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JPAR Commercial Properties

41 W Main Street  
Mesa, AZ 85201

# Amazing Owner User or Investment Opportunity



# Amazing Owner User or Investment Opportunity

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*JPAR Commercial*



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01 **Executive Summary**

Investment Summary

Location Summary

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## OFFERING SUMMARY

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ADDRESS	41 W Main Street Mesa AZ 85201
BUILDING SF	4,710 SF
LAND SF	3,710 SF
YEAR BUILT	1920

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## FINANCIAL SUMMARY

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PRICE	\$1,200,000
PRICE PSF	\$254.78

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## DEMOGRAPHICS

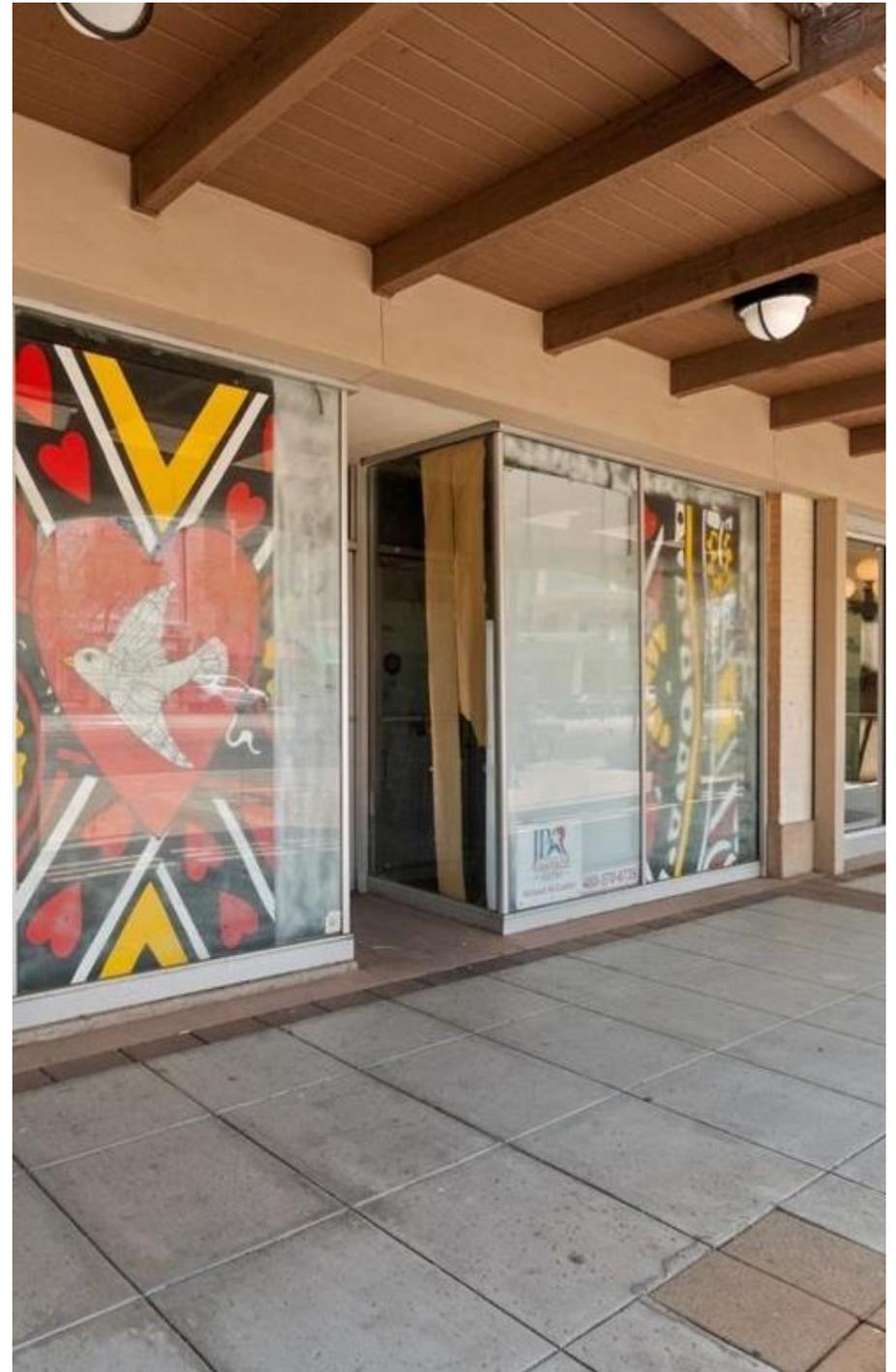
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	1 MILE	3 MILE	5 MILE
2023 Population	18,733	174,581	356,044
2023 Median HH Income	\$37,611	\$53,392	\$63,184
2023 Average HH Income	\$55,080	\$74,308	\$88,112

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### Great Investment or Owner User Opportunity

- Make this space your own. Rare retail property on a basement.



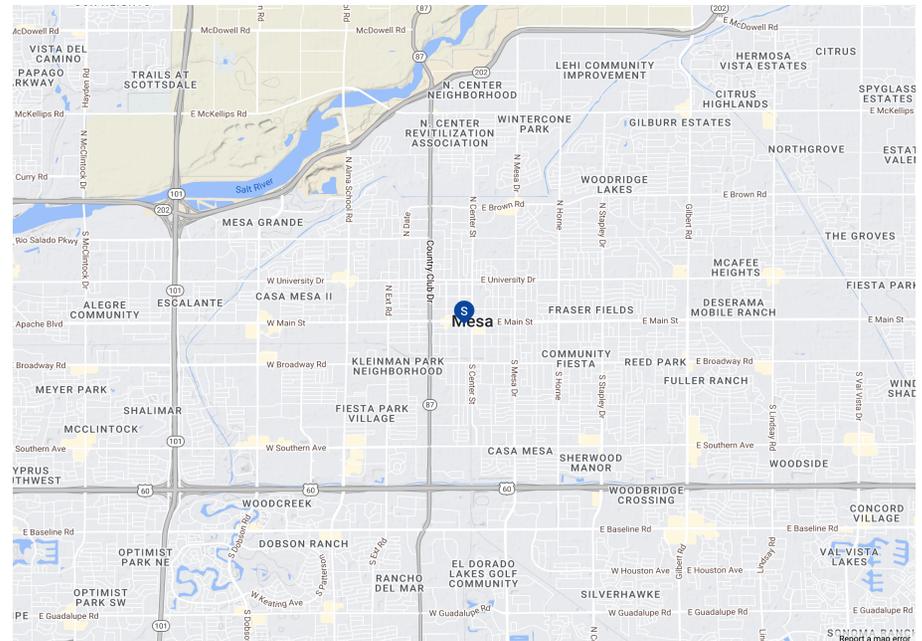
# Great Location!!

- Right in the heart of Downtown Mesa. Bring your business! Close to Light Rail, ASU Campus. So much is happening in downtown Mesa, New Apartment Complexes and New Businesses

Regional Map



Locator Map





## 02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

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## PROPERTY FEATURES

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BUILDING SF	4,710
LAND SF	3,710
YEAR BUILT	1920
ZONING TYPE	C-DT
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3

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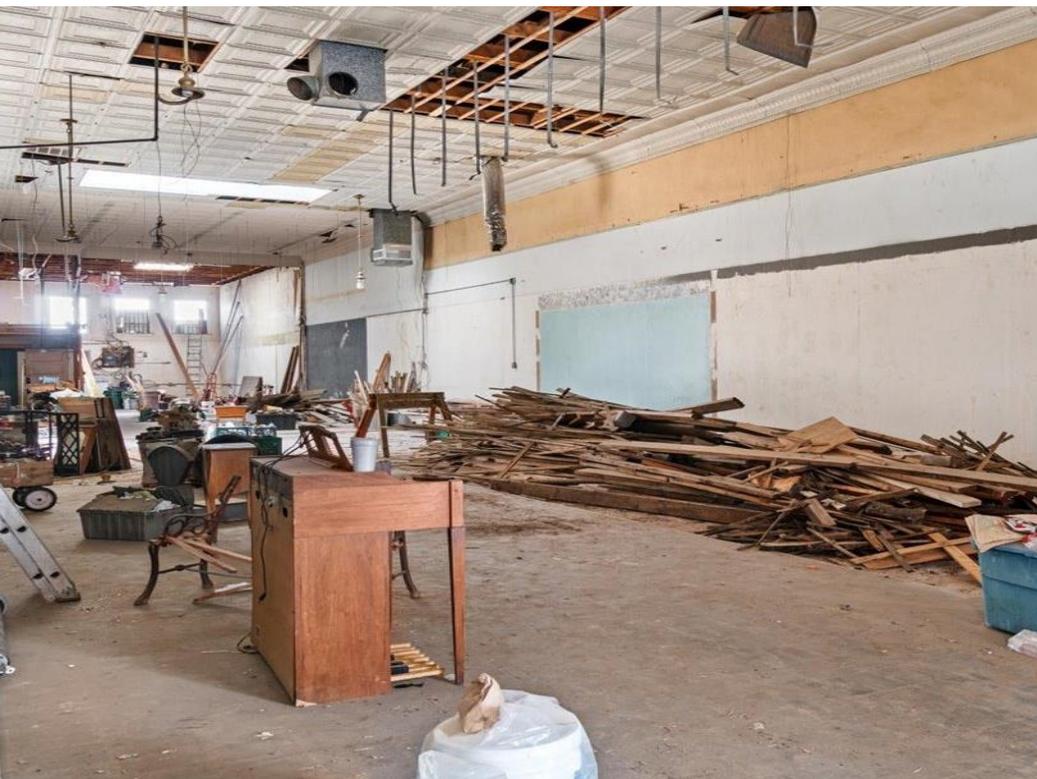


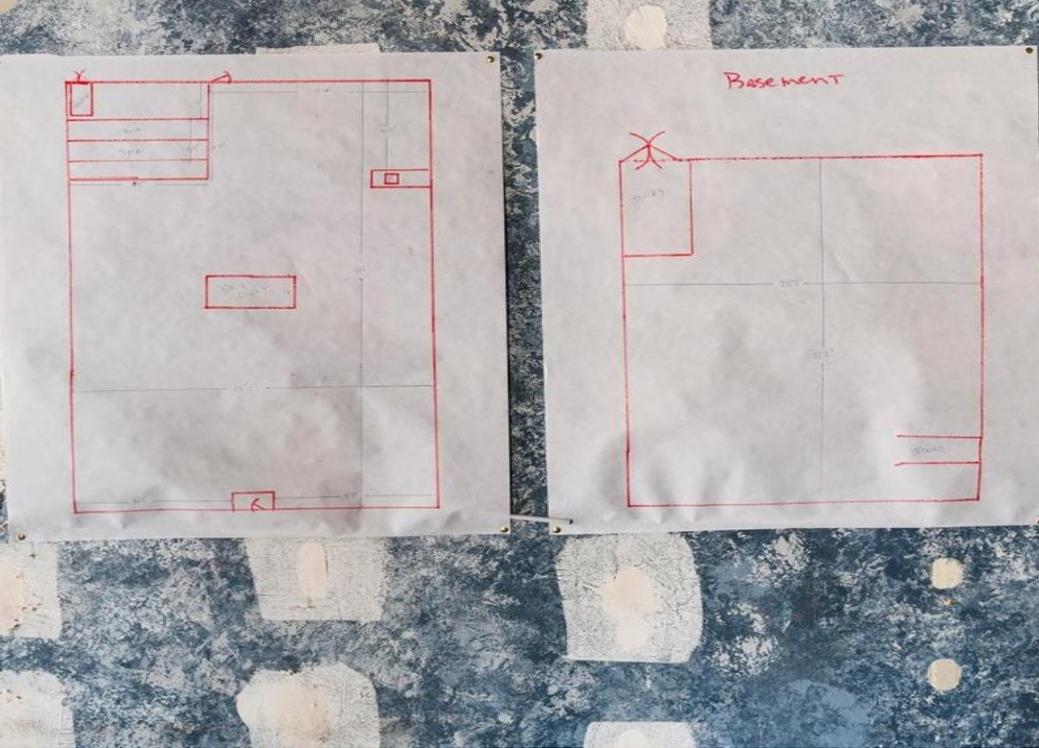


FLOOR 1



FLOOR 2







## Basement



03

### Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,818	171,501	348,425
2010 Population	16,552	162,324	332,513
2023 Population	18,733	174,581	356,044
2028 Population	19,477	174,637	359,354
2023 African American	1,183	11,305	20,176
2023 American Indian	793	8,531	14,388
2023 Asian	214	4,004	13,387
2023 Hispanic	10,029	78,776	120,128
2023 Other Race	5,459	40,389	56,021
2023 White	7,925	81,939	200,559
2023 Multiracial	3,076	27,426	49,831
2023-2028: Population: Growth Rate	3.90 %	0.05 %	0.95 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,126	6,897	12,717
\$15,000-\$24,999	1,130	5,702	9,652
\$25,000-\$34,999	875	7,172	11,690
\$35,000-\$49,999	1,070	10,768	19,572
\$50,000-\$74,999	1,133	12,910	25,870
\$75,000-\$99,999	691	9,324	20,145
\$100,000-\$149,999	485	8,211	23,268
\$150,000-\$199,999	113	2,656	8,147
\$200,000 or greater	133	2,447	8,305
Median HH Income	\$37,611	\$53,392	\$63,184
Average HH Income	\$55,080	\$74,308	\$88,112

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,909	67,849	141,298
2010 Total Households	5,540	58,105	125,051
2023 Total Households	6,757	66,090	139,368
2028 Total Households	7,285	67,026	142,576
2023 Average Household Size	2.67	2.61	2.53
2000 Owner Occupied Housing	2,043	29,436	72,804
2000 Renter Occupied Housing	4,141	32,654	54,873
2023 Owner Occupied Housing	1,416	25,804	69,807
2023 Renter Occupied Housing	5,341	40,286	69,561
2023 Vacant Housing	589	4,205	10,954
2023 Total Housing	7,346	70,295	150,322
2028 Owner Occupied Housing	1,513	27,012	72,090
2028 Renter Occupied Housing	5,772	40,014	70,486
2028 Vacant Housing	574	4,370	11,173
2028 Total Housing	7,859	71,396	153,749
2023-2028: Households: Growth Rate	7.60 %	1.40 %	2.30 %



Source: esri

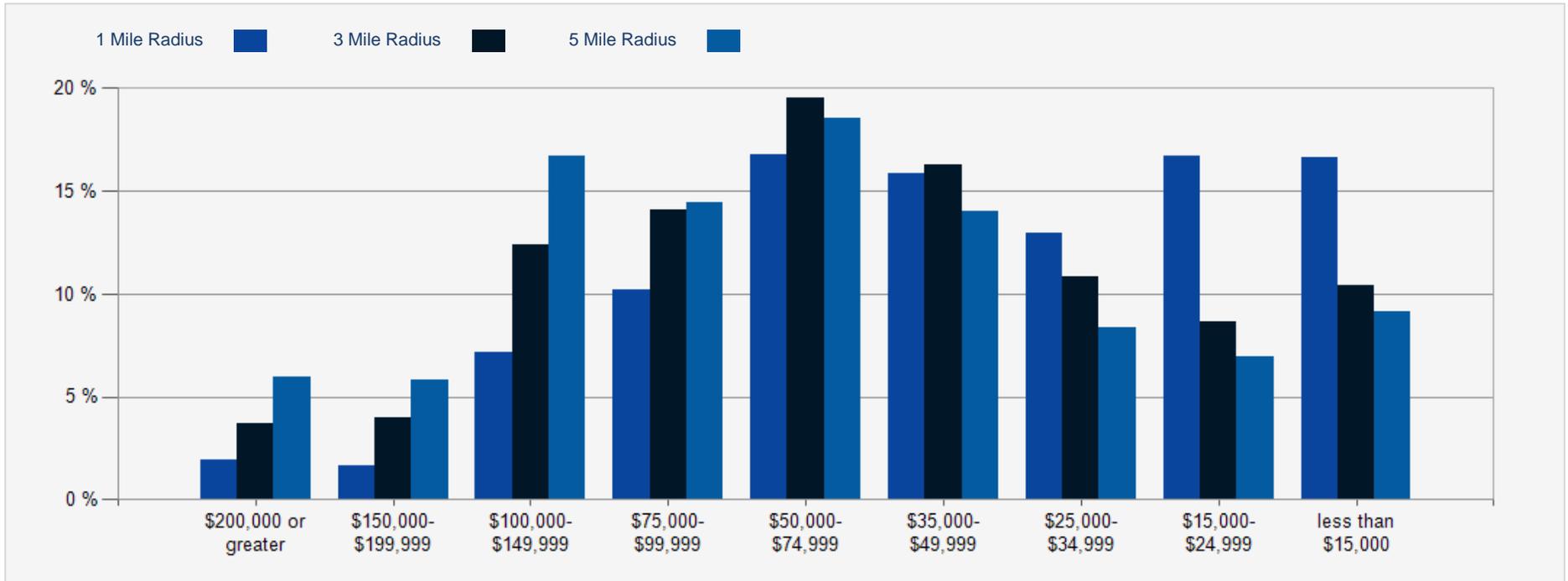
<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	1,464	15,464	31,185
2023 Population Age 35-39	1,358	12,924	25,231
2023 Population Age 40-44	1,152	11,142	21,748
2023 Population Age 45-49	981	8,980	17,913
2023 Population Age 50-54	933	8,385	17,944
2023 Population Age 55-59	868	7,993	18,149
2023 Population Age 60-64	798	7,508	18,028
2023 Population Age 65-69	643	6,330	16,216
2023 Population Age 70-74	547	5,077	13,208
2023 Population Age 75-79	415	3,449	9,046
2023 Population Age 80-84	295	2,054	5,533
2023 Population Age 85+	405	2,066	5,413
2023 Population Age 18+	13,402	126,217	271,626
2023 Median Age	32	31	34

<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$41,973	\$55,305	\$63,602
Average Household Income 25-34	\$59,383	\$73,534	\$83,582
Median Household Income 35-44	\$42,720	\$60,377	\$76,409
Average Household Income 35-44	\$63,683	\$84,314	\$101,296
Median Household Income 45-54	\$48,916	\$61,082	\$78,851
Average Household Income 45-54	\$62,804	\$83,658	\$104,667
Median Household Income 55-64	\$36,602	\$56,507	\$74,174
Average Household Income 55-64	\$54,976	\$79,529	\$100,524
Median Household Income 65-74	\$32,383	\$47,424	\$57,267
Average Household Income 65-74	\$48,122	\$69,114	\$82,449
Average Household Income 75+	\$38,718	\$54,312	\$63,202

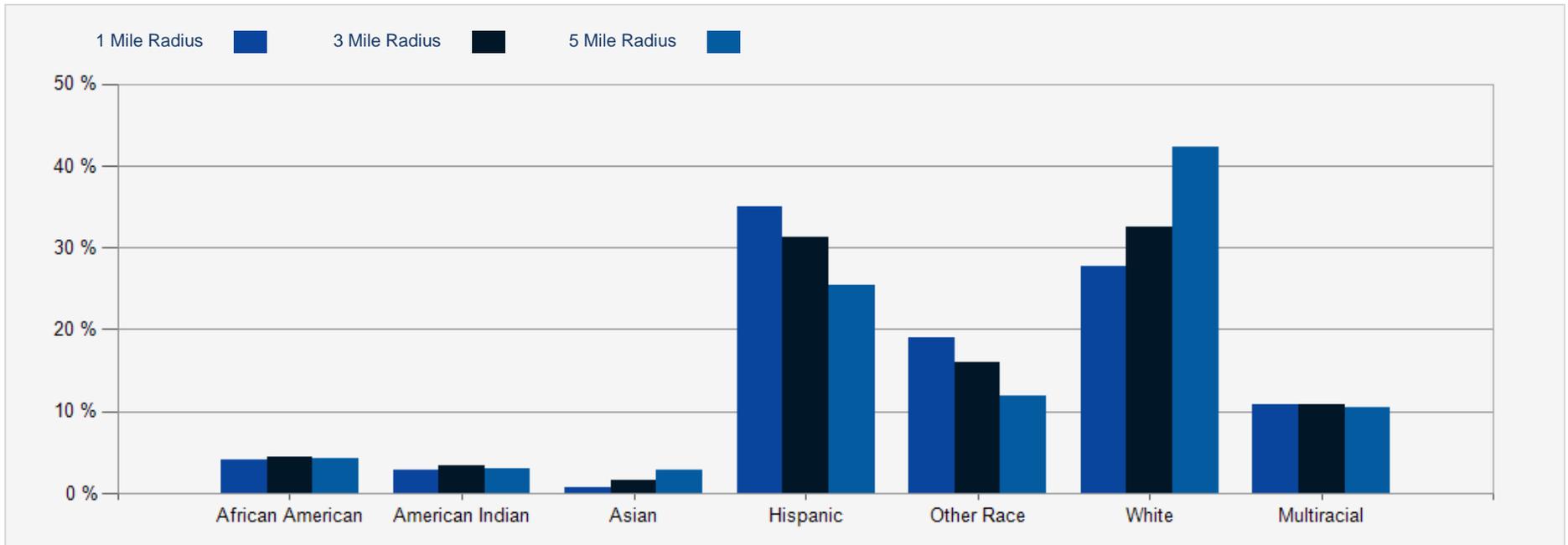
<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	1,341	13,092	27,281
2028 Population Age 35-39	1,320	13,502	28,360
2028 Population Age 40-44	1,291	11,494	23,048
2028 Population Age 45-49	1,101	10,061	20,250
2028 Population Age 50-54	944	8,138	16,912
2028 Population Age 55-59	907	7,462	16,503
2028 Population Age 60-64	807	6,904	16,220
2028 Population Age 65-69	755	6,381	16,109
2028 Population Age 70-74	571	5,176	13,898
2028 Population Age 75-79	486	3,895	10,947
2028 Population Age 80-84	356	2,585	7,246
2028 Population Age 85+	409	2,212	6,227
2028 Population Age 18+	14,134	126,323	274,640
2028 Median Age	32	31	34

<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$50,000	\$63,983	\$74,990
Average Household Income 25-34	\$70,348	\$85,847	\$96,451
Median Household Income 35-44	\$51,458	\$71,749	\$87,038
Average Household Income 35-44	\$78,550	\$99,920	\$118,491
Median Household Income 45-54	\$55,668	\$72,084	\$88,986
Average Household Income 45-54	\$77,800	\$99,042	\$120,090
Median Household Income 55-64	\$42,591	\$64,814	\$84,620
Average Household Income 55-64	\$69,606	\$93,318	\$115,960
Median Household Income 65-74	\$37,095	\$54,933	\$69,166
Average Household Income 65-74	\$59,274	\$82,451	\$99,744
Average Household Income 75+	\$46,630	\$67,522	\$79,563

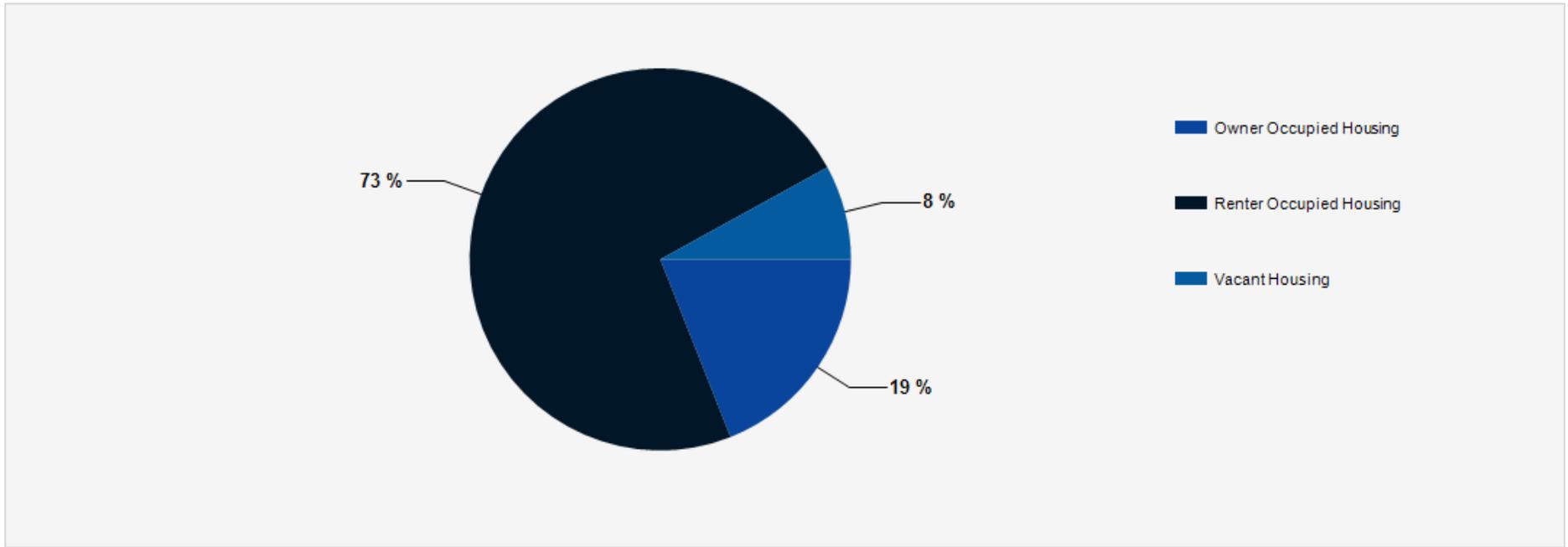
## 2023 Household Income



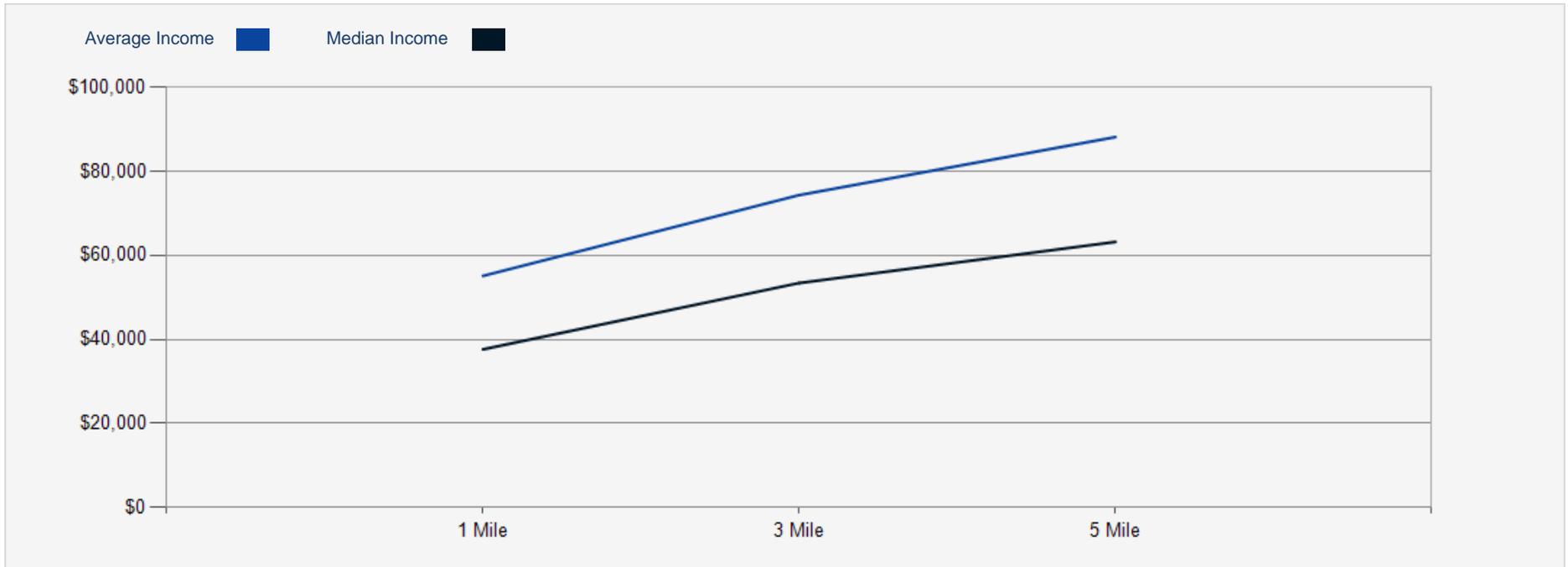
## 2023 Population by Race



### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median



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