

RE/MAX COMMERCIAL

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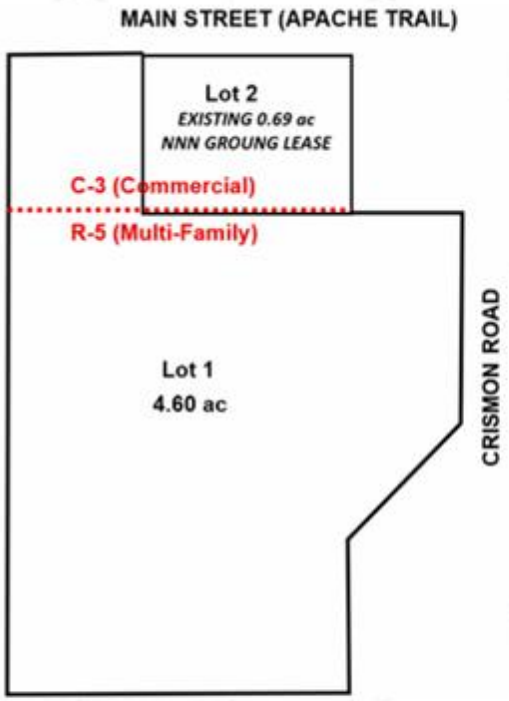
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$ 3,297,000 | 5.29 acres

Multi-family | Commercial | NNN

Prime development opportunity in a rapidly growing Mesa corridor. This unincorporated parcel is strategically located along the south side of Main Street and west of Crismon Road (corner excluded), offering excellent visibility and access. Parcel holds the most intensive commercial zoning in the County, supporting a wide range of retail, office, and service uses.

Utilities including electric and telecommunications are readily available. The site is generally level and mostly cleared, minimizing initial site work. Minor existing improvements along Crismon Road will require removal prior to development.

The property may be acquired in whole or in part, offering flexibility for a variety of development strategies. Ideal for a mixed-use project in an area experiencing strong demand for both multi-family and commercial development.

Property Highlights:

- **Offering:** **The 4.6-acre R-5/C-3 parcel is $1,998,000 and the .69-acre NNN ground lease parcel is $1,299,000. This is a 10.62% CAP Rate for the smaller parcel. Buy one or both!**
- **Mixed-use:** Both C3 and R5 zoning across two parcels
- **Multi-family portion (Lot 1):** The property is primarily zoned R-5, allowing for high-density multi-family development with potential for 40+ units per acre.
- **General commercial frontage (Lot 1):** Frontage along Main Street is zoned C-3 (General Commercial)
- **NNN ground lease (Lot 2) :** Approximately 30,000 SF along Main Street is currently under a long-term ground lease, with a corporate guaranteed rental income of $138,000 annually.
- **2-mile population count:** 56,342
- **Combined traffic count:** 24,093

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