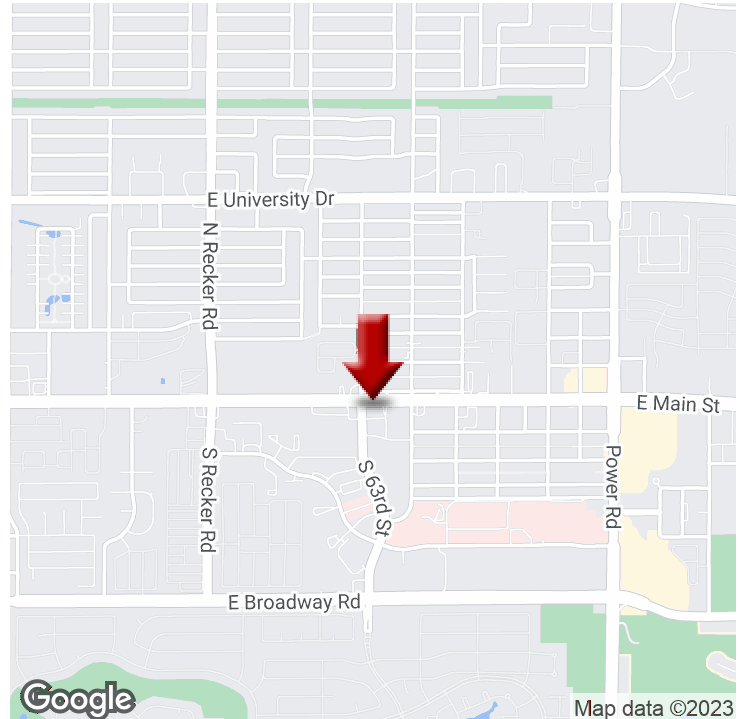


OFFICE FOR SALE & LEASE

6315 E Main St, Mesa, AZ 85205



OFFERING SUMMARY

SALE PRICE:	\$980,000
NUMBER OF UNITS:	5
CAP RATE:	6.0%
NOI:	\$58,800
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	43,134 SF
BUILDING SIZE:	6,900 SF
RENOVATED:	2009
ZONING:	[C-G] COMMERCIAL, GENERAL
MARKET:	Phoenix, AZ
SUBMARKET:	Mesa, AZ
PRICE / SF:	\$142.03

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Amazing opportunity to own a fantastic Office property on almost one acre with the perfect location! The expansive parking for the 6900sf office building is perfectly situated in a highly transited corner lot! Roof redone in August 2021! There is potential for a Drive-Thru operation, and the building is currently 100% occupied with long time tenants, great for an investor. Take a look before it's too late!

PROPERTY HIGHLIGHTS

- Long Term Tenants
- High Traffic Area
- In a large complex with medical tenants
- Room for rent growth
- Proforma Cap of 10%

KW COMMERCIAL
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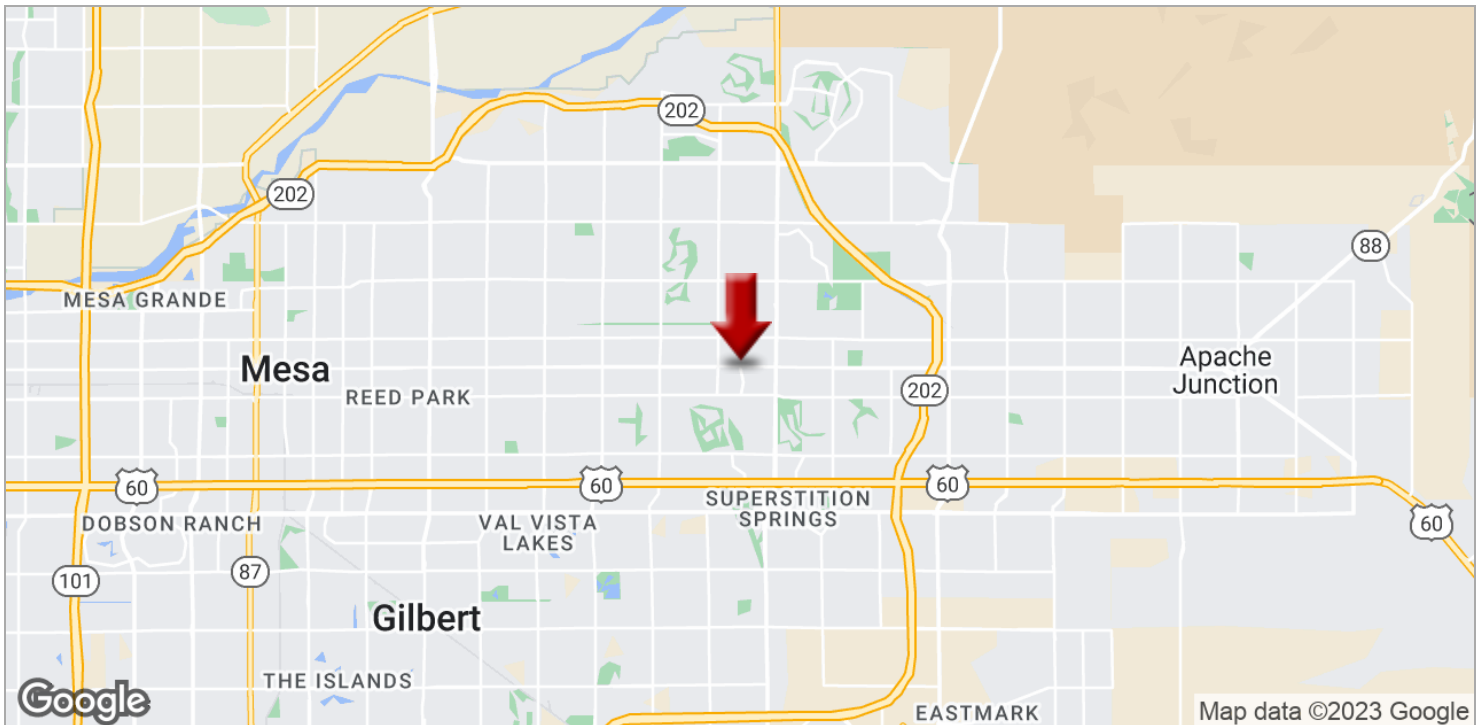
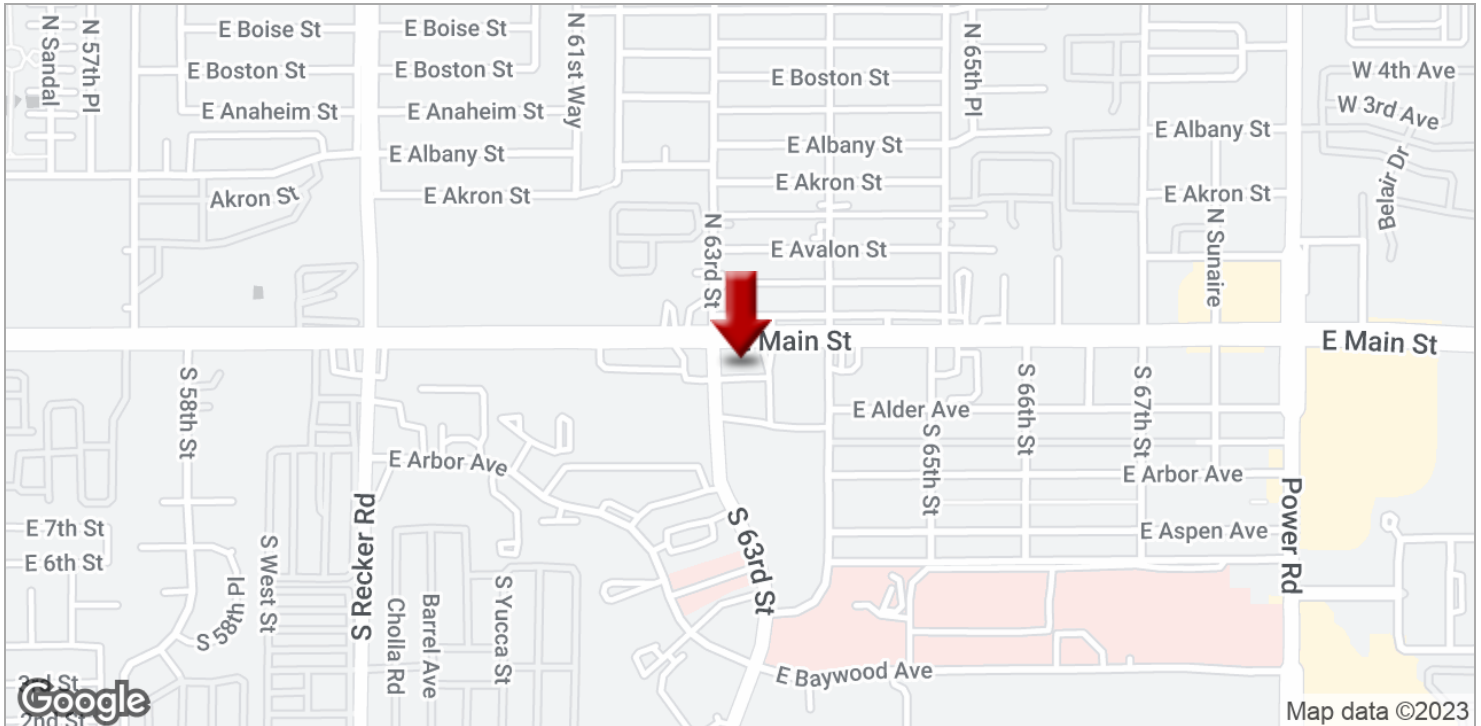
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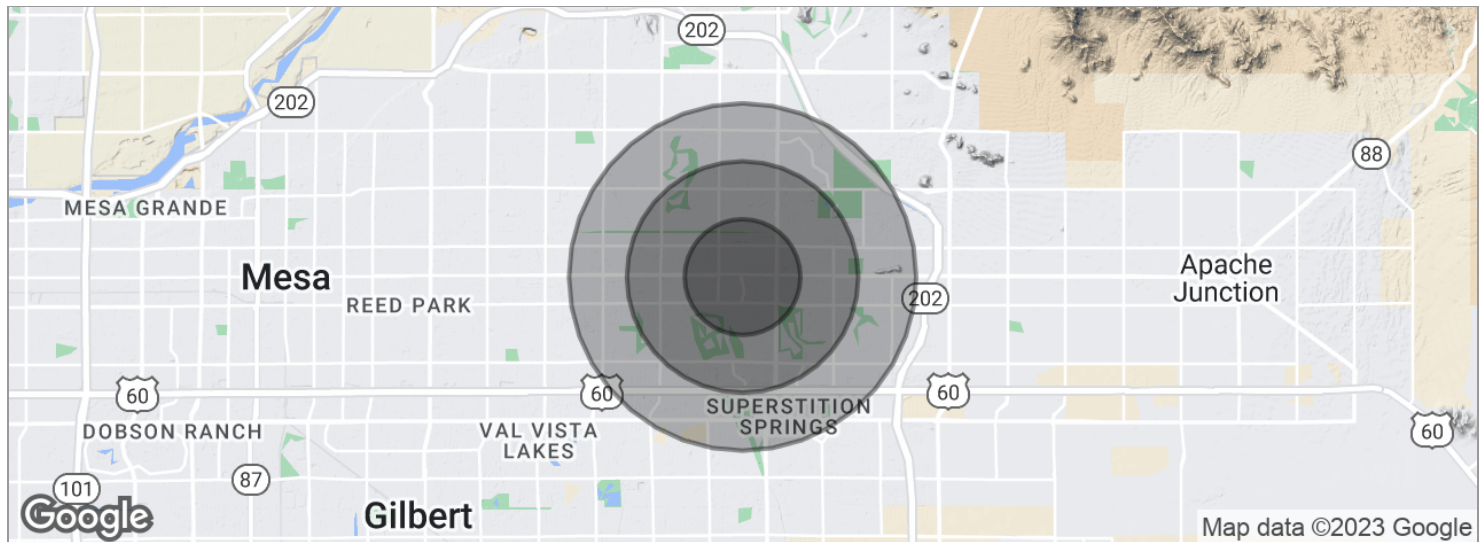
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,584	64,966	133,632
Median age	51.6	43.3	40.2
Median age (male)	49.8	41.8	38.9
Median age (Female)	53.7	45.3	41.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,927	27,234	52,855
# of persons per HH	2.1	2.4	2.5
Average HH income	\$50,382	\$58,414	\$62,949
Average house value	\$92,261	\$139,498	\$159,042

* Demographic data derived from 2020 ACS - US Census

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