

W Main St  
958



OFFICE + SECURED YARD | DOWNTOWN MESA, AZ

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# Property Summary

LRA

OFFICE BUILDING FOR SALE / LEASE | MESA, AZ



## PROPERTY DESCRIPTION

Rare commercial leasing opportunity on a fully fenced 0.92-acre lot. This recently remodeled office building, converted from a residential home, offers three private offices, two large restrooms with showers, a large kitchen/break room, reception area, bullpen workspace, and an attached 2.5 car garage. The property also features a detached building with electricity and a roll-up doors and an additional storage shed, making it ideal for contractors, service businesses, fleet operations, and a variety of other commercial uses. The recently renovated interior provides a fresh and modern space, perfect for potential tenants. With 1 unit, this property presents an attractive layout for business operations and offers a convenient location for potential occupants. Flexible, functional, and move-in ready.

## PROPERTY HIGHLIGHTS

- 2,800 SF freestanding office building
- Recently renovated interior and exterior improvements
- Single-tenant building configuration
- Secure fenced yard area

## OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lease Rate:</b>	\$7,300 per month (MG)
<b>Number of Units:</b>	1
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	40,163 SF
<b>Building Size:</b>	2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	1,402	2,429	7,108
<b>Total Population</b>	3,742	6,687	19,224
<b>Average HH Income</b>	\$67,325	\$67,448	\$71,021

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# Yard Space + 2 Detached Sheds

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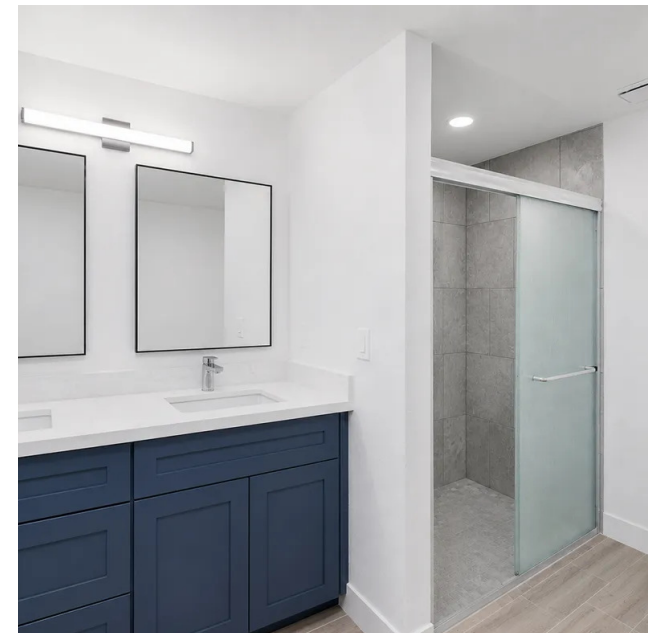
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# New, Renovated Interior

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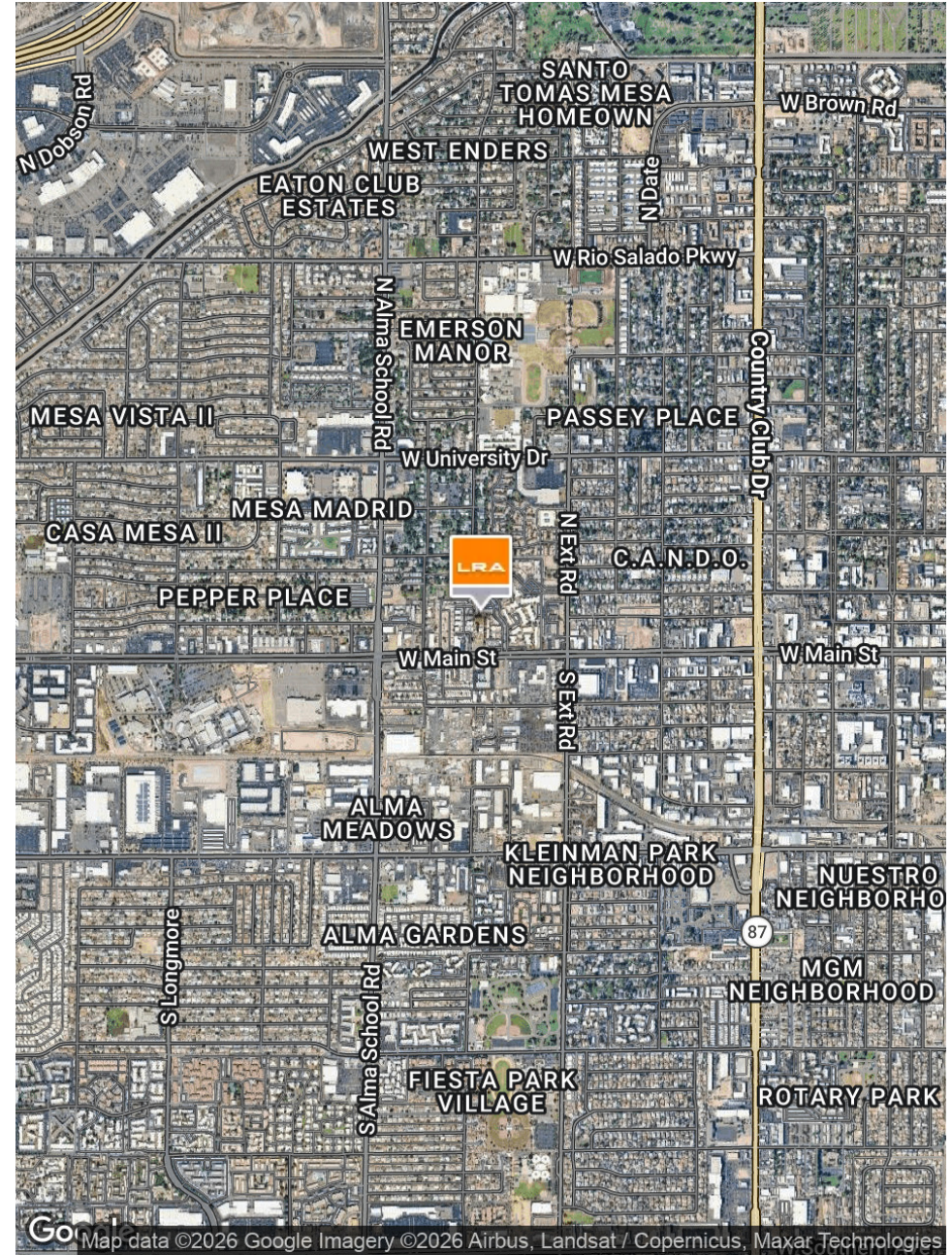
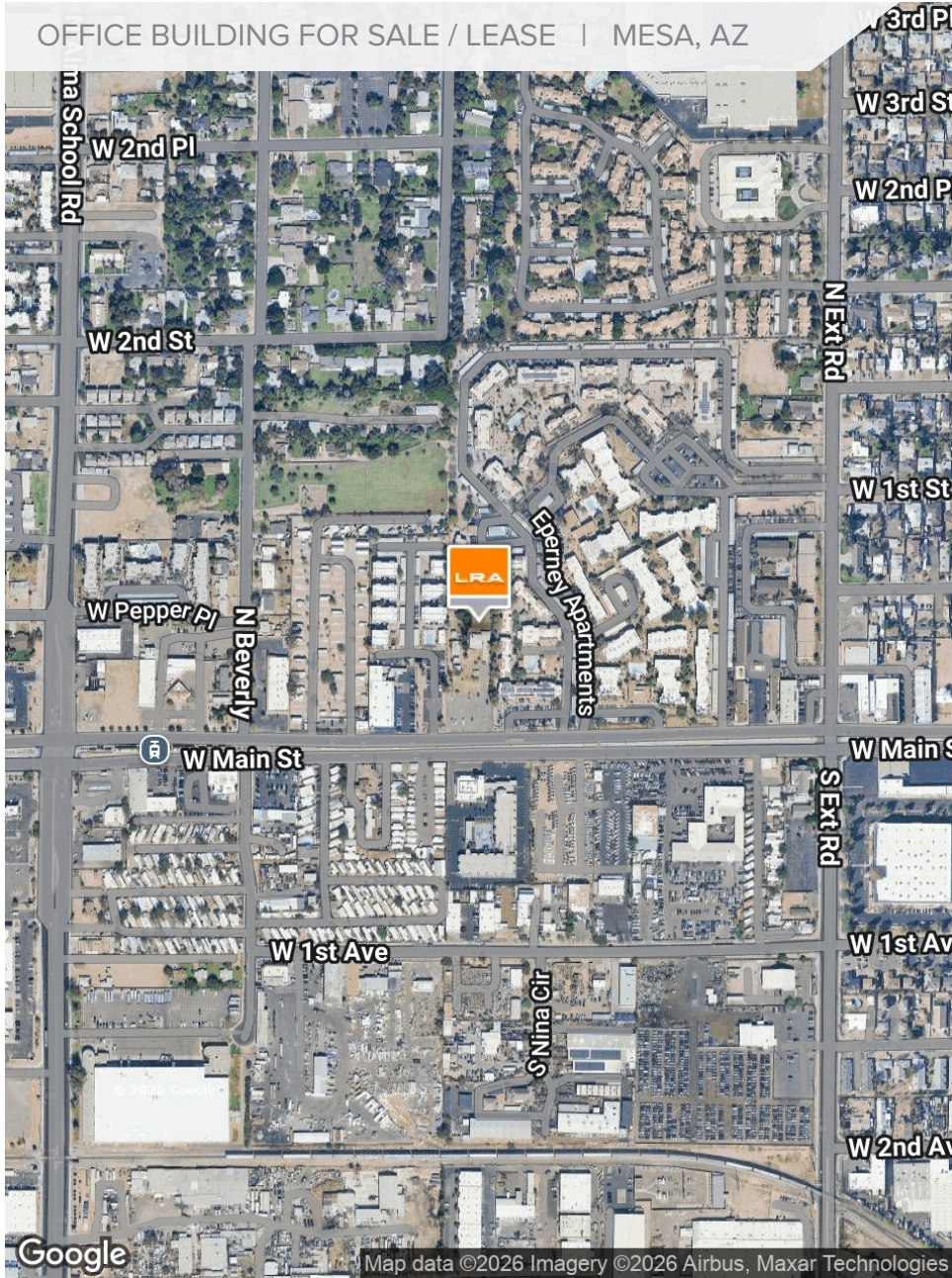
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# Location Map

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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,742	6,687	19,224
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,402	2,429	7,108
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$67,325	\$67,448	\$71,021
Average House Value	\$349,172	\$375,949	\$356,594

2020 American Community Survey (ACS)

