

7000 E. MAIN ST
MESA, AZ 85207

**6% CAP Investment
product. Solid tenant.
Leased till December 2028**



480-323-6072 Alex Kim

OFFERING DETAILS

PROPERTY TYPE	Retail
SALE PRICE	\$2,709,733
NOI	\$162,584
CAP RATE	6.0%
LOT SIZE	±1.1 AC
BUILDING SIZE	±6,598 SF
PARCEL	218-13-001K 59 + 4
PARKING	Handicap Spaces

PROPERTY HIGHLIGHTS:

- Frontage on Main St.
- Private Parking Lot
- Large Independent Monument Sign
- Front Patio
- Enclosed Back Patio
- 2 Large Multi-Stall Restrooms
- Multiple Walk-In Coolers
- Food Preparation Areas
- Leased Investment for Sale at 7.0% Cap Rate
- Approx. 4.5 Years of Tenant Lease Term Remaining (Dec.

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



AERIAL OVERVIEW



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AERIAL OVERVIEW



7000 East Main Street		
Particulars	Amount	Comments
Gross Annual Rent	\$180,272.52	
CAM Charges	\$0.00	No HOA
Property Tax	\$11,088.42	
Landscaping	\$6,600.00	
Trash	\$0.00	<i>tenant pays</i>
Electricity	\$0.00	<i>tenant pays</i>
Total Expenses 2024	\$17,688.42	
NOI	\$162,584.10	

AERIAL OVERVIEW



ELLSWORTH RD

UNIVERSITY DR

SITE

**BANNER
BAYWOOD
MEDICAL
CENTER**

MAIN ST

BROADWAY RD

LOOP
202

ELLSWORTH RD

**BANNER
GATEWAY
MEDICAL
CENTER**

**SUPERSTITION
SPRINGS
CENTER**

Costco
WHOLESALE

US
60

**SUPERSTITION
SPRINGS
GOLF CLUB**

SOUTHERN AVE

**MOUNTAIN
VISTA
MEDICAL
CENTER**

PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	12,279	101,985	270,797
2028	12,458	103,031	274,528



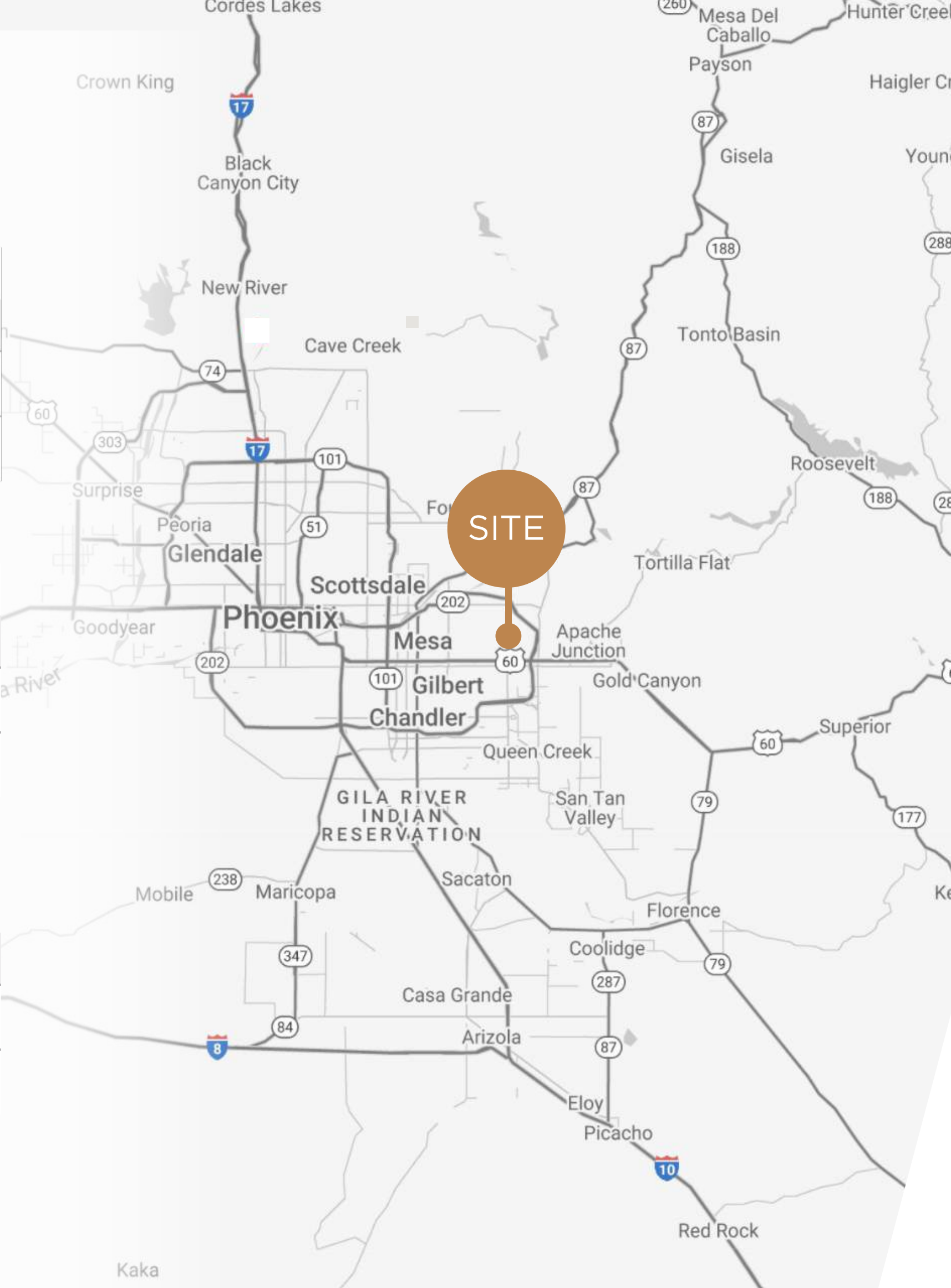
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,702	45,128	109,681
2028	5,785	45,591	111,191

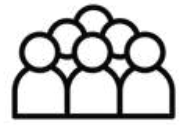


HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$61,770	\$74,410	\$87,263
MEDIAN	\$52,734	\$58,561	\$67,270



MESA CITY OVERVIEW



504K +
TOTAL POPULATION



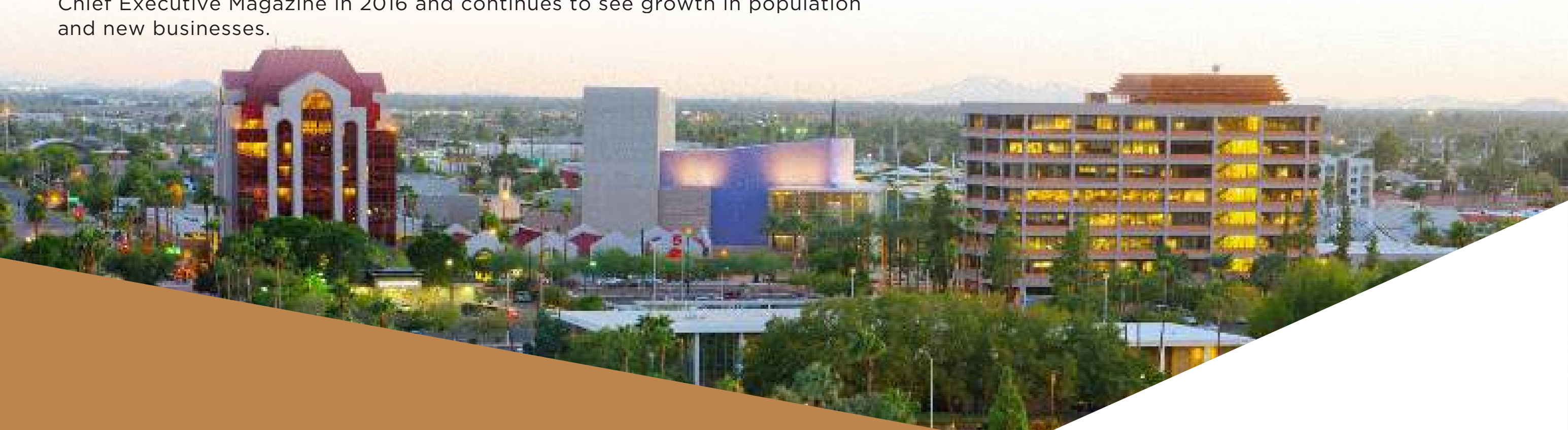
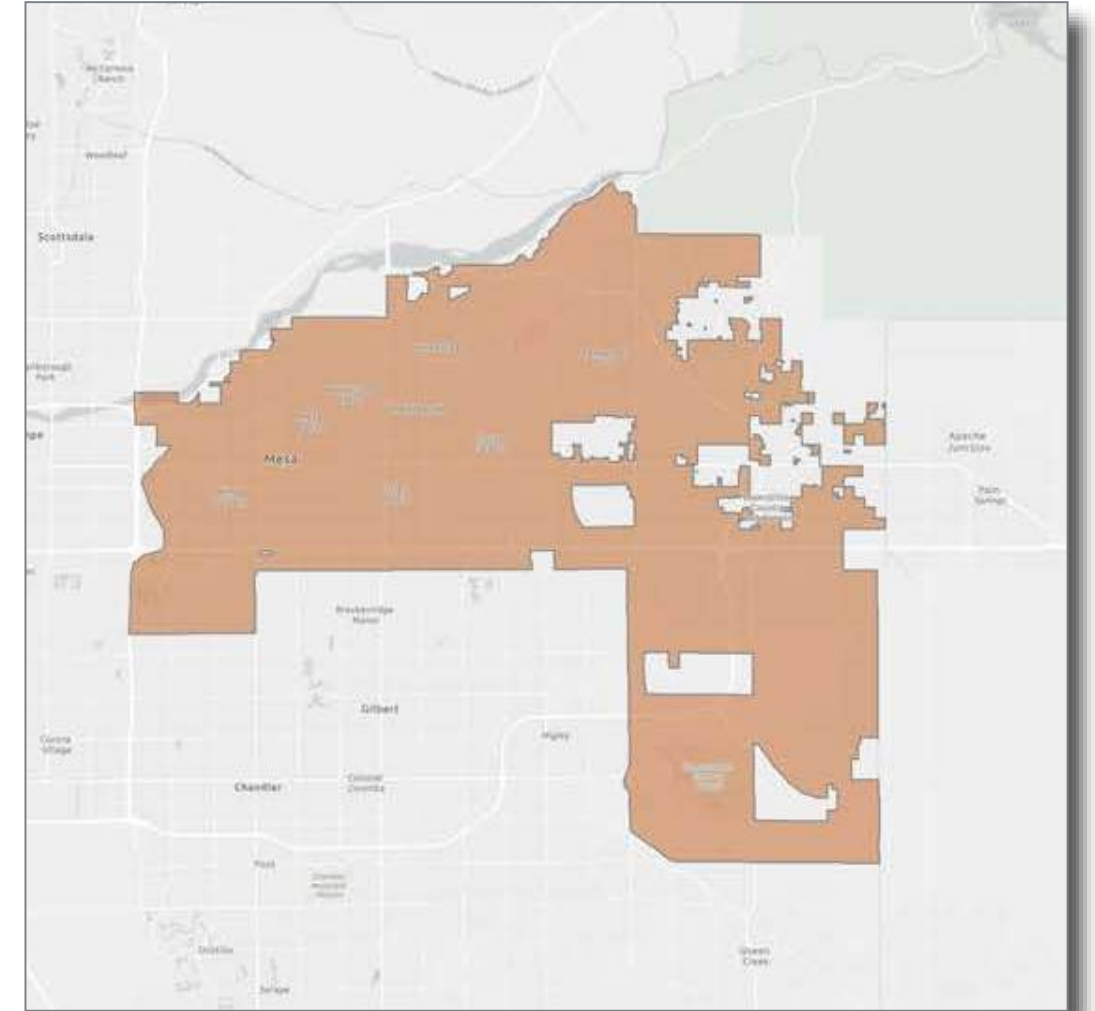
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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