

RETAIL SPACES AVAILABLE FOR SUBLEASE

DOWNTOWN MESA

113-119 W Main St Mesa, AZ 85201

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DOWNTOWN MESA - SUBLEASE OPPORTUNITIES

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DOWNTOWN MESA | UNIQUELY LOCAL

As the upcoming urban redevelopment center in the Phoenix-Mesa metro area; opportunities abound to redevelop property and grow a business in downtown Mesa. Nestled in the heart of the third largest city in Arizona, Mesa is home to the technologies of tomorrow and one of Arizona's oldest and largest historic commercial districts.

With business incentives such as the **Downtown Sign Program**, the development of the **Innovation District** plus a dedicated **Downtown Transformation Office**—Downtown Mesa is the vibrant destination.



2.5+
Million

TOTAL YEARLY VISITORS
TO DOWNTOWN MESA



34,337

DAYTIME EMPLOYMENT
POPULATION



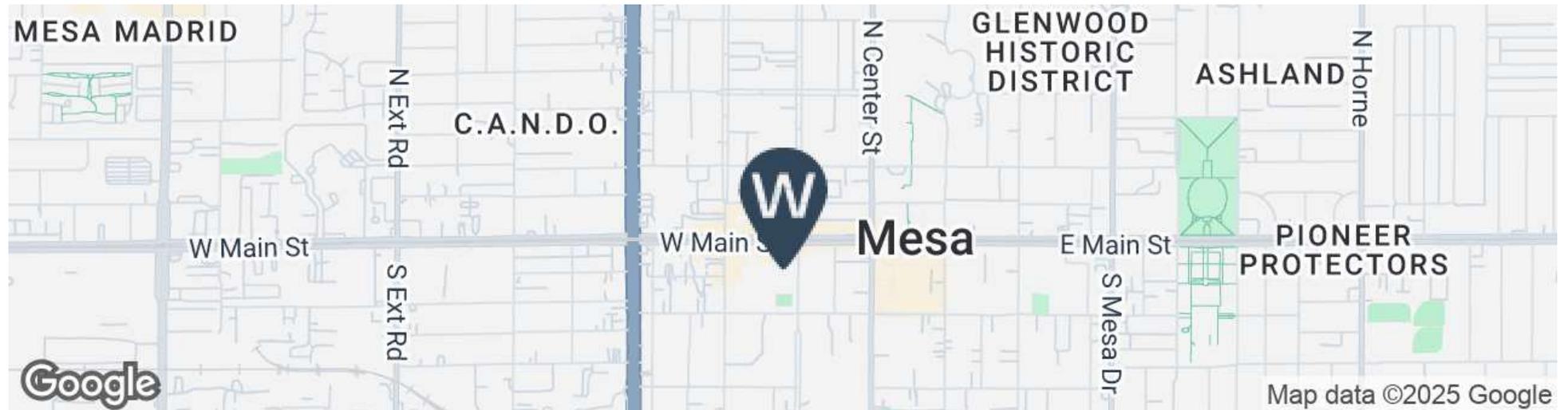
3,200+

RESIDENTS LIVE WITHIN
THE DOWNTOWN
MESA AREA

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LOCATION DESCRIPTION

113-119 W Main St

PROPERTY HIGHLIGHTS

- EXISTING Wedding Venue SPACES FOR SUBLEASE in Downtown Mesa
- 3,825 SF, 4,000 SF, AND 4,999 SF - SPACES AVAILABLE
- Building signage is visible facing W Main St – 12,650 ADT
- In close proximity to The Nile Coffee Shop, Proof Bread, Tacos Chiwas, Espiritu, and Goat & Ram
- In walking distance to the light rail at Country Club & Main St

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40+ RETAIL | 50+ DINING | 8+ Venues ENTERTAINMENT

Downtown Mesa shops offer just about anything you can imagine. The area is full of local artisan shops, boutiques, and entertainment.

It is also home to the Mesa Arts Center, hosting multiple events, classes, and performances every year, as well as the popular I.D.E.A. Museum.

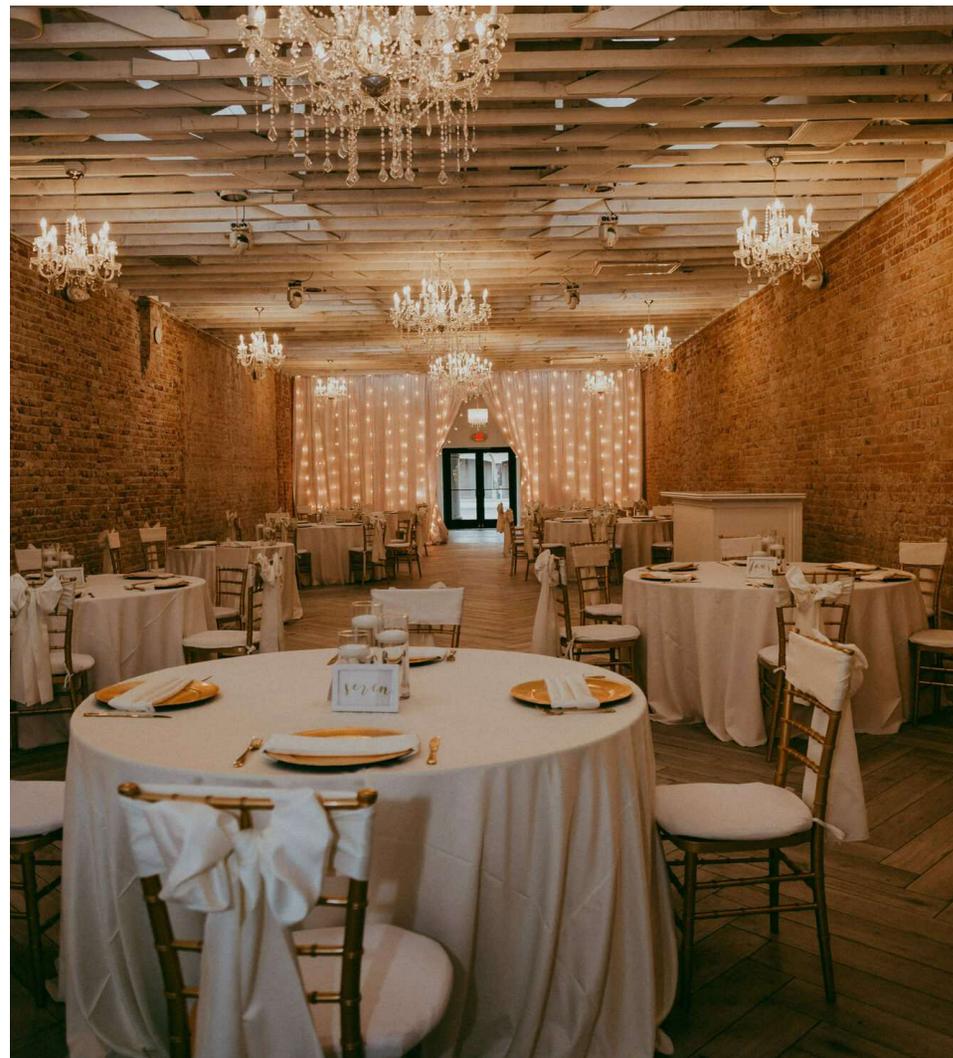
AREA COTENANTS



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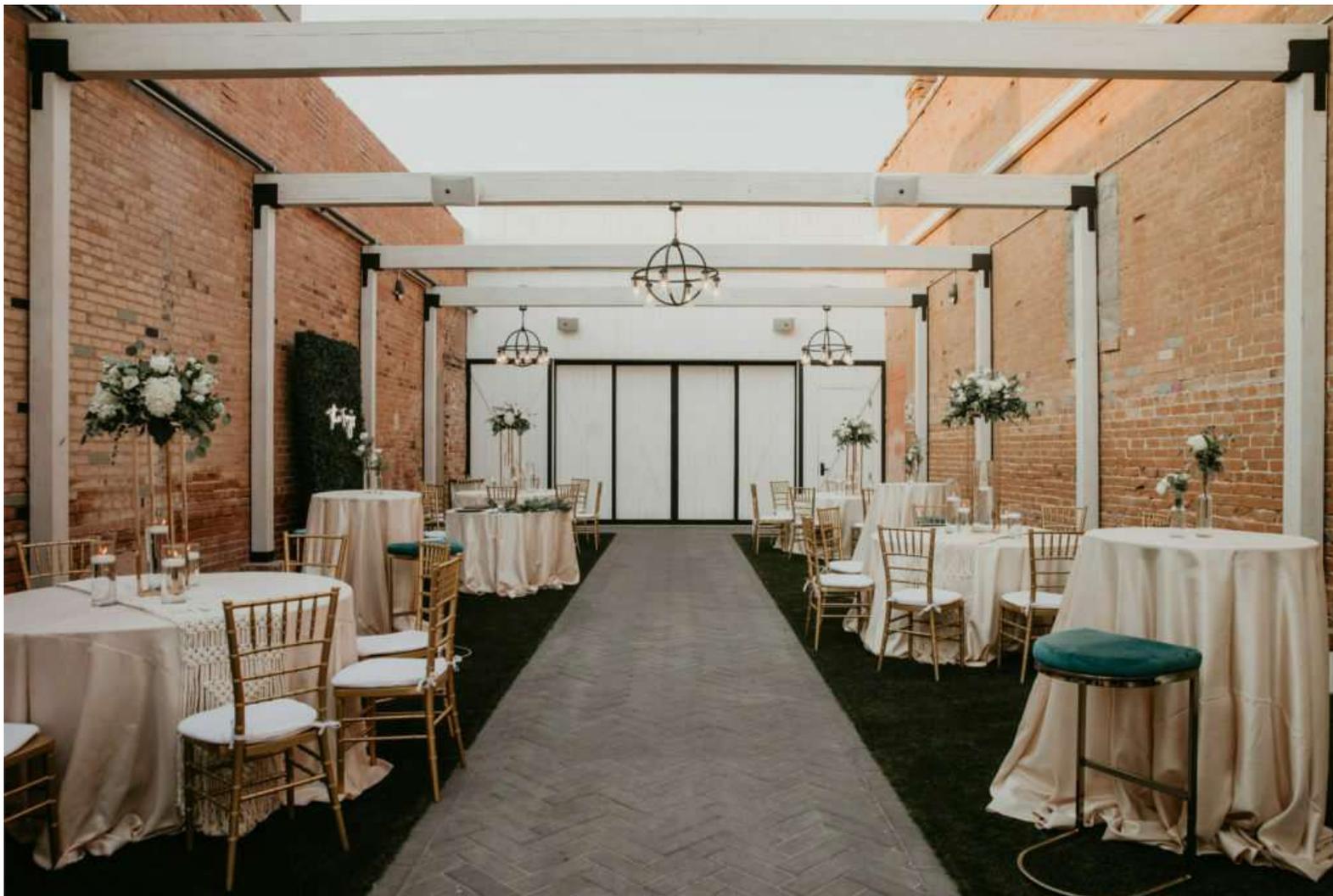
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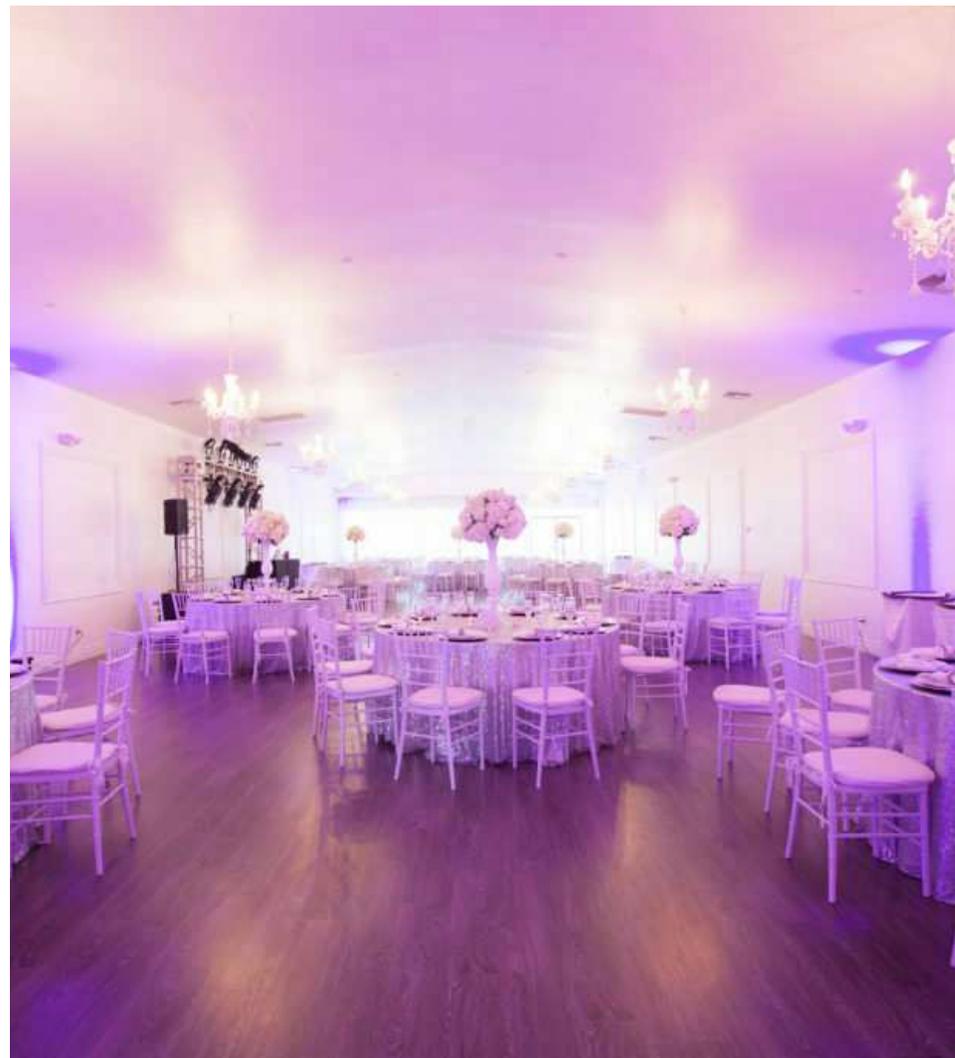
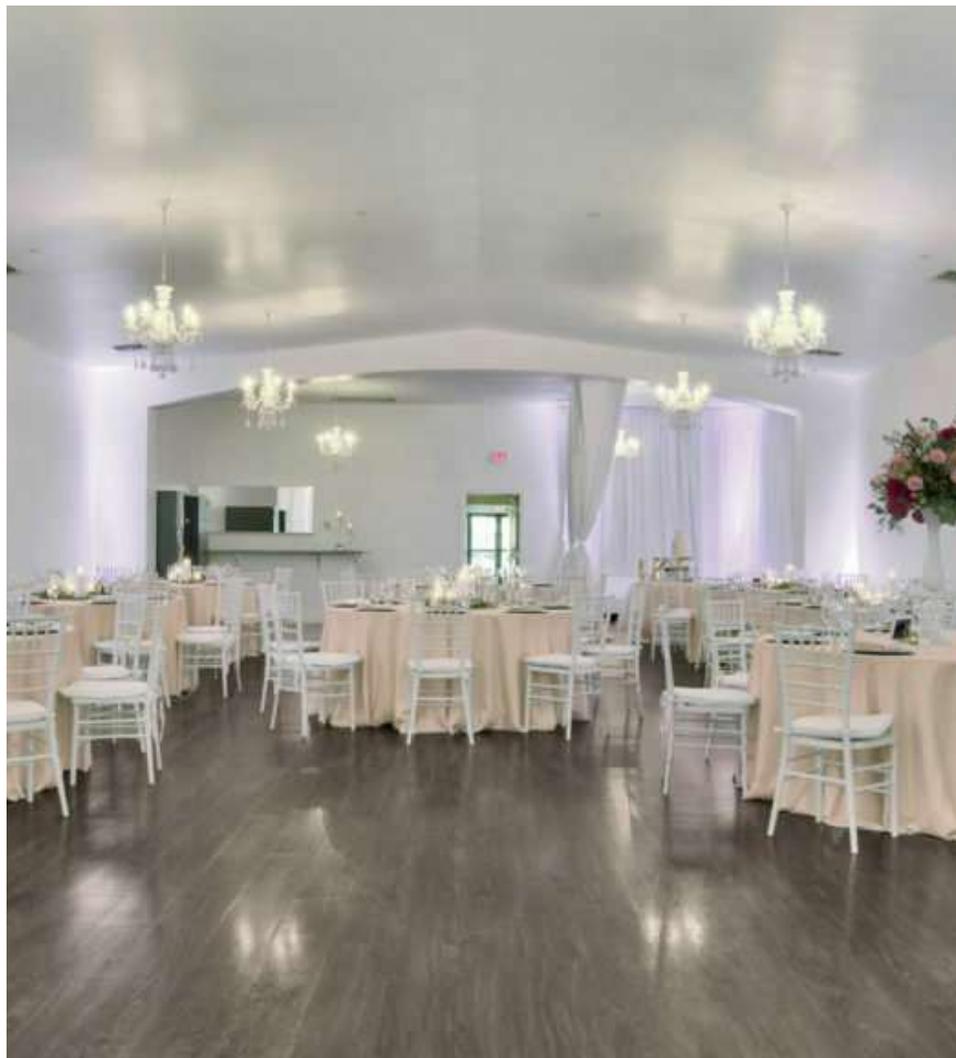
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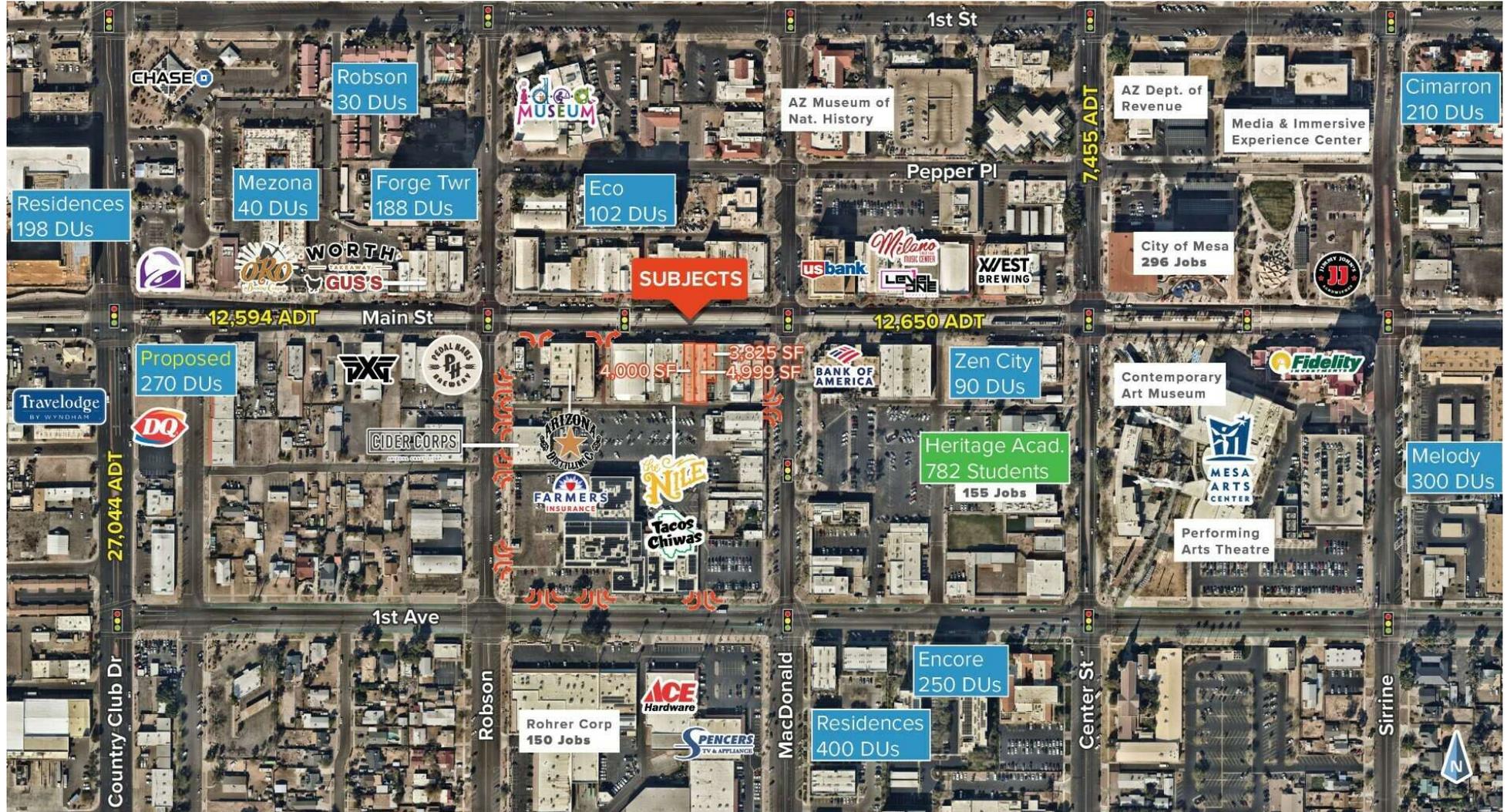
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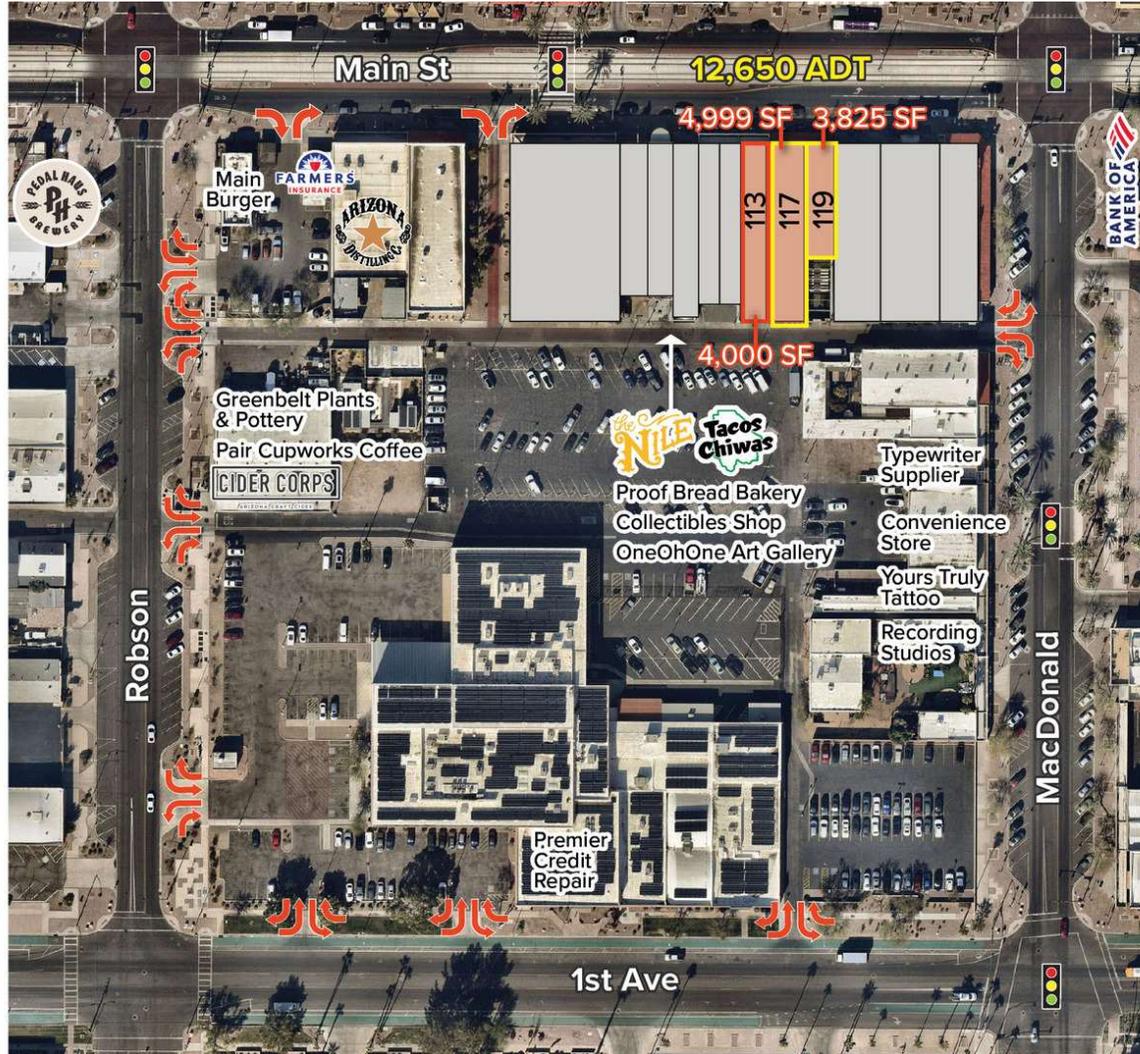
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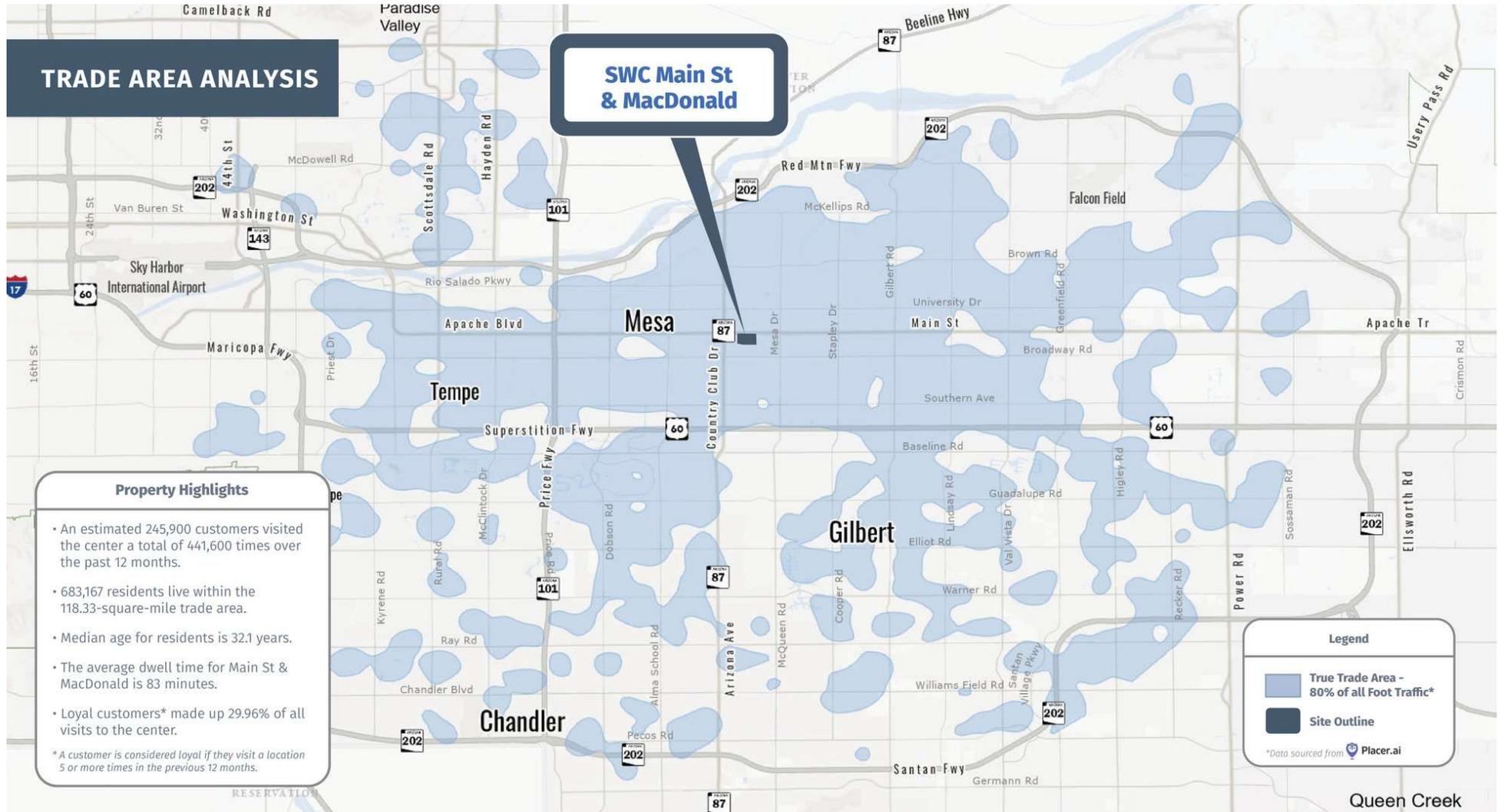
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	20,153	173,277	359,175
Median Age	33.8	32.5	33.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$43,567	\$59,729	\$71,596
Average	\$59,658	\$79,015	\$93,570



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,193	6,032	13,117
Employees	21,856	84,490	177,096
Daytime Population	34,337	182,737	378,708



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	28.2%	33.0%	42.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	43.8%	52.6%	61.1%
Services	28.9%	23.5%	19.2%
Blue Collar	27.3%	23.9%	19.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,571	66,092	141,974
Median Home Value	\$266,079	\$366,184	\$414,244

*2024 Demographic data derived from ESRI

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