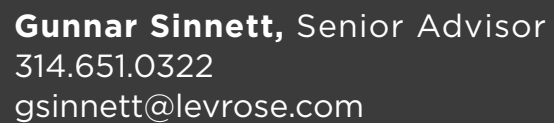


501 N CENTER ST
MESA, AZ 85201



Adam Enos, Junior Advisor
480.508.7448
aenos@levrose.com

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COMMERCIAL REAL ESTATE



PROPERTY DETAILS

SALE PRICE:

\$825,000
(\$232.67/SF)

LOT SIZE:

±0.432 AC
(±18,807 SF)

ADDRESS:

501 N Center St | Mesa, AZ 85201

PARCEL:

137-25-185-A

ZONING:

ID-2
(Infill District-2)

PROPERTY HIGHLIGHTS:

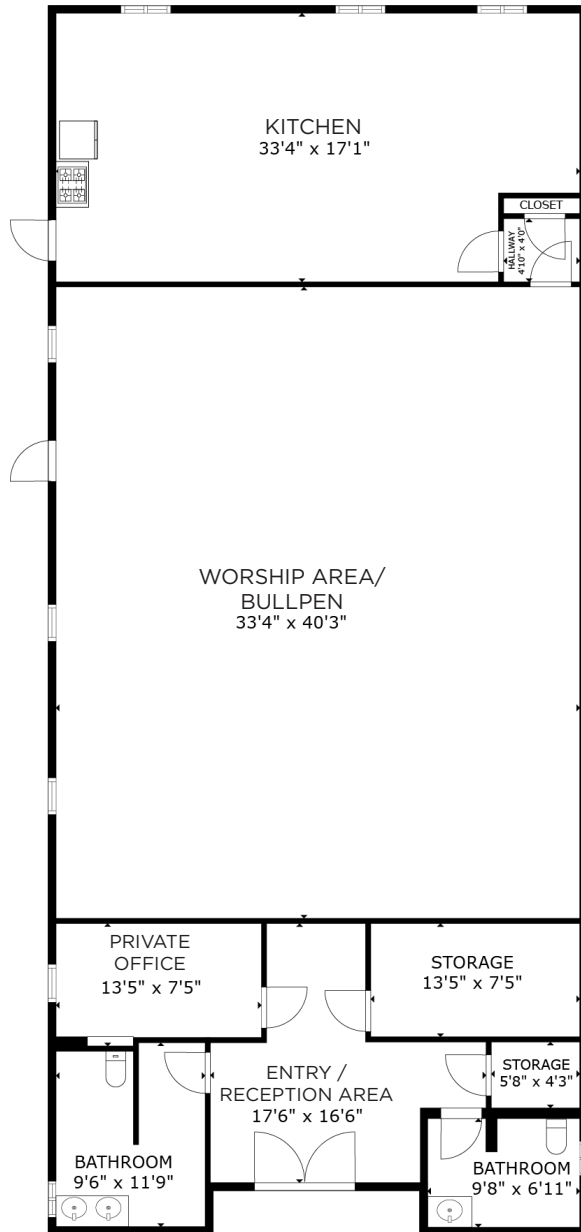
- Located in Downtown Mesa Arts & Culture District
- Steps away from Mesa Arts Center, Arizona Museum of Natural History, & ASU's Media/Immersive experience Center
- A few blocks north of light-rail station that connects to Tempe, ASU, & Downtown Phoenix
- One mile south of Hohokam Stadium (Athletics Spring Training Stadium)



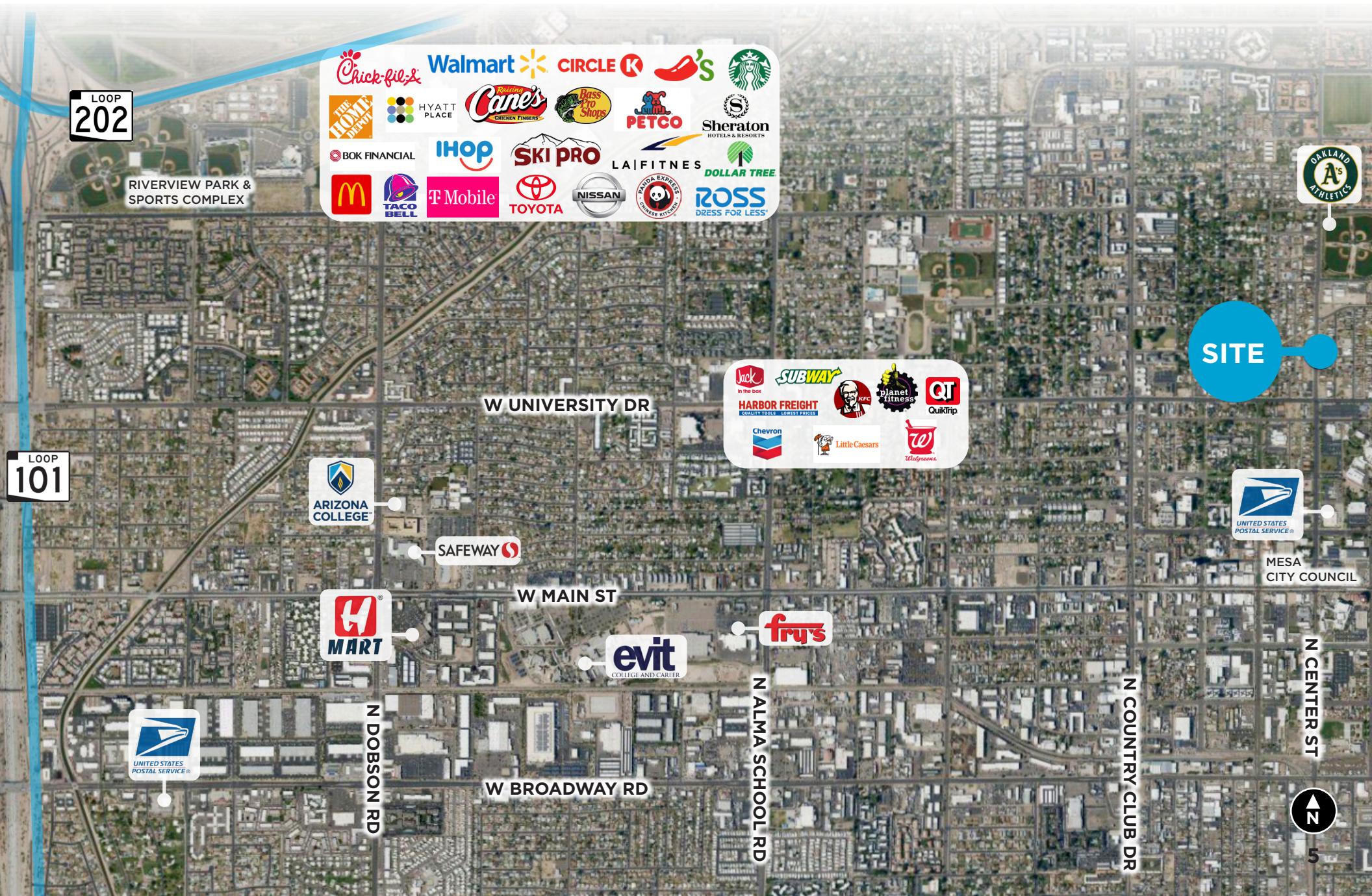
Aerial Overview



Floor Plan | Click to View Virtual Tour



Aerial Overview



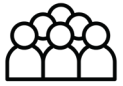
INTERIOR PHOTOS



MESA CITY OVERVIEW

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REAL ESTATE SERVICES



528K +
TOTAL POPULATION



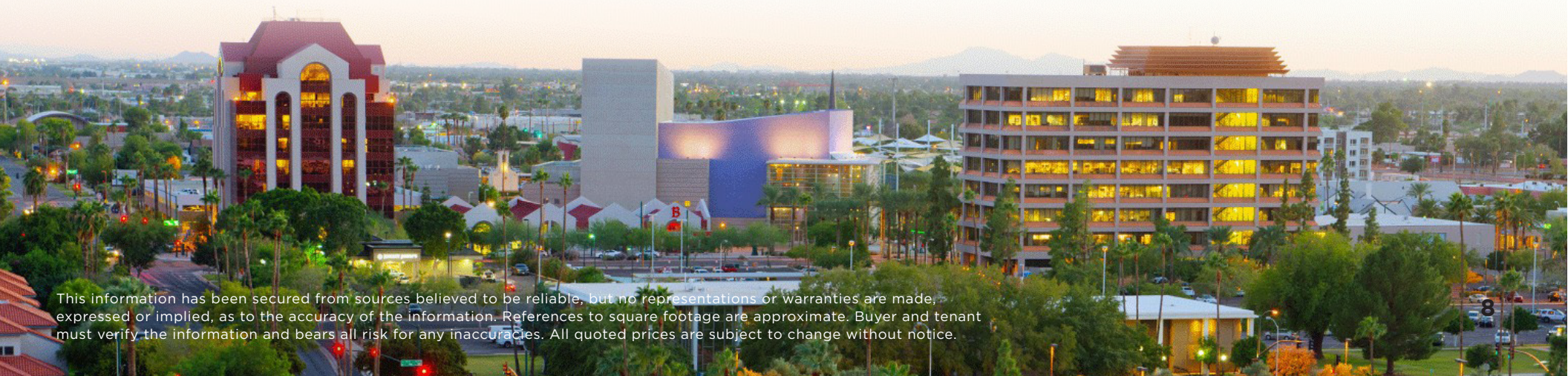
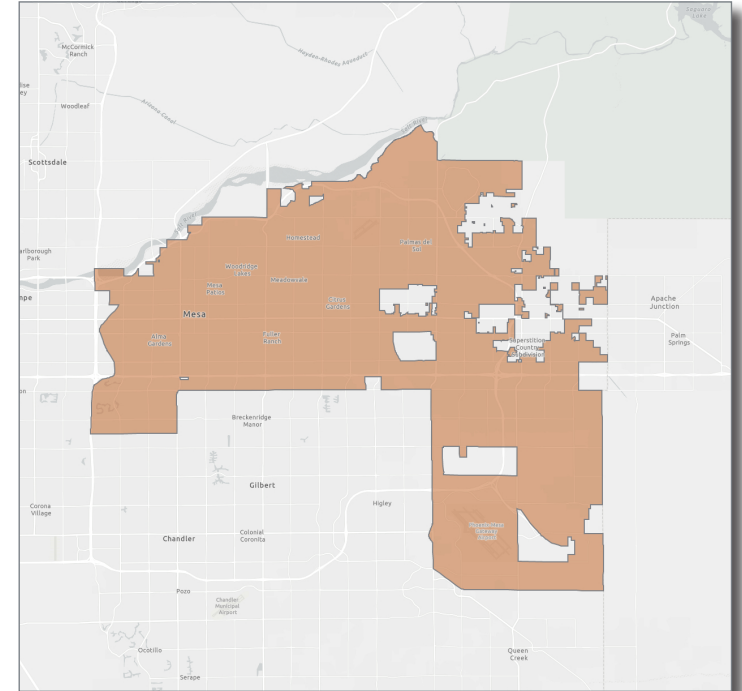
\$79K +
AVG HH INCOME

EAST VALLEY INDUSTRIAL RISE

Mesa, now 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 & INNOVATION CLIMATE

Mesa is also 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 multimillion-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.



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.



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SITE