

FOR SALE OR LEASE

VACANT HARD CORNER
POTENTIAL MARKET OR REDEVELOPMENT



2009 N STAPLEY DR | MESA, AZ 85203

Sean Lieb, Partner
slieb@levrose.com
602.491.9295

Trevor White, Advisor
twhite@levrose.com
480.508.7449

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY OVERVIEW



SALE PRICE:
\$2,700,000
LEASE RATE:
\$16.00/SF + NNN



PARCEL:
136-07-001G



LOT SIZE:
±1.93 AC



BUILDING SIZE:
±13,969 SF



ZONING:
LC, City of Mesa

PROPERTY HIGHLIGHTS

- Former 99 Cents Only Store
- Built in 2007
- 251 feet of frontage on high-traffic N Stapley Dr
- 67 on-site parking spaces (4.8 per 1,000 SF)
- Excellent visibility & access from Stapley and McKellips Rd
- Rear loading dock for deliveries and logistics
- High-density trade area: ±103,500 population within 3 miles
- Surrounded by national retailers and service tenants
- Ideal for owner-user, redevelopment, or investment

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	12,332	103,554	247,485
2029	13,187	111,930	267,352



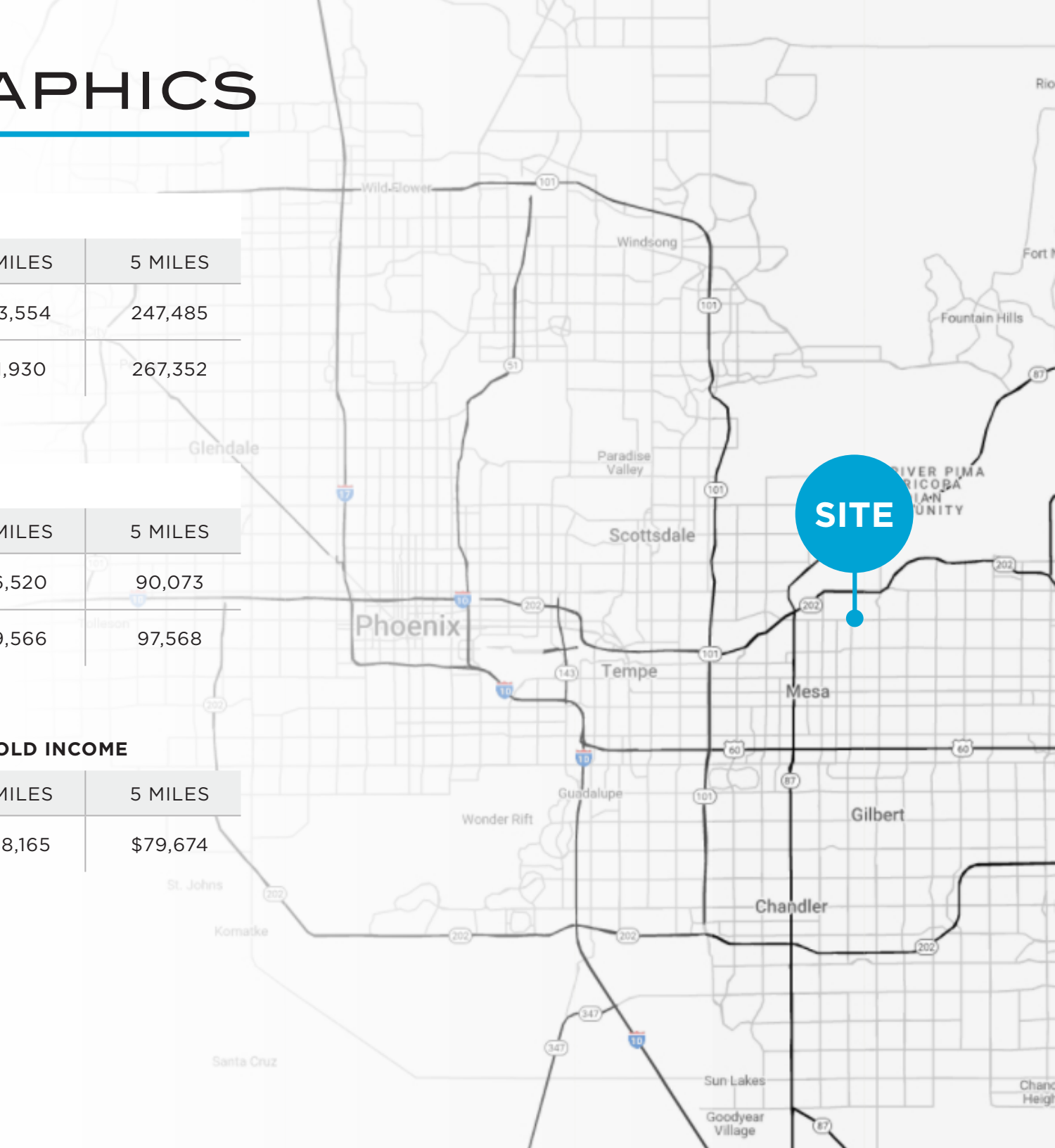
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,312	36,520	90,073
2029	4,612	39,566	97,568

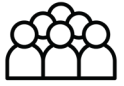


AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$103,344	\$88,165	\$79,674



MESA CITY OVERVIEW



520K +
TOTAL POPULATION



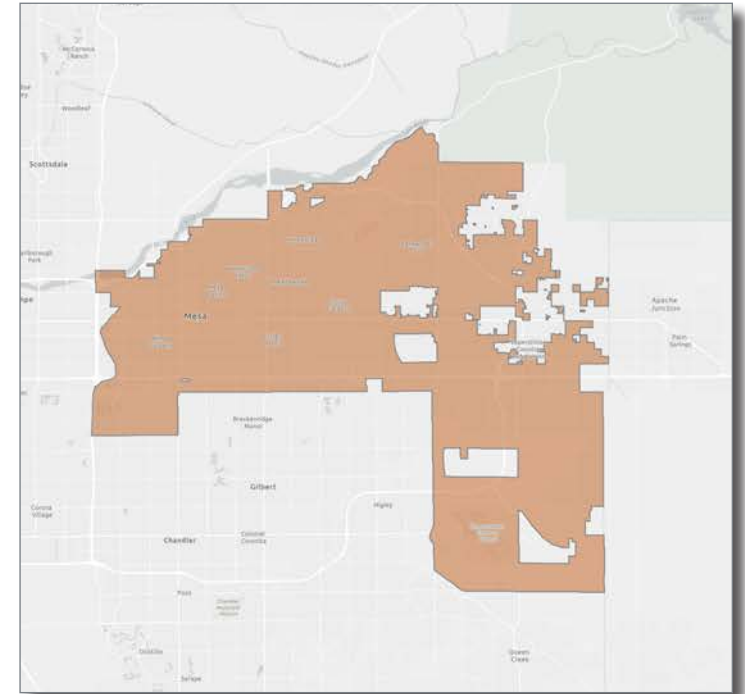
\$99K +
AVG HH INCOME

EAST VALLEY CITY WITH ADVANCING INDUSTRIAL CORRIDORS

Mesa, the third-largest city in Arizona, has evolved into a magnet for high value industrial, aerospace, and clean tech investment. The city's location along key freeway and rail corridors, plus its proximity to Phoenix-Mesa Gateway Airport, makes it a powerful base for manufacturing and distribution. Recent announcements include Magna/Waymo's autonomous vehicle plant and Komatsu's new \$80 million mining operations center.

CLEAN TECH & RESEARCH-DRIVEN INVESTMENT CLIMATE

Mesa is also investing in next gen sustainability, with companies like Cyclic Materials bringing rare earth recycling to the area. The city is diversifying further with new office, flex, and healthcare projects, and supports these with proactive infrastructure funding, including multi-million-dollar water and energy upgrades. With population growth and ASU's Polytechnic campus drawing a skilled labor base, Mesa continues to accelerate in both scale and sophistication.





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