

VALUE ADD MULTI-TENANT RETAIL  
& REDEVELOPMENT OPPORTUNITY

# FOR SALE

IN AN OPPORTUNITY ZONE

**\$4,200,000**  
SALE PRICE  
**5.54%**  
CAP RATE

903-933 E MAIN ST | MESA, AZ 85203



## PROPERTY DETAILS

- Retail Investment Opportunity
- Multi-Tenant Retail Plaza
- ±32,702 SF Total Building Size
- ±2.16 Acre Lot
- Zoned LC, City of Mesa
- E Main St Frontage with Light Rail Access
- All leases are MTM, with the exception of one tenant
- In-place rental rates remain well below market averages, offering clear upside potential
- Located in an Opportunity Zone

## contact:



**Brandon Koplin**

D 480.214.1103

M 602.373.4717

[bkoplin@cpiaz.com](mailto:bkoplin@cpiaz.com)



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CORFAC

2323 W. University Dr, Tempe, AZ 85281

8777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258

480.966.2301 | [WWW.CPIAZ.COM](http://WWW.CPIAZ.COM)

# MULTI-TENANT RETAIL PLAZA INVESTMENT SALE

## EXECUTIVE SUMMARY

903-933 E MAIN ST | MESA, AZ 85203

**Located at 903-933 E Main St in Mesa, Arizona, this property stands as a unique and versatile commercial real estate investment with short term leases in centralized location.**



This multi-tenant retail property sits on an expansive parcel within a designated Opportunity Zone, offering powerful tax advantages and exceptional upside for investors. Surrounded by steady traffic and established neighborhood demand, the site presents a rare chance to reposition an under performing asset in a growing area. With its generous land size and flexible layout, the property is primed for redevelopment, modernization, or a strategic lease-up plan tailored to higher-value tenants.

Currently operated with minimal upkeep, the building shows clear value-add potential through cosmetic improvements. All tenants are on month-to-month agreements, providing complete flexibility to refresh the tenant mix, renegotiate leases, or vacate units as needed to maximize revenue. With thoughtful renovations and improved curb appeal, rents could be increased significantly—unlocking substantial appreciation and transforming the property into a high-performing retail destination.



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
12 16 25

# MULTI-TENANT RETAIL PLAZA INVESTMENT SALE

## TENANT PROFILES

903-933 E MAIN ST | MESA, AZ 85203



### Hambone Sports Bar & Grill

Suite 903 | ±3,200 SF

Dating back to 1956, this sports bar has a large enclosed patio with 6 pool tables, TV's, darts, arcade games, and karaoke.



### Sidewalk Noshers, LLC

Suite 909 | ±3,200 SF

Sidewalk Noshers caters everything from small, private dining experiences to lavish weddings and large corporate events. Whether the events are large or small, Gonzalo and his team have the opportunity to make a difference to their clients.

[\(Click Here For More Information\)](#)



### Antique Plaza

Suite 933 | ±9,200 SF

The oldest antique mall in Mesa, the Antique Plaza has spent the last twenty-five years servicing the Valley with a truly unique selection of items. Over the years we've collected a knowledgeable staff. We have jewelry aficionados, paper addicts, collectible connoisseurs, art savants, furniture fanatics and clothing experts. It's their 'love for the goods' and friendly service that keep people coming back for more.

[\(Click Here For More Information\)](#)



### Harmon's Safe, Lock & Key

Suite 906-907 | ±3,200 SF

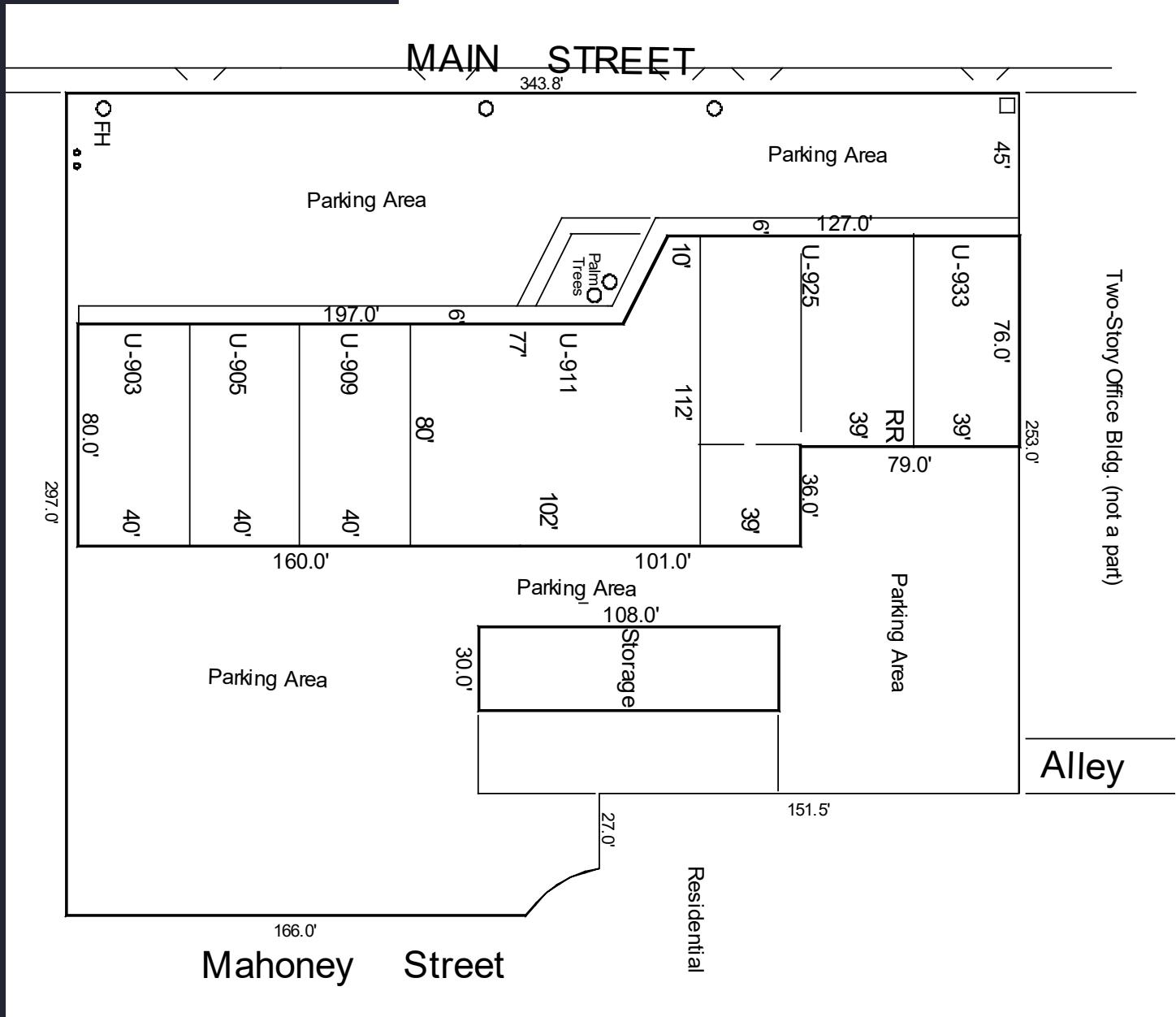
At Harmon's Safe Lock & Key, we have been providing professional locksmith and safe services in the Greater Phoenix area since 1958! This makes us the oldest family owned and operated locksmith operation in the entire state of Arizona.

[\(Click Here For More Information\)](#)

# MULTI-TENANT RETAIL PLAZA INVESTMENT SALE

903-933 E MAIN ST | MESA, AZ 85203

## SITE PLAN



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

 **Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC  
2323 W. University Dr. Ste 245, Scottsdale, AZ 85258  
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258  
480.966.2301 | [WWW.CPIAZ.COM](http://WWW.CPIAZ.COM)



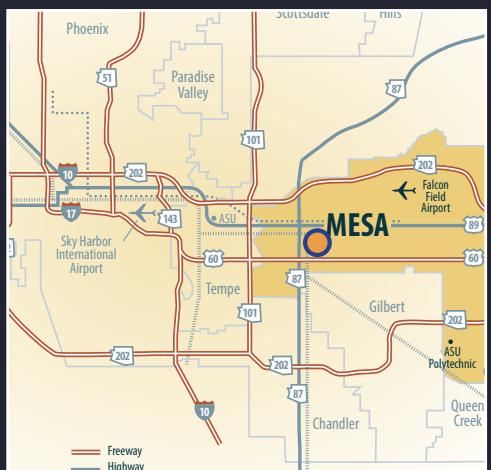
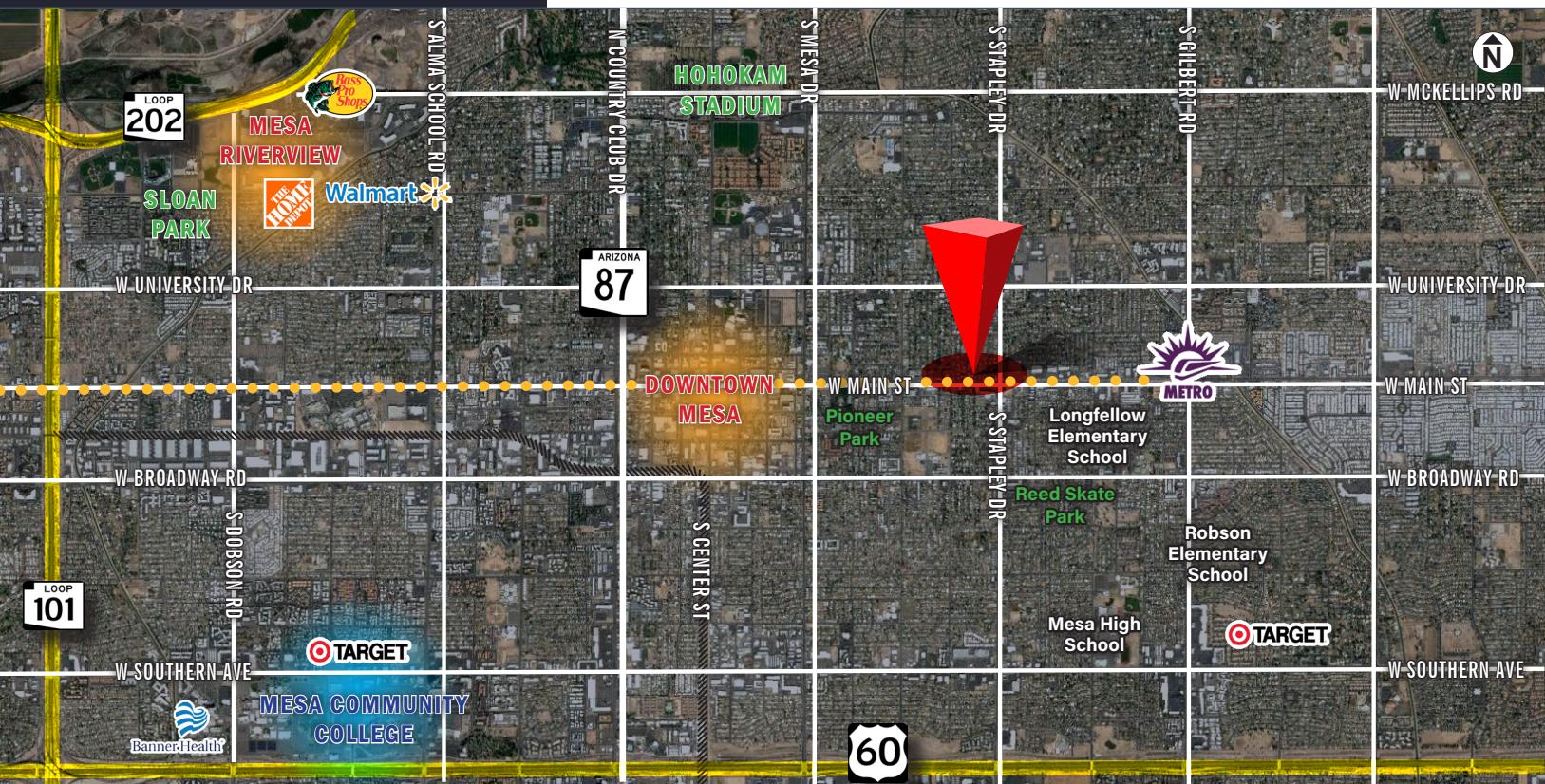
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

## MULTI-TENANT RETAIL PLAZA INVESTMENT SALE

903-933 E MAIN ST | MESA, AZ 85203



### contact:



**Brandon Koplin**  
D 480.214.1103  
M 602.373.4717  
bkoplin@cplaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 16 25

### DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population 24,841 180,925 360,605

Median Age 32.3 34.9 36.3

Bachelor's Degree or Higher 13% 18% 24%

2023 Households 7,559 64,182 135,426

Renter Occupied HHs 4,358 32,814 62,300

Avg Household Income \$58,641 \$67,292 \$77,735

Median Household Income \$42,848 \$51,346 \$58,016

Median Home Value \$237,376 \$238,516 \$262,407

Median Year Built 1968 1980 1983

Avg Household Size 3.2 2.8 2.6

Total Consumer Spending \$206.5M \$1.8B \$4.1B

Daytime Employees 4,296 66,905 140,699

Businesses 656 6,379 14,932