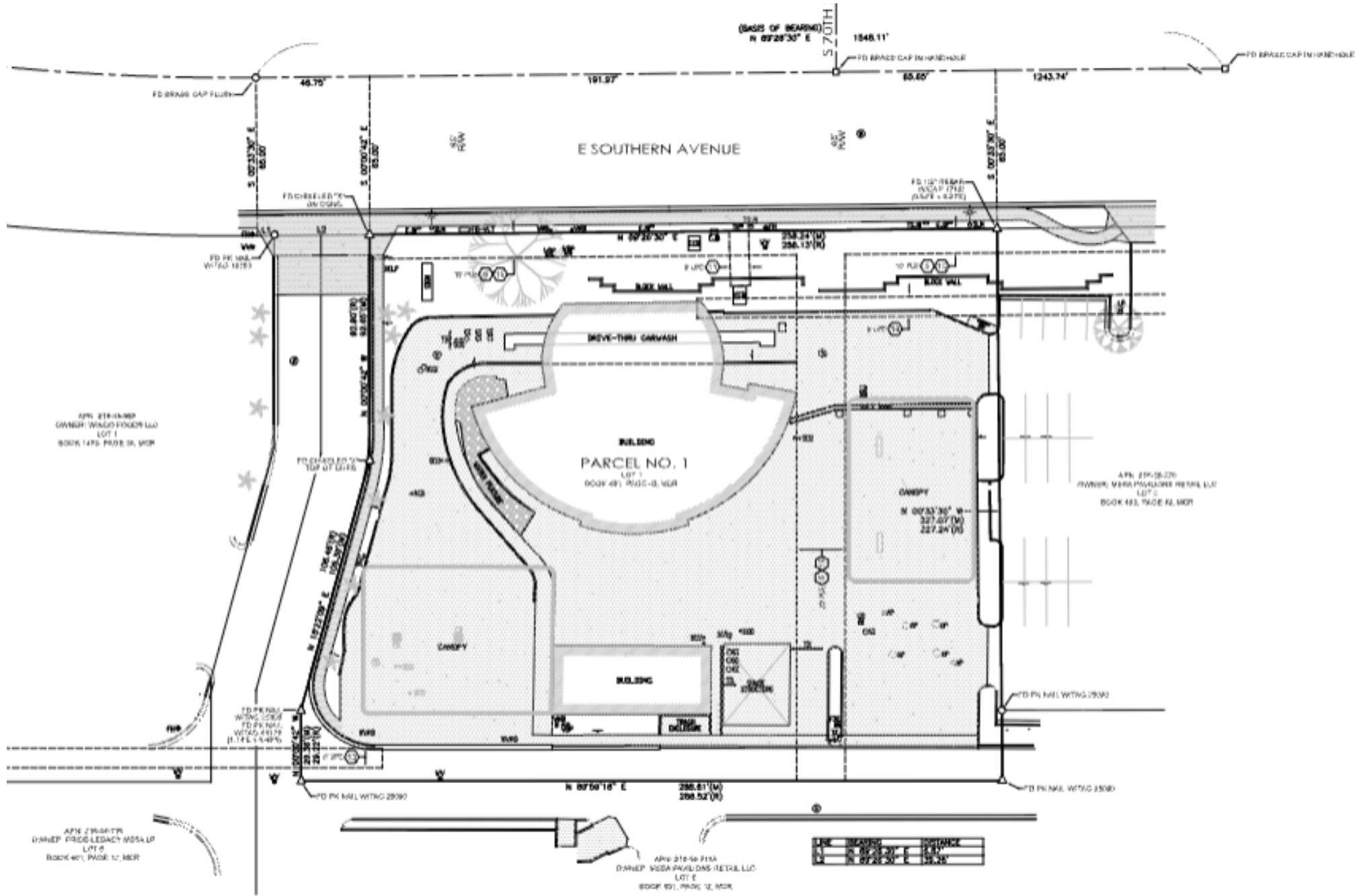
TCN
WILLIAMS
REAL ESTATE SERVICES



ALTA SURVEY

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AERIAL OVERVIEW

SUPERSTITION SPRINGS MALL



S POWER RD | ±35,465 VPD

SITE



E SOUTHERN AVE | ±17,410 VPD



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



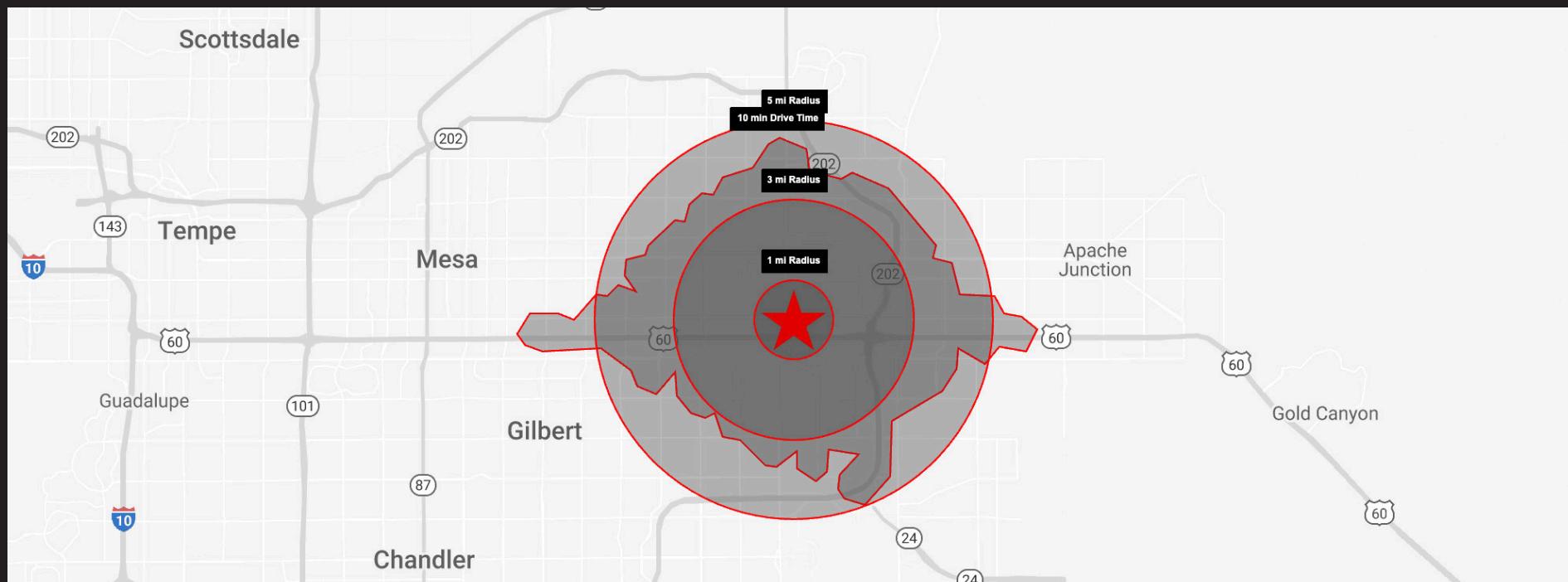
HOME VALUE (MEDIAN)

	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

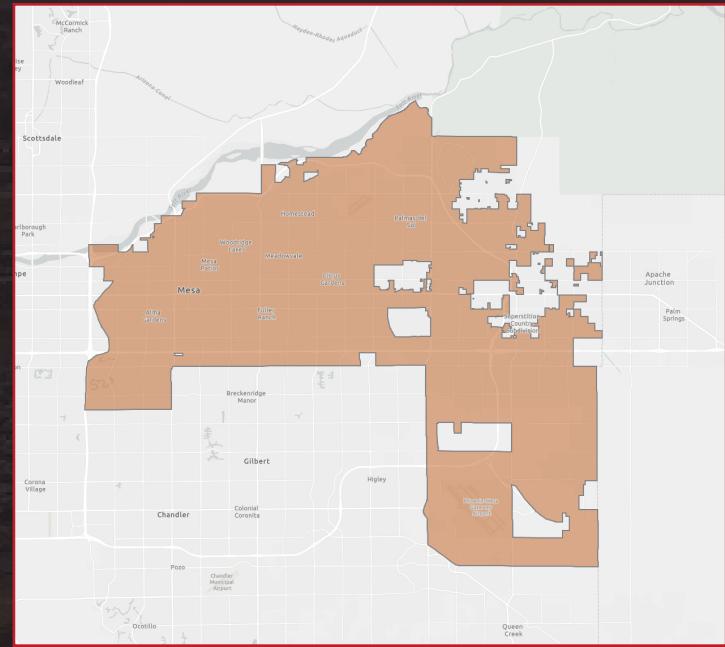
MESA, AZ



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.

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