



7045 E Main, Mesa
2.1 ac +/-, 2144 sf building
Zoning LC-
Linited Commercial

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FOR SALE | RETAIL

Main Street Auto

7045 East Main Street | Mesa, AZ 85207

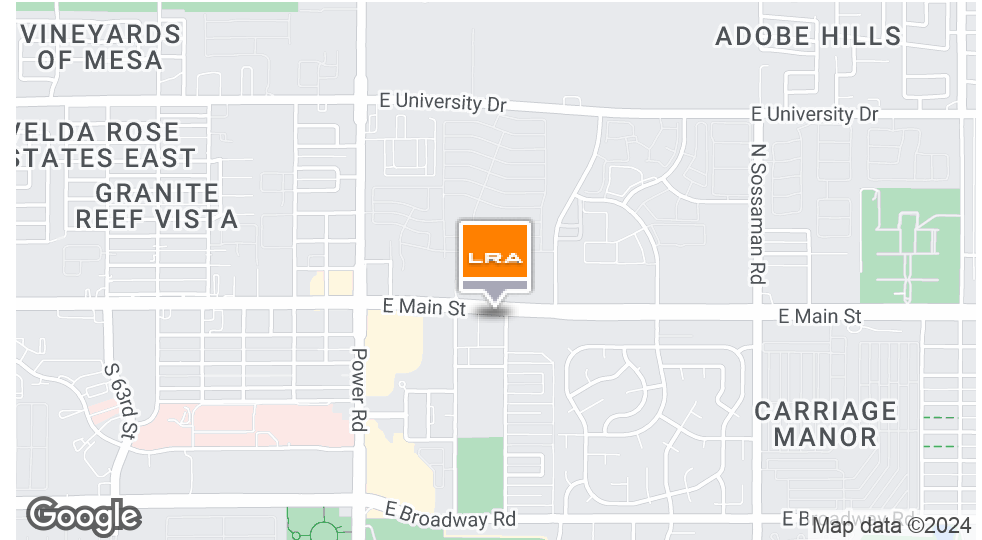
PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	4,288 SF
Lot Size:	2.07 Acres
Price / SF:	\$279.85
Year Built:	1958
Zoning:	[LC] Limited Commercial District, Mesa, auto use grandfathered in
Market:	Phoenix
Submarket:	Red Mountain/East Valley

PROPERTY OVERVIEW

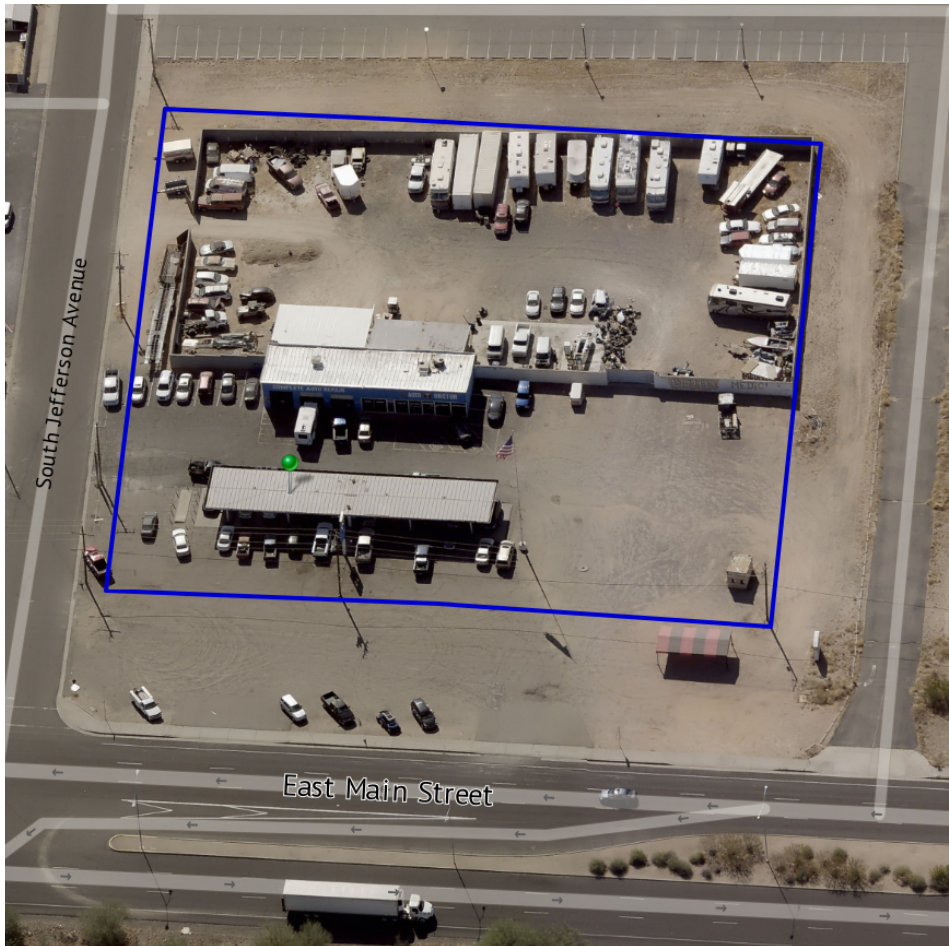
Former Gas Station, now an Auto Repair and Sales location at a busy intersection of Power Rd & E Main Street. Lot is 2.07 acres, 2144 sf building. Has a canopy in front of the building. Back part of the lot is used by the owner for construction equipment. Note: ADEQ reports UST (Underground Storage Tanks) permanently removal in 1988. Property taxes were \$8,820 in 2023.

PROPERTY HIGHLIGHTS

- Large lot, 2.07 acres
- Building is 4288 sf +/-, Canopy is 3,000 sf +/-
- Zoning is [LC] Limited Commercial District, Mesa
- Near busy intersection of Power Rd & Main St

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PROPERTY DESCRIPTION

Former Gas Station, now an Auto Repair and Sales location at a busy intersection of Power Rd & E Main Street. Lot is 2.07 acres, 2144 sf building. Has a canopy in front of the building. Note: ADEQ reports UST (Underground Storage Tanks) permanently removal in 1988. Property taxes were \$8,820 in 2023.

LOCATION DESCRIPTION

Mesa location characteristics

Subject Property Location

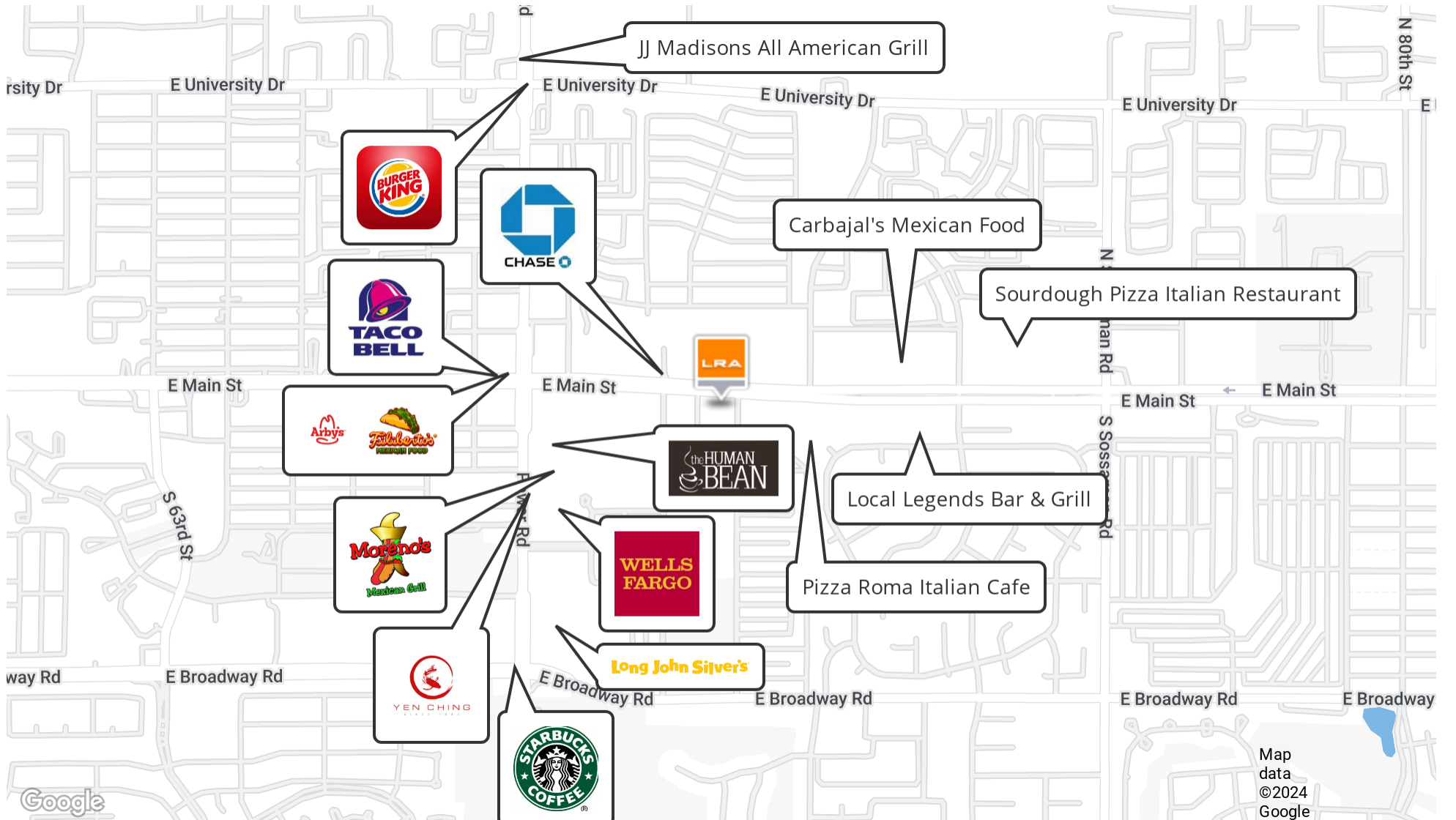
The subject property is located at 910 E Main Street in the City of Mesa, Maricopa County, Arizona. The subject property is in the City Center and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Main Street.

Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. Phoenix is the 6th largest city in the United States and is the financial, commercial cultural, entertainment and government center of Arizona. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
E Main St	S Jefferson Ave W	14,058	2022	0.10 mi
East Main Street	S 73rd St S	14,703	2022	0.28 mi
South Power Road	E Azalea Ave S	29,172	2022	0.39 mi
S Power Rd	E Azalea Ave S	30,717	2022	0.40 mi
E Broadway Rd	S 70th St W	15,072	2022	0.47 mi
N Bush Hwy	E Boise St N	23,363	2022	0.48 mi
North Power Road	N Bush Hwy NE	23,454	2022	0.51 mi
North Power Road	E Billings St N	25,475	2022	0.54 mi
E Broadway Rd	S Rowen E	15,831	2022	0.54 mi
East Broadway Road	S Rowen E	16,055	2022	0.54 mi

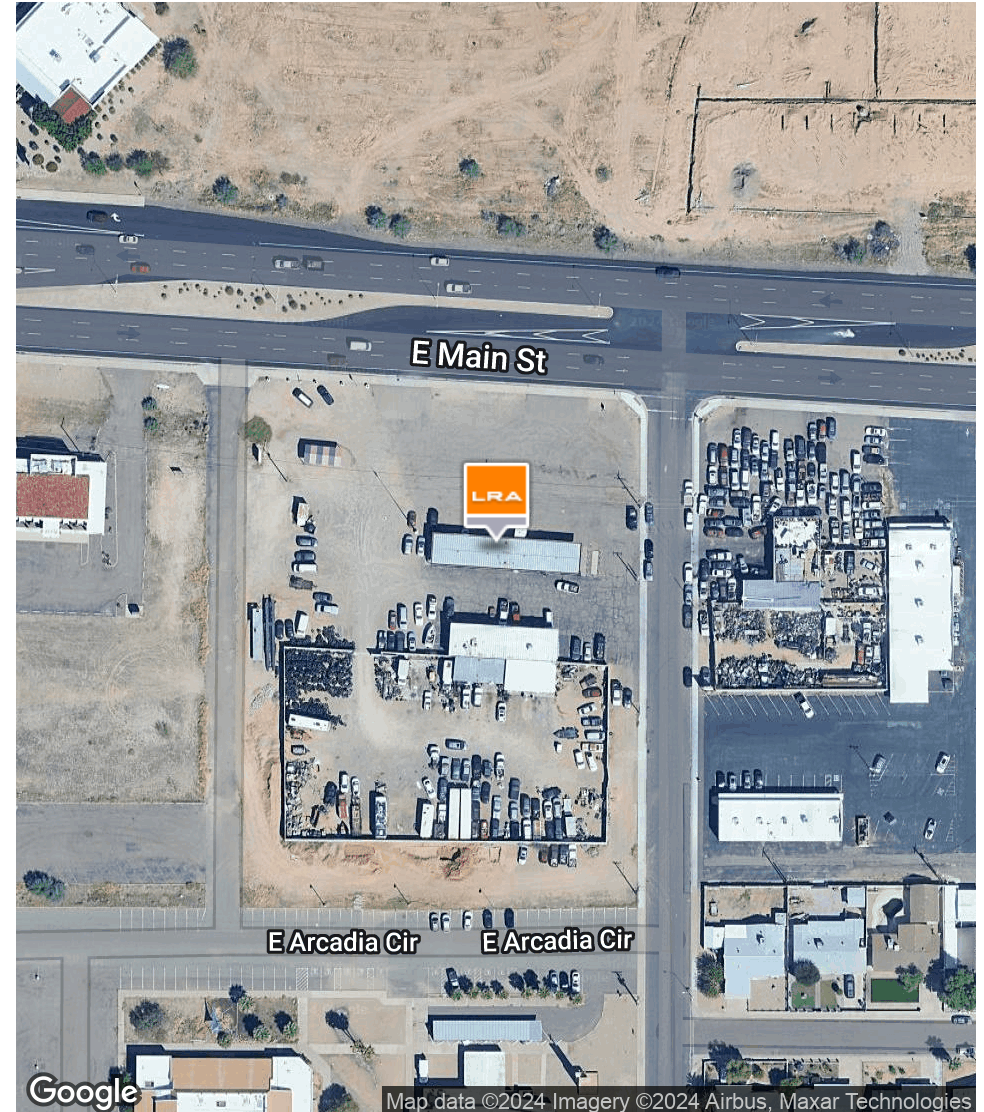
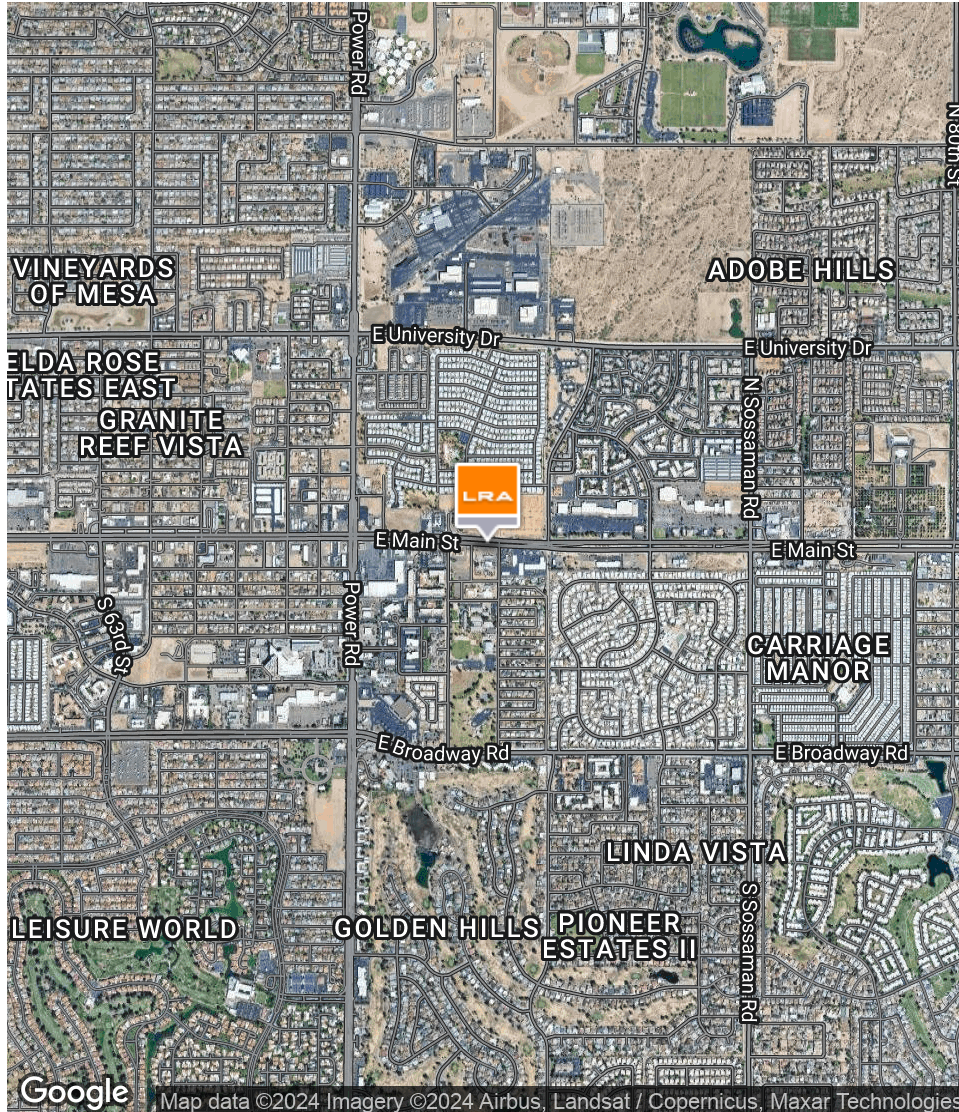
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	886	3,804	13,940
Average Age	62.6	54.9	49.5
Average Age (Male)	52.6	46.8	45.9
Average Age (Female)	66.2	59.2	52.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	516	2,109	7,385
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$40,580	\$40,699	\$47,134
Average House Value	\$110,353	\$116,098	\$160,601

2020 American Community Survey (ACS)

