

Main St/San Jose Assemblage				
Parcel #	Address	SF	Acres	Zoning
A	2130-2144 W Main St	36,420	.85	C-3 & RM-4
B	2128 W Main St	17,820	.42	C-3
B-1	32 N Santa Barbara	16,200	.37	RM-4
C	2114 W Main St	5,940	.14	C-3
D	20 N Santa Barbara	7,860	.18	C-3 28%, RM 72%
Total		84,240	1.9	



FOR SALE | RETAIL

2126-2128 W Main - Redevelopment

2126-2128 W Main St | Mesa, AZ 85201

PRESENTED BY:

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2126-2128 W Main - Redevelopment

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PROPERTY SUMMARY

Sale Price:	\$695,000
Lot Size:	0.79 Acres
Building Size:	2,576 SF
Ceiling Height:	10.0 FT
Year Built:	1945
Zoning:	C-3 & RM-4 Residential MultiFamily
Market:	Phoenix
Sub Market:	East Valley
Cross Streets:	Main St & Dobson

PROPERTY OVERVIEW

2 property sites available, must be sold together (0.79 acres); These are available with an Assemblage with 2130 W Main (0.85 acres), Total available contiguous is 1.64 acres +/- See the Assemblage Map.

The Highest & Best Use would be MultiFamily, due to light rail, proximity to Dobson Station and major cross streets (Dobson & Main St).

LOCATION OVERVIEW

Location characteristics

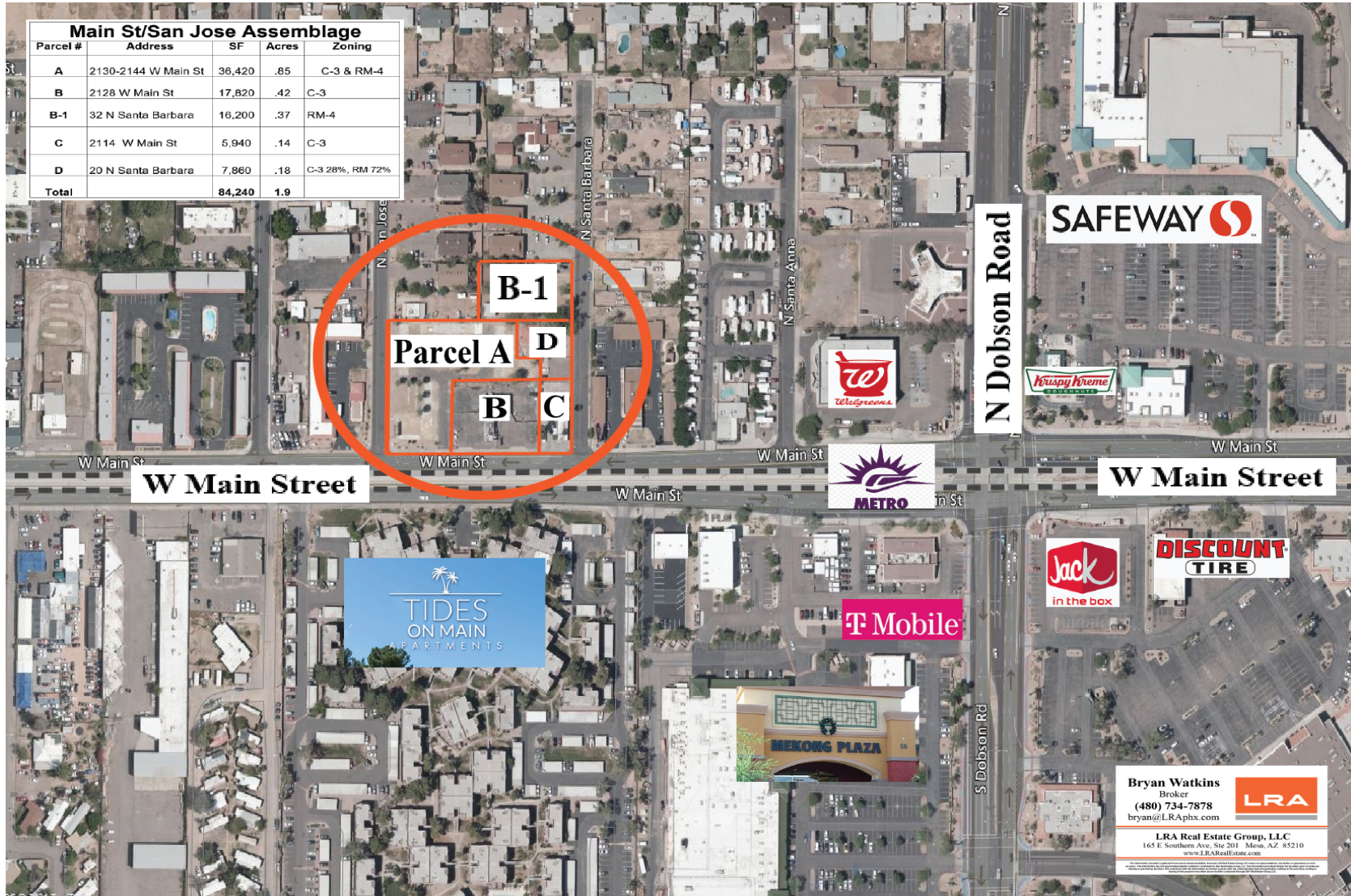
The subject property is located at 2126-2128 W Main Street, and 32 N Santa Barbara St in the City of Mesa, Maricopa County, Arizona. The subject property on the West side near the City of Tempe border and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Main Street. The area is anticipated to experience growth in the foreseeable future due to its location on the light rail. Cities along the light rail are now allowing new 'Walkable Urban' zoning, with generally allows up to 5 stories in new construction along the light rail corridor. St. Benedictine, Wilkes Universities are located in the downtown area. ASU (Arizona State University) is discussing a new campus in the City Center.

Metro Phoenix Location

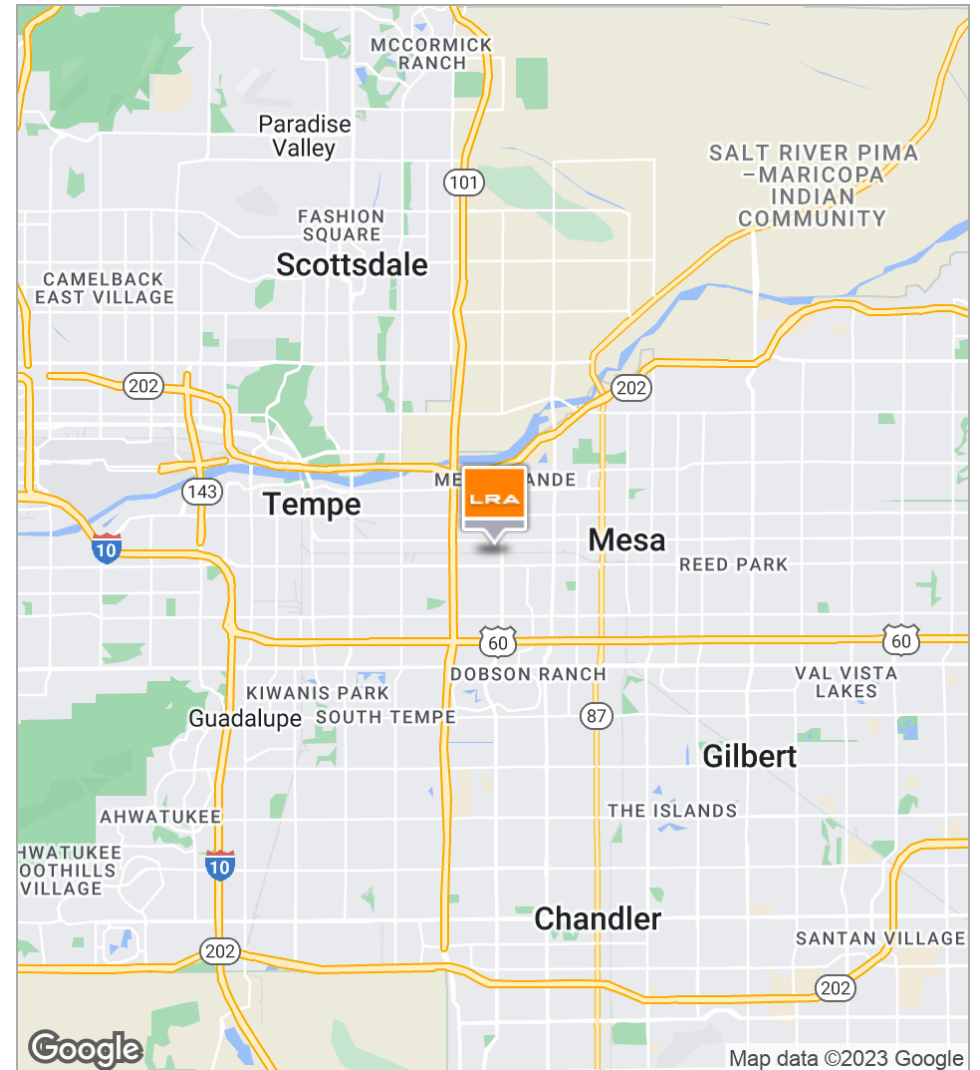
The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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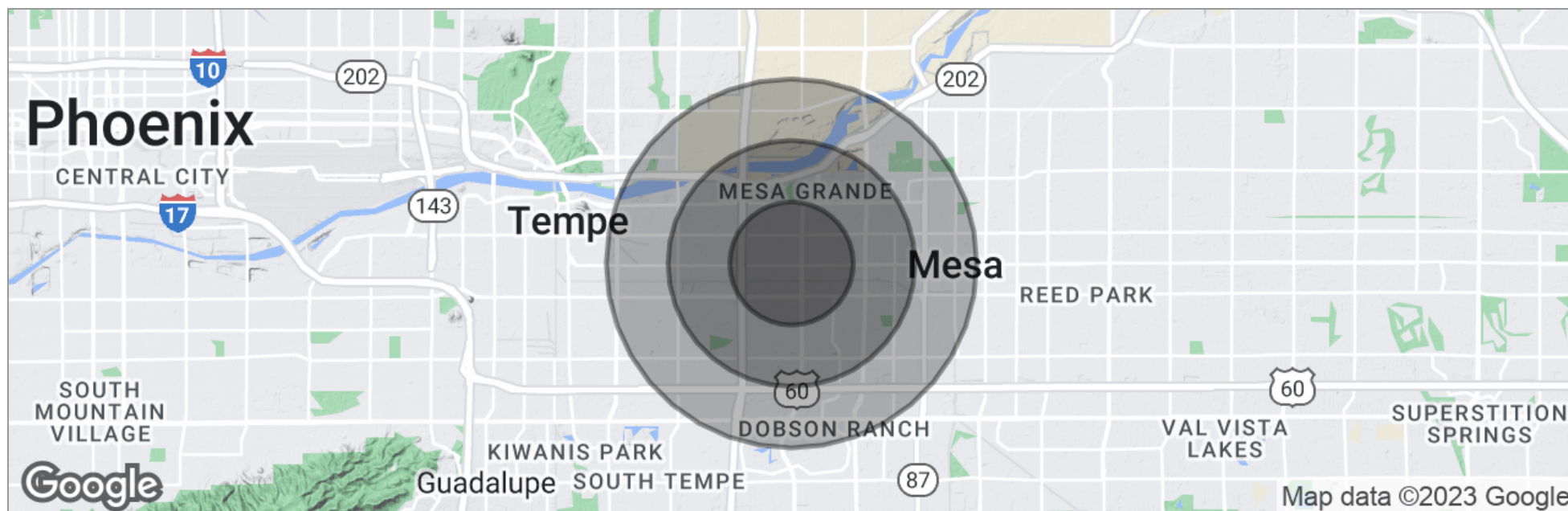


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	1 Mile	2 Miles	3 Miles
Total Population	16,716	66,445	130,703
Population Density	5,321	5,288	4,623
Median Age	28.4	29.5	29.8
Median Age (Male)	29.1	29.1	29.3
Median Age (Female)	28.1	30.0	30.4
Total Households	6,729	27,852	53,205
# of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$41,908	\$45,194	\$48,720
Average House Value	\$111,515	\$141,596	\$175,847

* Demographic data derived from 2020 ACS - US Census