

148 N MACDONALD

MESA, AZ 85201

SHOW PIECE HISTORIC OFFICE OPPORTUNITY



EXCLUSIVE CONTACTS

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRAC International

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Building Information

Address	148 N Macdonald Mesa, AZ 85201
Year Built	1906
Total Square Feet	4,812
Use	Office/Residential
Buildings	2
Parcel No.	138-34-029F
Zoning	Office/Residential

Demographics

Source: CoStar	1 MI	3 MI
Population (2018)	18,443	178,678
Households	6,401	63,269
Average Age	33.80	33.03

SALE PRICE

Sale Price	\$1,400,000
Price per SF	\$290.94

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Building Features

This historic, unique office offers the ability to live and work on the same location or have an immaculately built show piece for client visits.



Aerial View



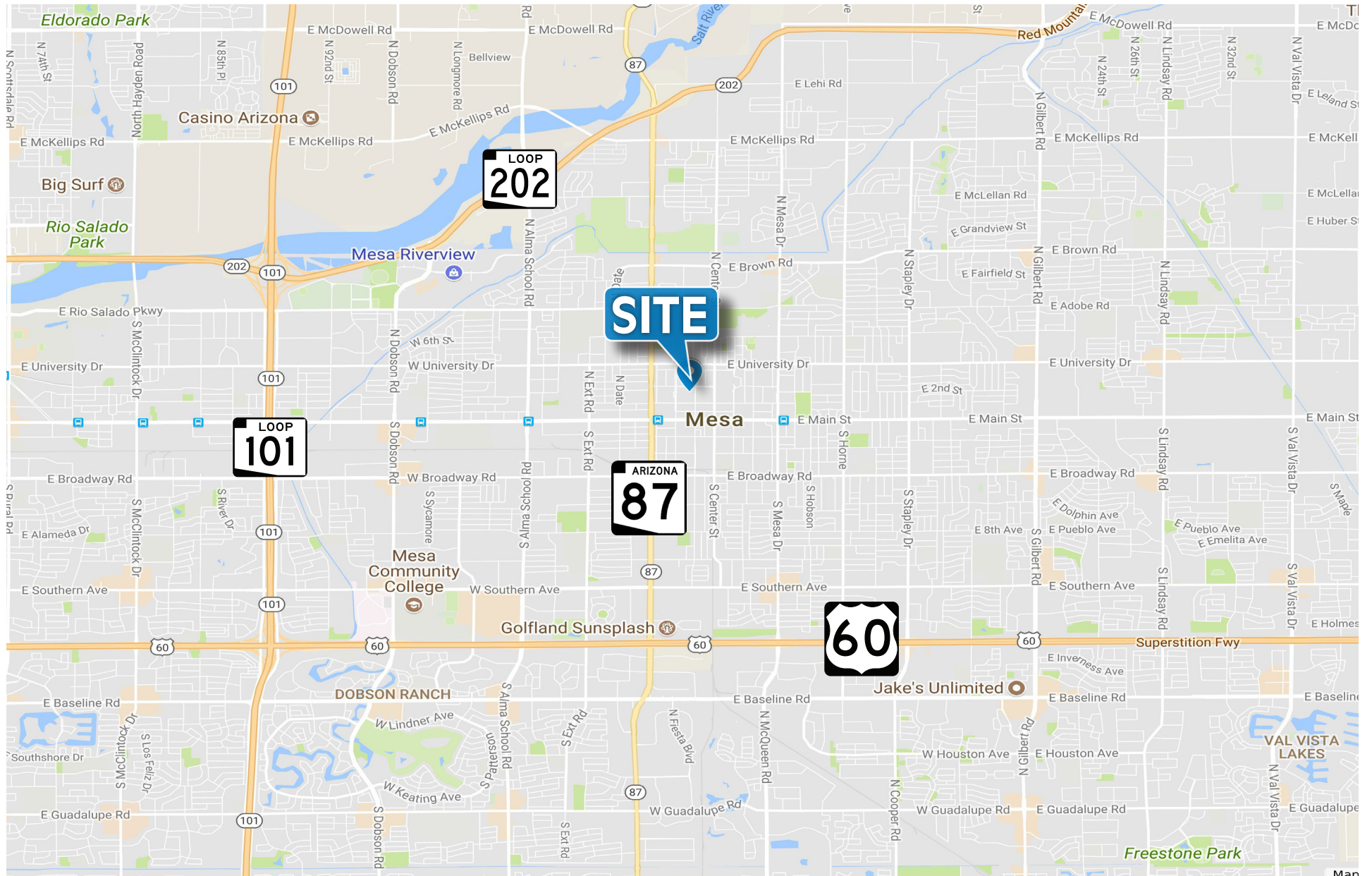
Traffic Count

Source: CoStar

E Mesa St & N Macdonald	20,204
E Mesa & N Country Club	39,638



Aera Map



Photos



Photos

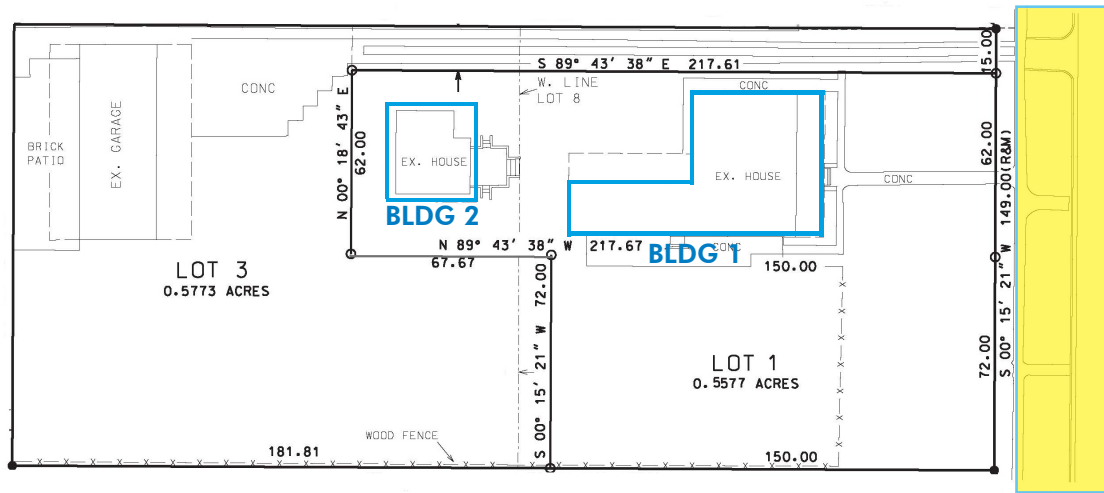


Photos





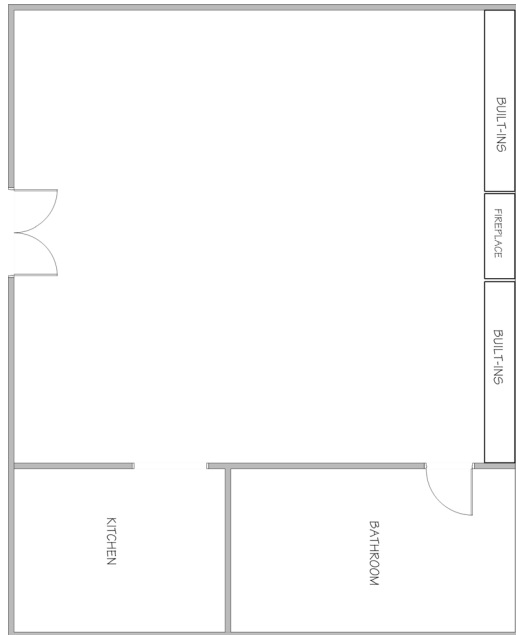
Site Plan



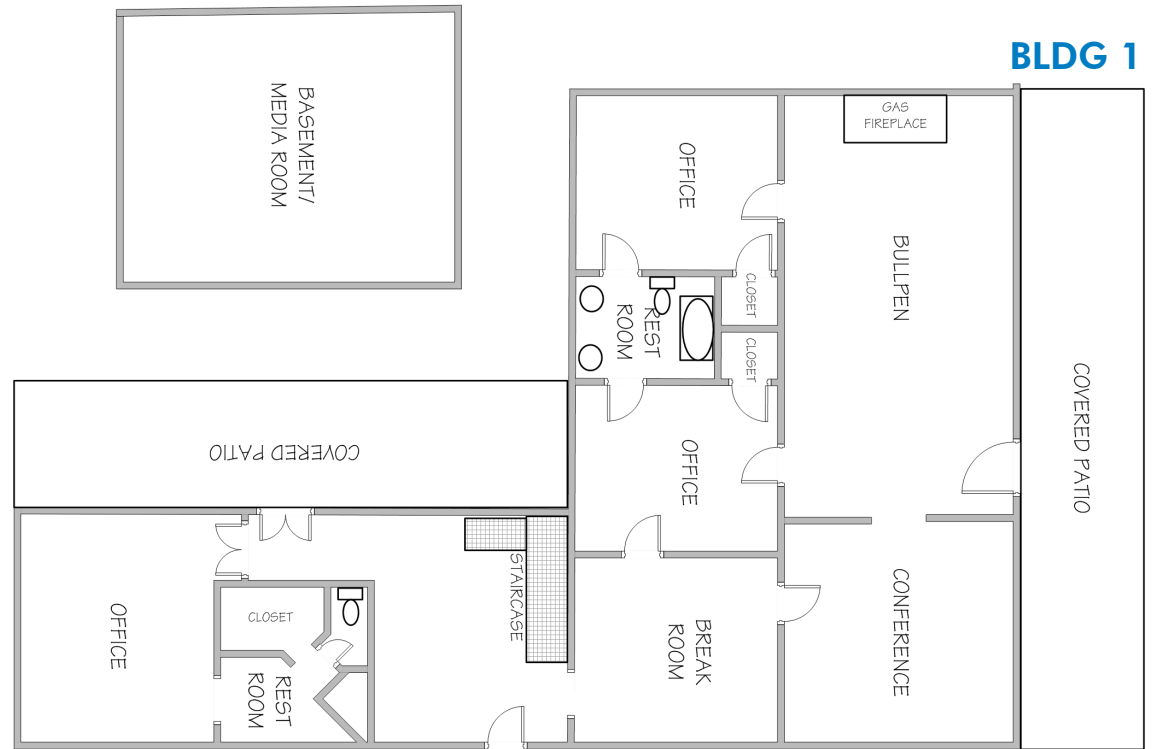
**NEW CURB CUTS & PARKING
PLANNED TO GO IN**

Floor Plans (not to scale)

BLDG 2



BLDG 1



About Mesa



MESA: QUICK FACTS

With a population of nearly 500,000, Mesa is the 36th largest city in the U.S., 3rd largest in Arizona, and 2nd largest in the Phoenix-Mesa metro area. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 138 square miles inside a 21-city region with a population of 4.4 million, projected to be 6 million by 2030.

Year Incorporated	1883
Elevation	1,255'
Cost of Living Index	96.8
Average High/Low Temperature	86 / 57
Median Age	35.7
Average Household Income	\$65,418
Number of Mesa Households	177,960
Rainfall and Sunshine	
Average yearly rainfall (inches)	9.29
Average yearly days of sunshine	301 more than San Diego or Miami Beach.

POPULATION			
		(Projected)	
Population	2016	2021	
Mesa	475,274	506,663	
Arizona	6,877,016	7,303,983	
Pop. Growth	1990-2000	2000-2010	2010-2020
Mesa	35.5%	16.6%	11.7%
Arizona	40.0%	31.4%	11.1%

Mesa Population by Age	
Age	2016
15-34	28%
35-54	23.5%
55-74	20%
75-85+	7.3%

Source: ESRI Community Analyst, 2016

EDUCATIONAL ATTAINMENT

Within a 30-Minute Drive of Downtown Mesa
530,000+ professionals, 42.8% (age 25+) with an associate's degree or higher.

Associate's Degree	8.5%
Bachelor's Degree	21.6%
Graduate's Degree	12.7%

Source: ESRI Community Analyst, 2016

EDUCATIONAL INSTITUTION ENROLLMENT

Mesa Community College	21,491
East Valley Institute of Technology	4,745*
Arizona State University – Polytechnic	3,300
Chandler-Gilbert Community College	1,046
A.T. Still University	1,230
Northern Arizona University – Mesa	789
Benedictine University	508
Upper Iowa University	200
Wilkes University	81

Other institutions include: Arizona College, Carrington College, DeVry University, and Pima Medical Institute.

*Includes high school students and high school graduates

AVAILABLE LABOR FORCE		
	Mesa	Phx. Metro
Labor Force	233,793	2,253,682
Unemployment Rate	4.1%	4.1%

Within a 30-Minute Drive of Downtown Mesa	
Population	1,890,732
Households	733,131
Labor Force (16+)	893,426

Source: Bureau of Labor Statistics, ESRI Community Analyst, 2016

MESA'S LARGE EMPLOYERS

Banner Health System	9,573
The Boeing Company	4,200
Mesa Community College	1,951
Empire Southwest	782
American Traffic Solutions	600
Salt River Project	592
ASU Polytechnic	560
Santander	503
Able Aerospace	500
Mountain Vista Medical Center	500
National General Lender Services	470

Source: MAG Employer Database, Dunn & Bradstreet, 2016

RECENT ANNOUNCEMENTS

Niagara Bottling will be investing \$76 million in a new 450,000 sq. ft. facility in Mesa creating 45 to 55 new jobs.

DuPont Fabros Technology purchased an undeveloped 56.5 acre site in Mesa's Elliot Road Technology Corridor with plans to develop a data center campus with capacity for up to 1 million square feet.

Dexcom opened a 216,000 sq. ft. medical technology manufacturing facility bringing 500 new jobs to Mesa in 2017.

Apple invested \$2 billion in its new global command center in Mesa employing 150 people.

@City of Mesa Office of Economic Development

@MesaEconDev

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AIRPORTS

- Phoenix-Mesa Gateway Airport**
- Allegiant Air flies to 46 destinations nationally
 - International service to Canada
 - Private aircraft and air cargo service
 - Served over 8 million passengers
 - Three runways
 - 250+ acres of developable land available on airport
 - One of the fastest growing airports in the U.S.
- Falcon Field**
- 5th busiest general aviation airport in the U.S. and second busiest in Phoenix-Mesa 700+ aircraft based at Falcon Field with 260,000+ flight operations annually
 - On-airport facilities for aviation businesses, 120+ acres available for development
 - FAA air traffic control tower
- Sky Harbor International Airport**
- 15 minutes from Mesa
 - 1,200+ daily flights serving 90 domestic and 20 international cities.

INDUSTRIES OF OPPORTUNITY

- Mesa has a diverse business community with strong competitive advantage and opportunity in the following industry clusters.
- | | |
|----------------------------|------------|
| Healthcare | Technology |
| Education | Tourism |
| Aviation/Aerospace/Defense | |

TRANSPORTATION

Mesa is easily accessed via a robust freeway system including Interstate 10, State Highway 60, Loops 101 and 202, and State Route 24. Mesa is also part of the Phoenix-Mesa metro area light rail system with stops going into Downtown Mesa extending to Gilbert Road in 2018.

QUALITY OF LIFE

Golf Courses
Mesa hosts more than 40 golf courses, most within a half-hour drive of downtown; more than 200 in the surrounding Phoenix-Mesa metro area.

Arts and Culture
Home to Mesa Arts Center, the Southwest's largest urban art and entertainment campus featuring 14 artist studios, five galleries, and four theaters on seven acres; I.d.e.a. Museum, the first museum dedicated to youth and art in the U.S.; and Arizona Museum of Natural History, the state's largest repository for fossils found in the Southwest.

Performing Arts Groups
Mesa is home to Symphony of the Southwest, the Millennial Choir and many other performing arts groups. The Phoenix-Mesa metro area is also home to the Phoenix Symphony, Arizona Opera and many ballet, dance and theatre troupes.

Major League Baseball Spring Training

Since 1952, Mesa has hosted the Chicago Cubs for Spring Training baseball. In 2014, the Cubs moved into the newly constructed Sloan Park where they continue to lead Major League Baseball in Spring Training attendance, averaging nearly 14,000 fans per game. The Oakland A's also call Mesa home for Spring Training, playing at the recently renovated Hohokam Stadium. The Phoenix-Mesa metro area is home to a large number of teams playing in the Cactus League providing fans with some of the best Spring Training baseball in the nation.

Professional and College Sports

The Greater Phoenix area hosts the Arizona Cardinals, Phoenix Suns, Arizona Diamondbacks, Phoenix Coyotes, Arizona Rattlers, and many other major and minor league teams. The area is also home to Arizona State University's Sun Devils and Grand Canyon University's Antelopes, both NCAA Division I schools.

Outdoor Recreation

57 Parks; 9 public pools; miles and miles of hiking and biking trails; quick access to major lakes and rivers for boating and water sports; close proximity to mountain areas for hunting, fishing and camping; vast numbers of organized recreational sports leagues.

Restaurants and Nightlife

More than 3,000 restaurants, eateries, nightclubs, microbreweries, and pubs of all types, styles and price points call Mesa home.

Resorts and Hotels

65 hotels and resorts, combined total of 5,000+ rooms and on-property meeting space ranging from 200 to 12,480 square feet.

Mesa Convention Center

Located on 22 acres of mature parkland, features include 19,000 square feet of exhibit space along with an additional 19,000 square feet of flexible meeting space; 15 meeting rooms offer a wide variety of sizes and configurations.

RANKINGS

Economic Development Team of the Year – Global Data Center Alliance, 2016

Mesa ranked Best Big City in the Southwest – Money magazine, 2016

Arizona ranked #5 for workforce. – CNBC, 2016

Arizona ranked 6th best for business. – Chief Executive magazine, 2016



Mesa Top Employers



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