



OWNER/USER DEVELOPMENT OPPORTUNITY
LAND OPPORTUNITY

6230 E MAIN ST
MESA, AZ 85205-8933

Offering Memorandum

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OFFERING MEMORANDUM

This Memorandum ("Offering Memorandum") has been prepared by Keller Williams Commercial Division based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.

This Memorandum is being delivered to a limited number of parties who may be interested in and capable of purchasing the Property. By its acceptance hereof, each recipient agrees that it will not copy, reproduce or distribute to others this Memorandum in whole or in part, at any time, without the prior written consent of Keller Williams Commercial Division, and it will keep permanently confidential all information contained herein not already public and will use this Confidential Memorandum only for the purpose of evaluating the possible acquisition of the Property.

This Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Owner and, therefore, are subject to material variation. This Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.

This Memorandum is being delivered by Keller Williams Commercial Division to prospective purchasers with the understanding that all prospective purchasers will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering. Additional information and an opportunity to inspect the site will be made available to interested and qualified prospective purchasers. Keller Williams Commercial Division reserves the right to request the return of any or all of the information enclosed.



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EXECUTIVE PROFILE

An aerial photograph of a residential neighborhood. A large, rectangular, undeveloped lot is highlighted with a yellow border. The lot is mostly bare, reddish-brown soil with some sparse, dry vegetation. A red pin is placed in the center of this lot, with a white rectangular box containing the text "SUBJECT PROPERTY" positioned directly above it. The surrounding area includes several multi-story apartment buildings with light-colored facades and dark roofs. There are also parking lots with several cars parked. A wide, multi-lane road runs horizontally across the bottom of the image, with a yellow line indicating the center. The text "E MAIN ST." is written in large, bold, yellow letters across the road.

SUBJECT PROPERTY

E MAIN ST.

Keller Williams Commercial is pleased to present an exceptional land opportunity on Main Street in Mesa, Arizona. The property is zoned LC and has a lot size of approximately 61, 376 sf. It features great street frontage and allows an owner/developer the opportunity to completely transform the property into various product types and take advantage of all the site has to offer: dense demographics and proximity to major retail amenities.

PROPERTY HIGHLIGHTS

- LC Zoning
- Possible build to suit
- Proximity to retail amenities and cages
- Proximity to the 60 and 202 Fwys
- High Visibility Street Frontage



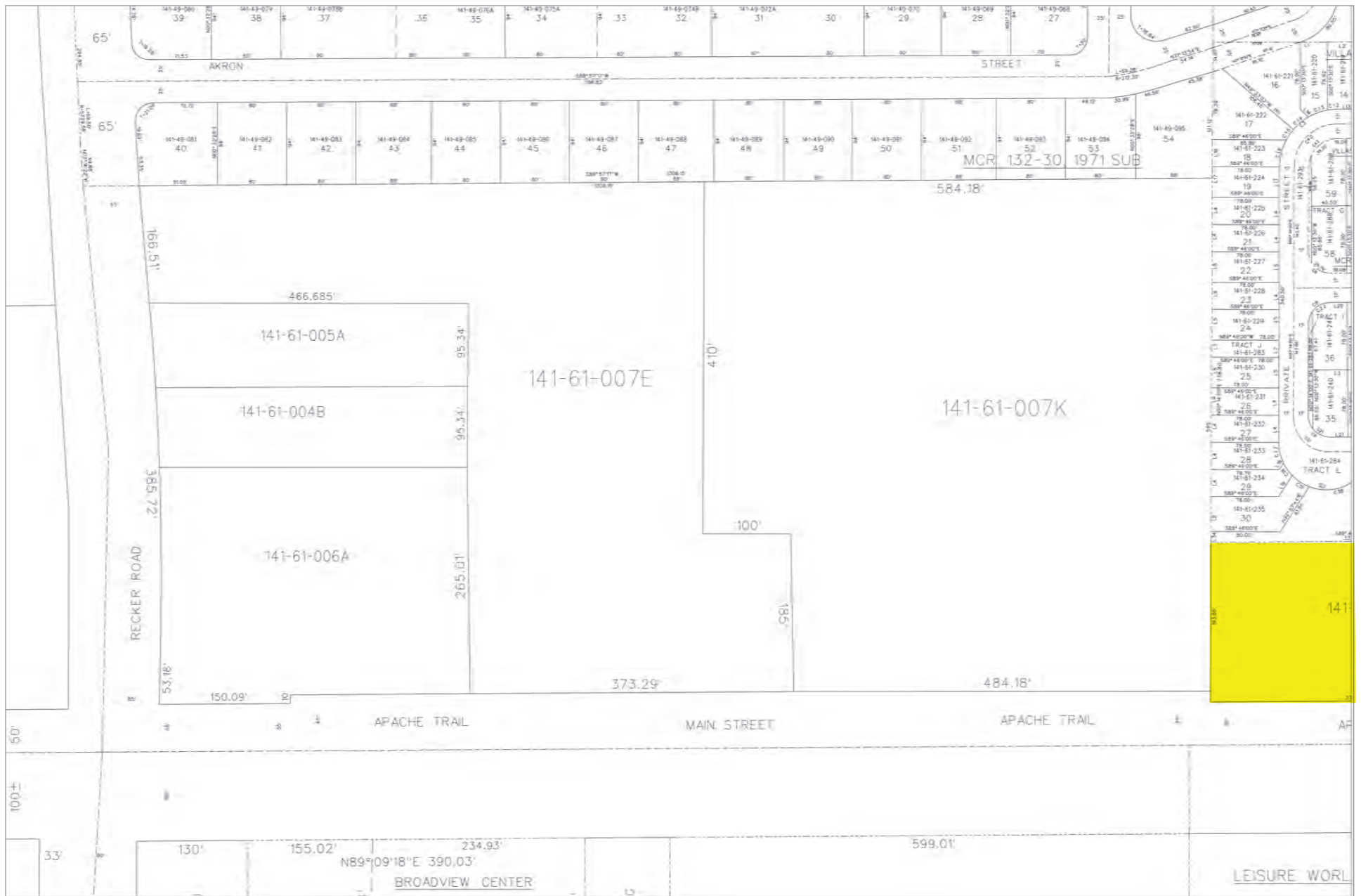
LIST PRICE	\$900,000
LAND AREA / ACRES	1.409 AC / 61,376 SF
PRICE PER SF <i>On Land</i>	\$14.66
APN	141-61-001E
ZONING	LC -- Limited Commercial
COMMUNITY PLAN AREA	City of Mesa general planning area
AREA PLANNING COMMISSION	City of Mesa Planning and Zoning Division
AIRPORT HAZARD	Proximity to Falcon Field Airport
OPPORTUNITY ZONE	N/A
ACCESS	E Main St.
CROSS STREET	N 63rd St, N Recker Rd
TOPOGRAPHY	Flat
HIGHWAY ACCESS	60 FWY, Loop 202 Red Mountain
USE CODE	Limited Commercial

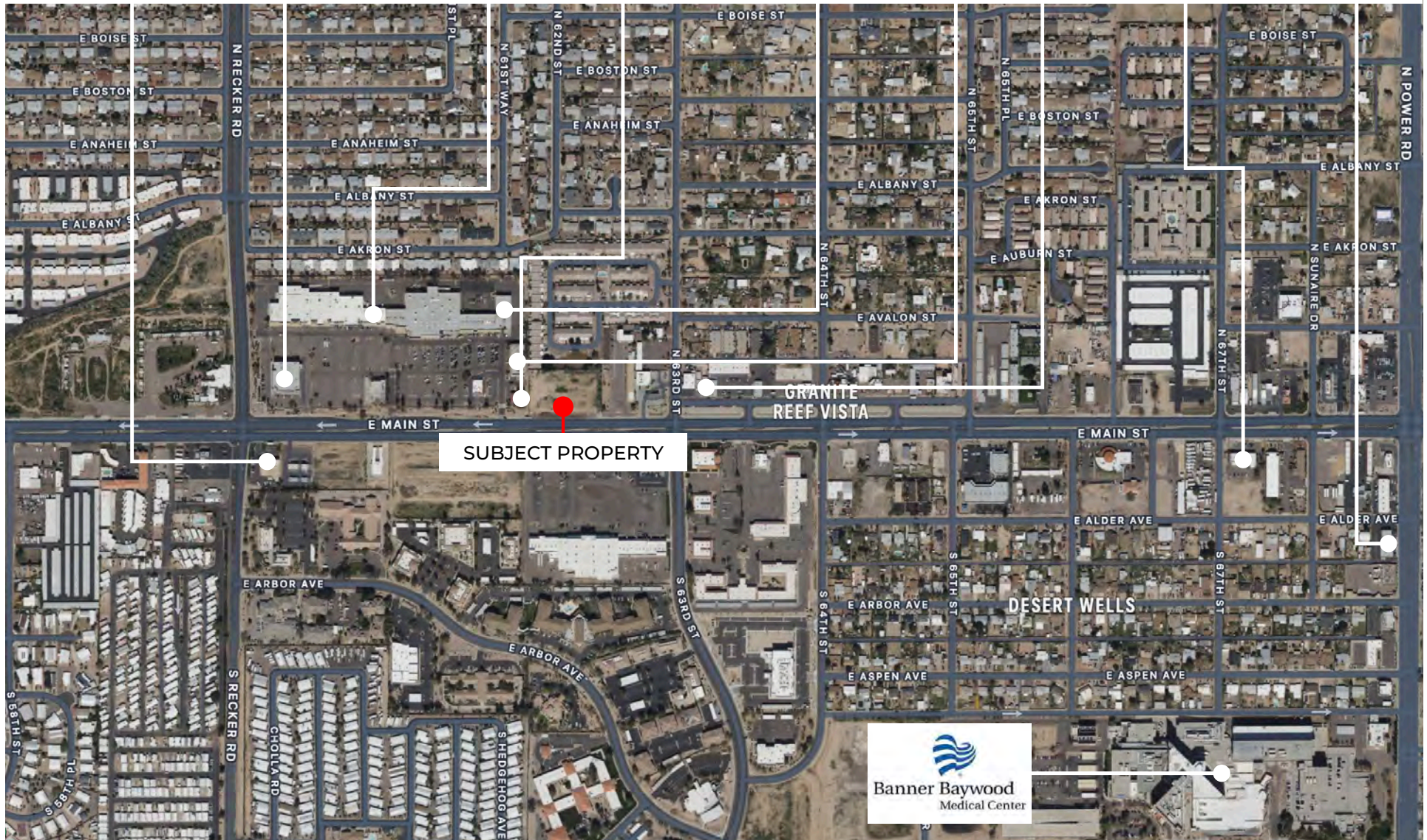


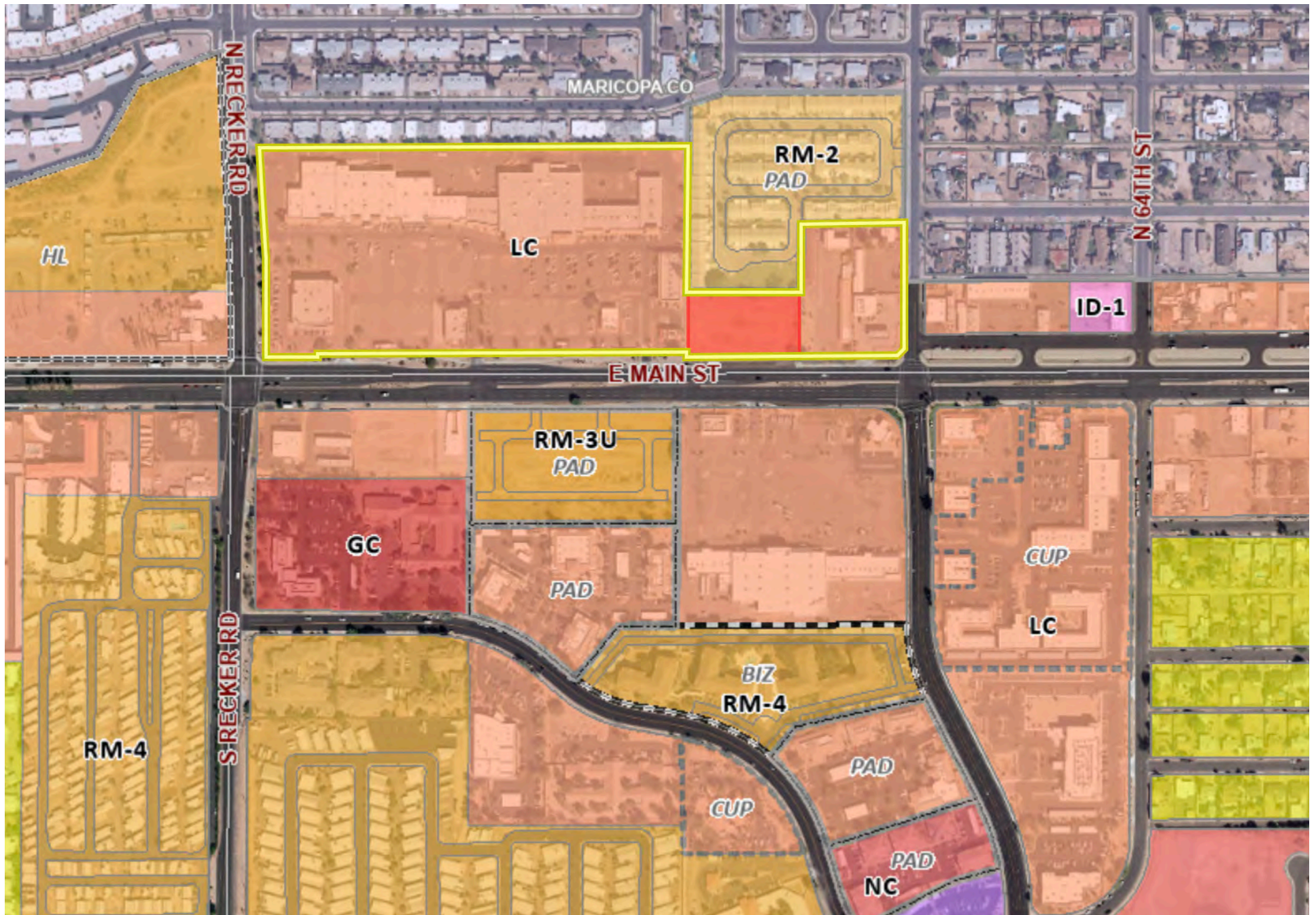
SECTION TWO

PROPERTY INFORMATION









Specific Purposes of Each District.

1. NC Neighbourhood Commercial. To provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a 1/2 to two (2) miles radius. Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, drug stores, restaurants and cafes, gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices, personal services, as well as public and semi-public uses. Large commercial development buildings are not appropriate in the Neighbourhood Commercial District according to the Mesa General Plan.

2. LC Limited Commercial. To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large commercial developments that are typically located within a region mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses.

3. GC General Commercial. To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication related to an on-site commercial use. Other supportive uses may include, but are not limited to commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public- and semi-public uses.



MESA, ARIZONA

Mesa, Arizona is a vibrant city located in the southeastern region of the Phoenix Metropolitan Area. Bordered by Tempe to the west, Chandler and Gilbert to the south, and Apache Junction to the east, Mesa spans over 138 square miles, making it the third-largest city in Arizona by population. Home to more than 500,000 residents, Mesa offers a mix of suburban charm, modern amenities, and historical landmarks. Its economy is driven by healthcare, education, aerospace, and high-tech industries, contributing to the region's robust employment opportunities.

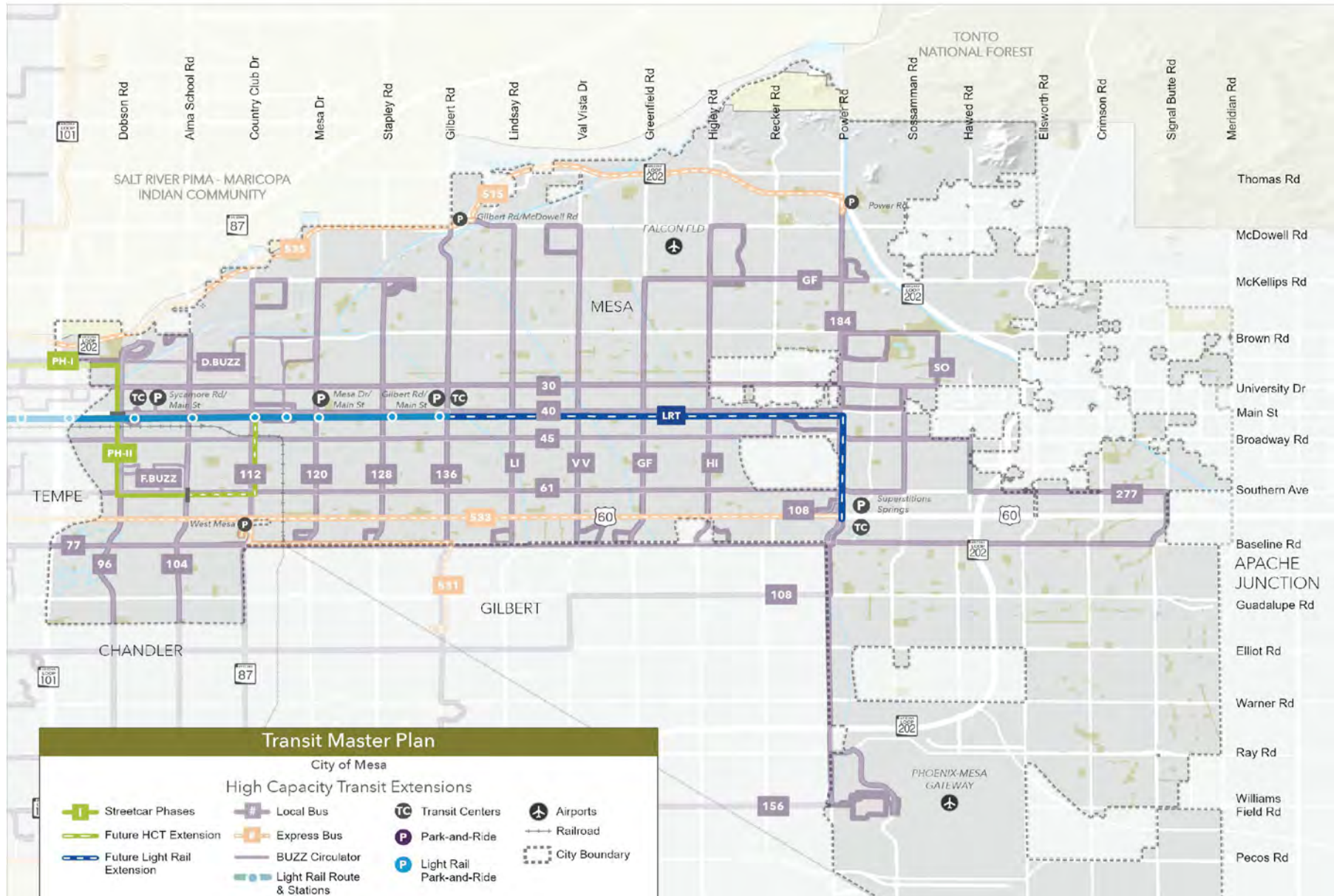
The City of Mesa's Mesa Public Schools (MPS) is the largest school district in Arizona by student enrollment. MPS serves over 64,500 students across 82 schools, making it a major educational provider within the state. The district is recognized for its diverse educational offerings, including International Baccalaureate, Advanced Placement, and specialized programs such as biotech and health sciences academies. MPS's size

and resources contribute significantly to the area's appeal, as it offers a variety of educational paths and support for students in the Mesa community.

Mesa is known for its family-friendly neighborhoods, an array of cultural attractions, and its commitment to outdoor recreation. It boasts some of Arizona's most iconic sites, including the U.S. Mountain Regional Park, the Mesa Arts Center, and the historic Mesa Grande Cultural Park. Additionally, Mesa is home to several higher education institutions such as Arizona State University's Polytechnic campus, drawing students from across the globe.

With its sunny climate, expansive parks, and proximity to the Superstition Mountains, Mesa remains a hub for tourism, attracting visitors to its outdoor festivals, hiking trails, and golf courses. The city's well-developed infrastructure, combined with its strong community values, makes it an ideal location for both residents and businesses.

Rail transit (rail and streetcar) is part of Mesa's long term vision. Potential rail extensions are shown in green and blue below.



2750 EAST UNIVERSITY DRIVE, MESA, AZ
DUTCH BROS UNIVERSITY/LINDSAY



651 E MAIN ST, MESA, AZ
AZURE HOTEL EXPANSION

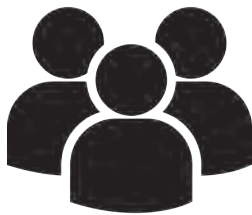


**4140 E MAIN ST, MESA, AZ
PI TOWNHOMES**



**104 N VAL VISTA DR, MESA, AZ
VAL VISTA SELF STORAGE**





115,478

POPULATION



\$77,631

AVERAGE HH INCOME

The population of MESA, AZ estimates 115,478 in 2024 within a three mile radius of subject property. A little over three quarters (74.32%) of the population identified as White, 3.23% as Black, 2.20% as Asian, 18.81% as other. Mesa’s average household income was estimated at \$77,631 in 2024 within a three mile radius of subject property. There are an estimated 51,734 households within the area of these housing units, 31.28% are renter-occupied and 68.72% are owner-occupied.

TRAFFIC COUNT

STREET	CROSS STREET	CROSS STREET DISTANCE	AVERAGE DAILY VOLUME	MILES FROM SUBJECT PROPERTY
E Main St	N Main St	0.01 E	18,152	.27
E Main St	N Main St	0.01 E	19,910	.27
E Main St	N Main St	0.01 E	18,555	.28
N Recker Rd	E Main St	0.08 S	11,786	.28
S 64th St	E Aspen Ave	0.02 S	4,504	.31
S 63rd St	S 64th St	0.05 S	5,590	.31
South Recker Road	E Arbor Ave	0.07 N	6,335	.36
S Recker Rd	E Arbor Ave	0.07 N	5,861	.36
S Recker Rd	E Arbor Ave	0.07 N	5,905	.36
S Recker Road	E Arbor Ave	0.07 N	6,263	.36



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