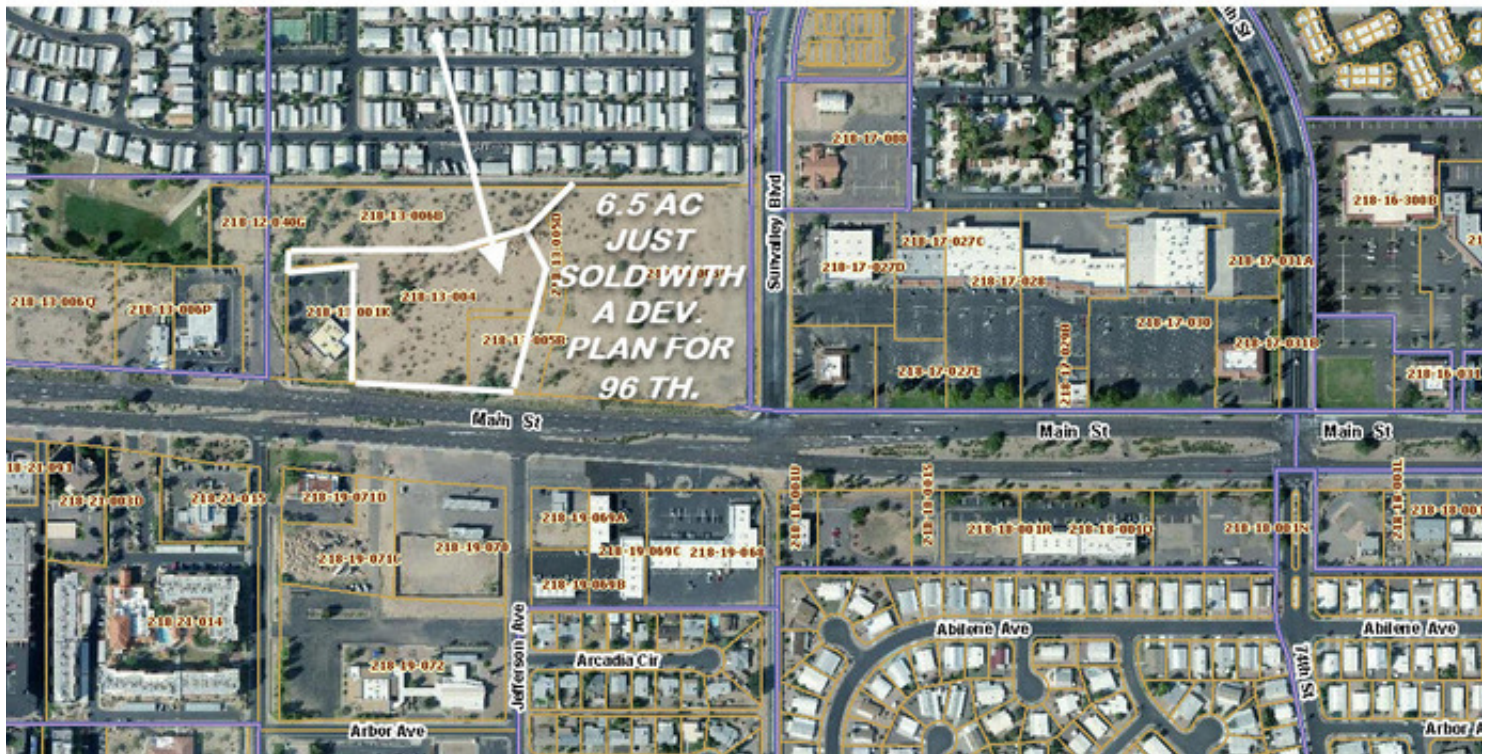


EXECUTIVE SUMMARY

**Mesa/Main St. 3.9AC - Also Available Adjacent -3.8 AC To The N- For A Total Of 7.7 AC.
Best Use MULTI-FAMILY.**

7100 E. MAIN STREET , MESA, AZ



OFFERING SUMMARY

Offering Price: \$6.00 per SF

Lot Size: 3.9 Acres to 7.7

APN #: 218-13-004, 005B,
005D.

Zoning: C-2

Cross Streets: East Main Street &
Sunvalley Blvd.

PROPERTY HIGHLIGHTS

- Commercial Land just east of Power Rd.
- Best use - Multi-family
- More acreage available / with the 3.8 AC to N. will make it 7.7 AC
- The 6,5 AC adjacent to East have just been down zoned from C-2 and sold with a development plan for 96 TH.



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FOR MORE INFORMATION CONTACT:

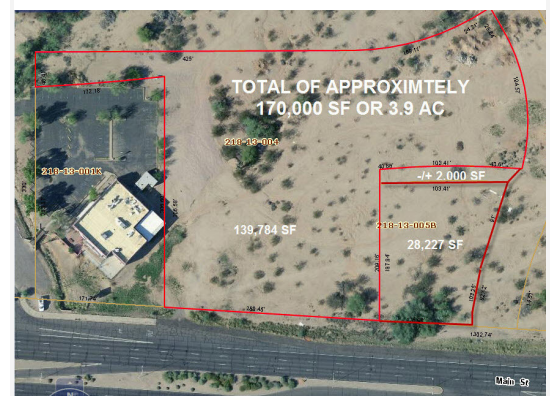
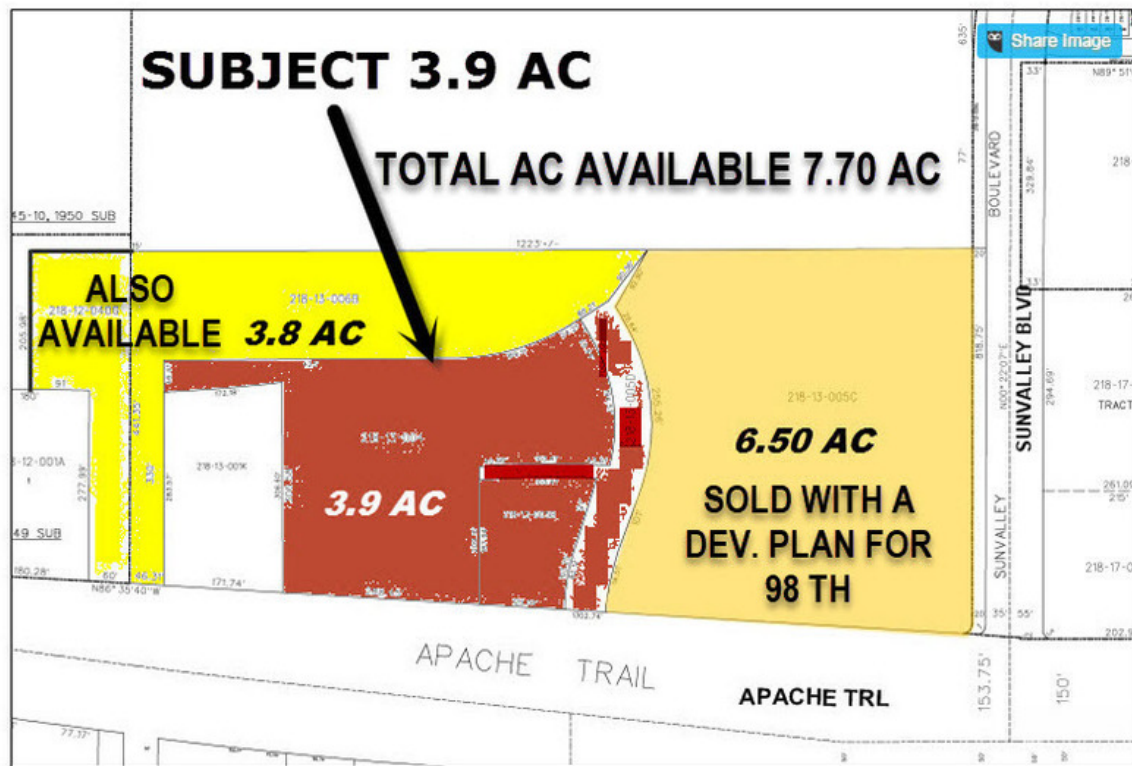
WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

ADDITIONAL PHOTOS

Mesa/Main St. 7.7 AC - 3.9 AC And The 3.8 AC To The North Are Also Available. Best Use Multi Family.

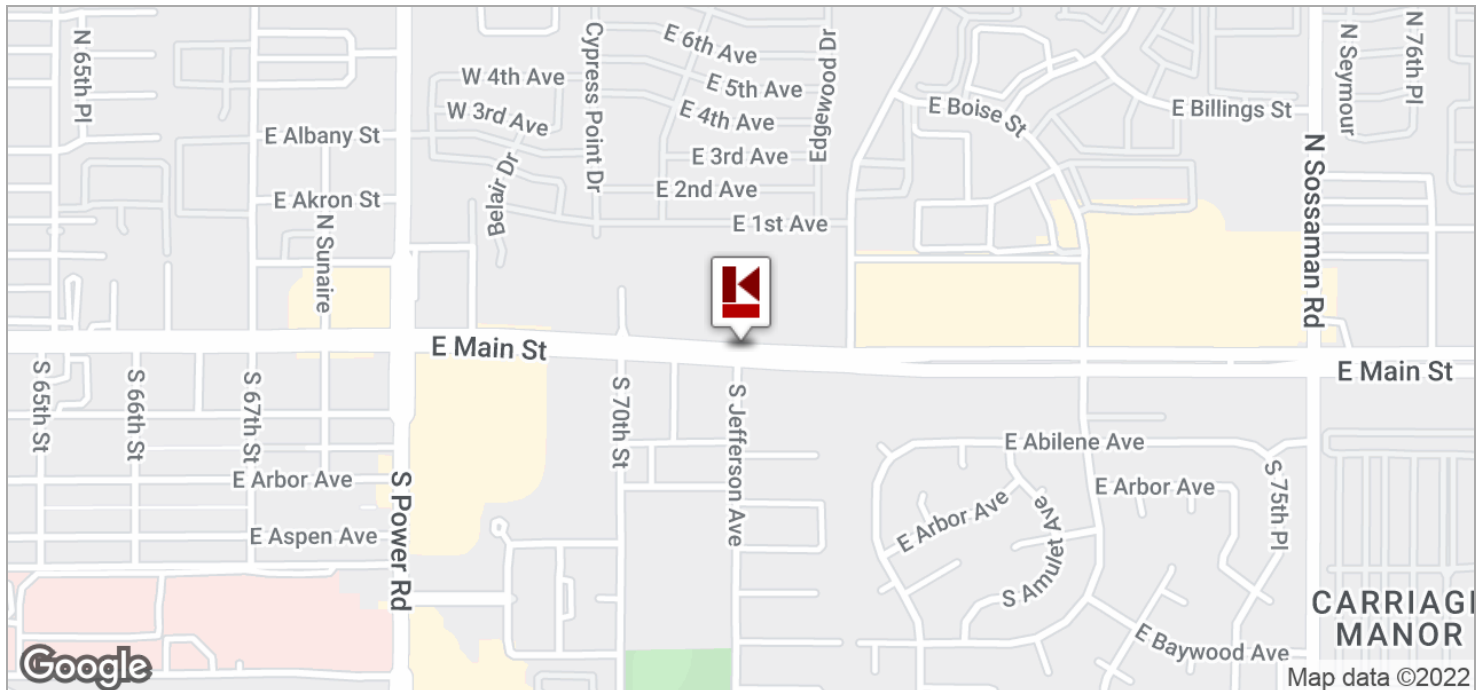
7100 E. MAIN STREET , MESA, AZ



LOCATION MAPS

Mesa/Main St. 7.7 AC - 3.9 AC And The 3.8 AC To The North Are Also Available. Best Use Multi Family.

7100 E. MAIN STREET , MESA, AZ



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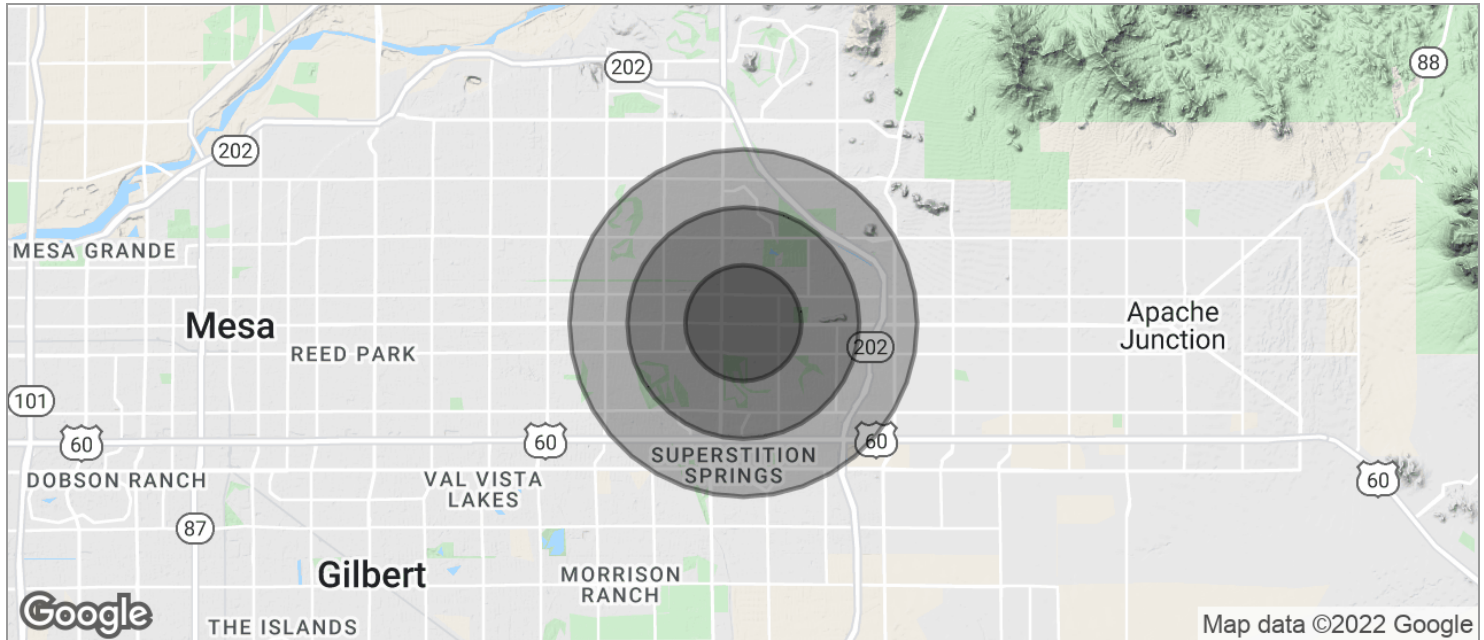
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DEMOGRAPHICS MAP

Mesa/Main St. 7.7 AC - 3.9 AC And The 3.8 AC To The North Are Also Available. Best Use Multi Family.

7100 E. MAIN STREET , MESA, AZ



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,329	40,281	91,736
MEDIAN AGE	46.8	49.6	46.8
MEDIAN AGE (MALE)	45.7	48.3	45.3
MEDIAN AGE (FEMALE)	47.2	50.3	48.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,652	18,452	39,627
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$45,330	\$52,068	\$56,701
AVERAGE HOUSE VALUE	\$125,682	\$149,545	\$170,247

* Demographic data derived from 2010 US Census