

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



ZONING:
LC, City of Mesa



2025 NNN's:
\$4.72/SF/YR



LOT SIZE:
±1.40 AC (±60,853 SF)*
Parcel No. 218-56-725
*Per Maricopa County Assessor

AVAILABLE FOR LEASE SEPARATELY OR TOGETHER:

5-Bay Oil-Change Facility	±2,938 SF	\$25.00/SF NNN	Oil Bay Openings ±12' High x ± 14' Wide
4-Bay Detail Shop	±1,800 SF	\$25.00/SF NNN	Detail Shop Doors ±10' Wide x ±11'11" High
Car Wash	±1,850 SF	\$10,000/MO NNN	Entrance/Exit to Car Wash ±19'5" Wide Car Wash Tunnel ±25' Wide x ±74' Long



PROPERTY HIGHLIGHTS

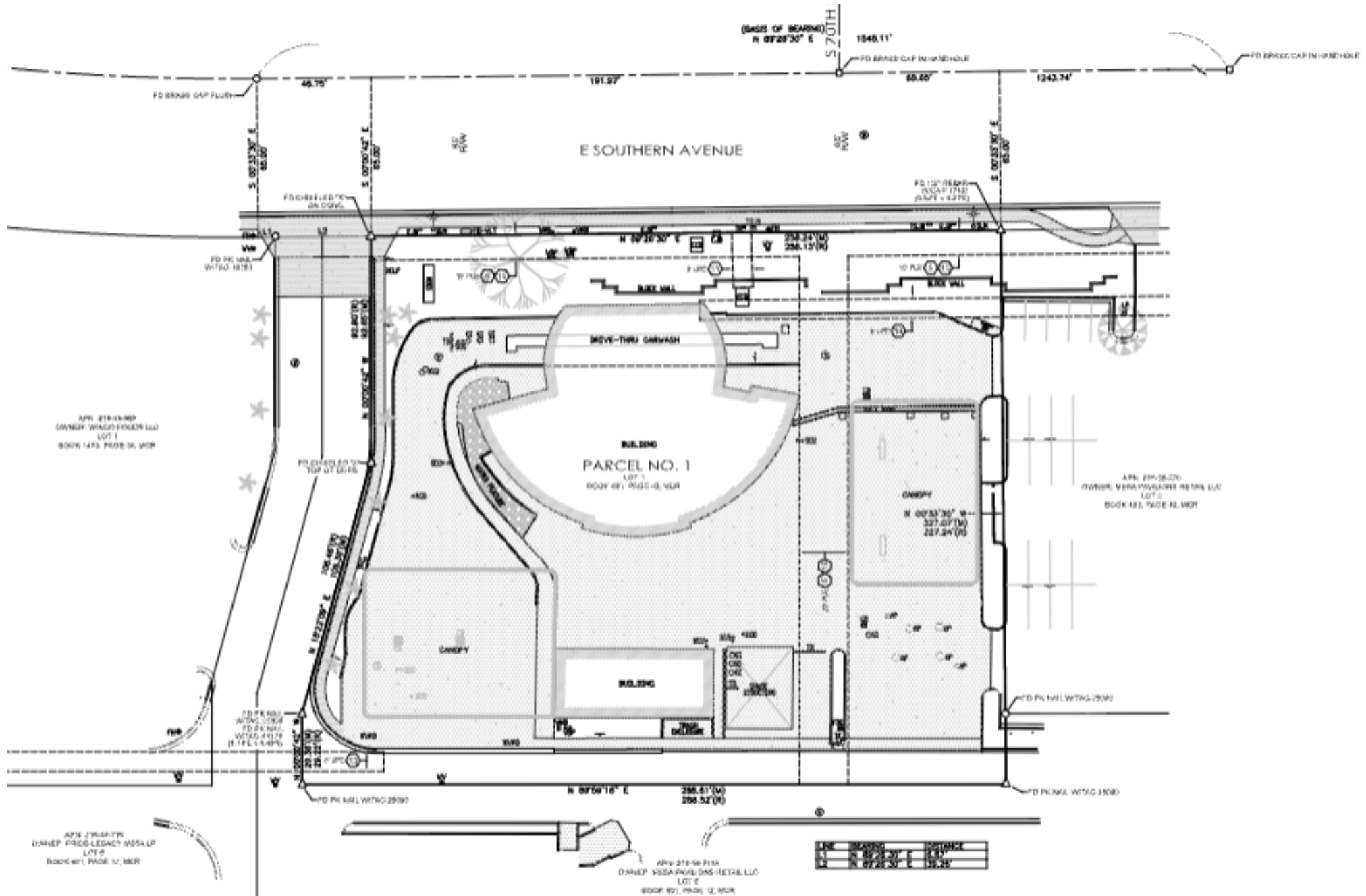
- High Traffic Retail Location in Superstition Springs; East of the Southeast Corner of Southern Ave & Power Rd in East Mesa
- Drive-Thru Car Wash will be added to the Property in the Near Future
- Easy access to US-60 & Loop 202
- ±10 year contract with Marathon in place
- Many portions of the property were renovated/upgraded in 2025



PROPERTY PHOTOS

LEV ROSE
COMMERCIAL REAL ESTATE





AERIAL OVERVIEW

S POWER RD | ±35,465 VPD

SUPERSTITION
SPRINGS MALL

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



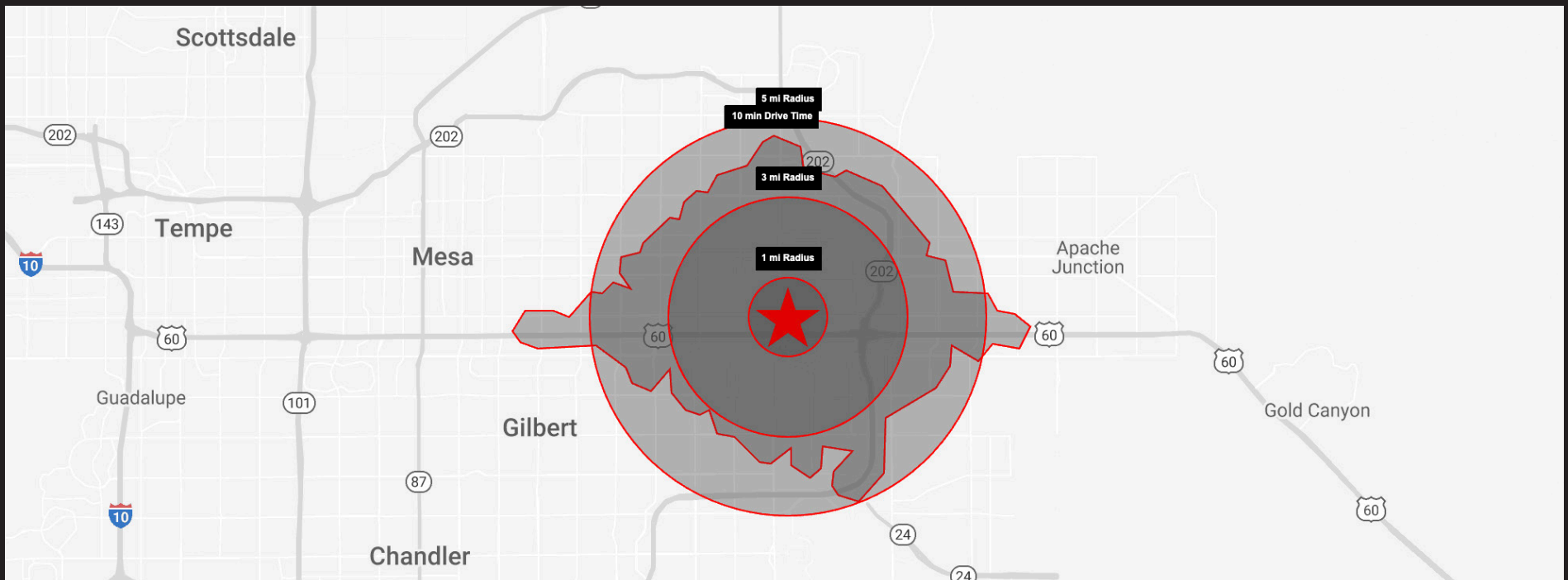
HOME VALUE (MEDIAN)

	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



CITY OVERVIEW

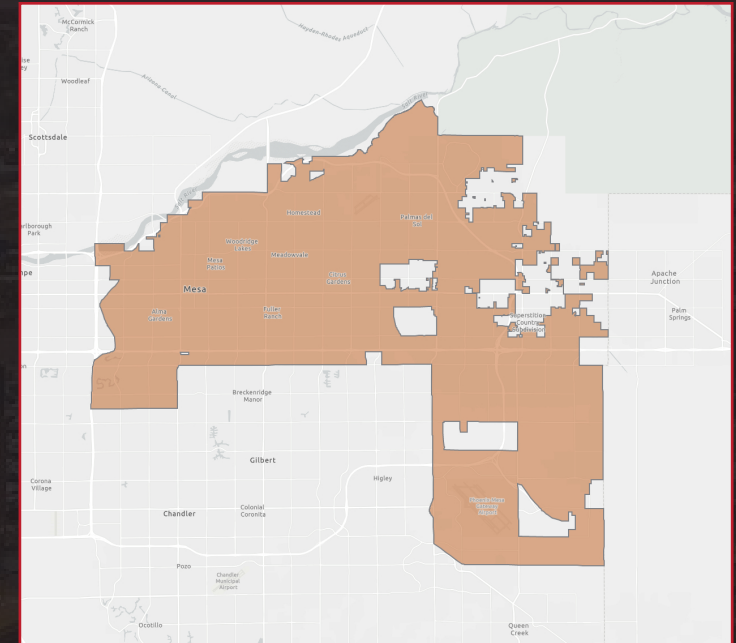
MESA, AZ



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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