



## DOWNTOWN MESA LEASING OPPORTUNITIES | NEW OWNERSHIP

212 | 213 | 215 | West Main Street, Mesa AZ

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# PROPERTY DETAILS



6 N. MACDONALD

Available SF: ±1,300

Zoning: C-DT, City of Mesa

NNN: \$12/SF

## PROPERTY HIGHLIGHTS

- High ceilings, clerestory windows
- Rare concrete truss above drop ceiling
- Adjacent to festivals and annual Christmas tree
- Patio opportunity
- Potential 25% savings on electric and water bills
- **Available immediately**



212 W. MAIN STREET

Available SF: ±2,696

Zoning: C-DT, City of Mesa

\$14 per SF/ NNN

## PROPERTY HIGHLIGHTS

- Restaurant, retail, mixed-use
- WestRo District, adjacent to National Comedy Theatre
- High, truss ceilings above drop ceiling
- Potential front covered patio: ±240 SF (+more uncovered)
- Potential back patio: ±930 SF
- New facade
- **Available immediately**



213 W. MAIN STREET

Available SF: ±2,001

Zoning: C-DT, City of Mesa

\$14 per SF/ NNN

## PROPERTY HIGHLIGHTS

- WestRo District
- Brick walls
- Exposed steel trusses
- Patio opportunity (front & back)
- Potential \$20,000 credit for sprinkler system
- Potential 25% savings on electric and water bills
- **Available immediately**



213-215 W. MAIN STREET

Available SF: ±4,002

Zoning: C-DT, City of Mesa

\$14 per SF/ NNN

## PROPERTY HIGHLIGHTS

- WestRo District, adjacent to potential outdoor entertainment (sliver lot)
- Brick walls
- High steel trusses above drop ceiling
- Patio opportunity (front & back)
- Potential \$20,000 credit for sprinkler system
- Potential 25% savings on electric and water bills
- **Available immediately**

LEASED

Downtown Mesa Festival of the Arts

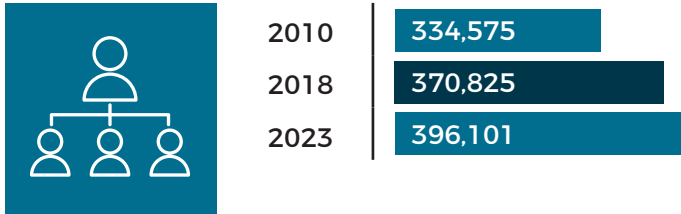


# NEW FACADE



# DEMOGRAPHICS / DOWNTOWN HIGHLIGHTS

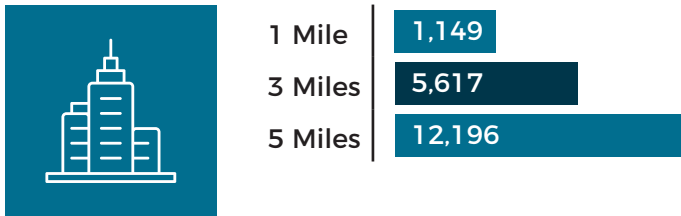
## 2018 POPULATION WITHIN 5 MILES



## 2017 AVERAGE LIGHT RAIL RIDERSHIP



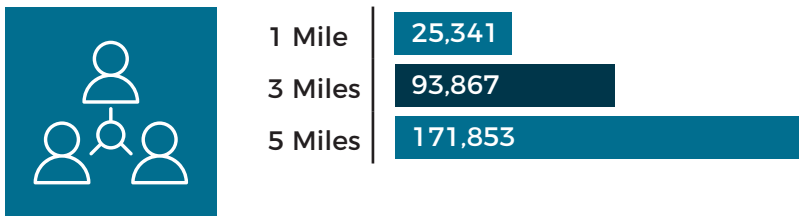
## 2018 TOTAL BUSINESSES



## ANNUAL VISITORS TO DOWNTOWN MESA



## 2018 TOTAL EMPLOYEES



## STUDENTS ATTENDING COLLEGE IN DOWNTOWN MESA



MESA IS THE 36<sup>TH</sup> BIGGEST CITY IN THE COUNTRY - BIGGER THAN ATLANTA, MIAMI, ST. LOUIS, MINNEAPOLIS, NEW ORLEANS AND KANSAS CITY

## 2018 DAYTIME POPULATION





Suite 212 (2,696 SF)

NCT PHOENIX  
NATIONAL COMEDY  
THEATRE

202  
W. MAIN ST.  
OLD BRICK  
HOUSE  
VINTAGE MARKET

WORTH  
TAKEAWAY

ORO  
Brewing Company

idea  
MUSEUM

Proposed  
High-End  
Apartments

Proposed  
Indoor/Outdoor  
Playground

ROBSON

MACDONALD

RE  
RESTYLE  
SOURCE

JARROD'S  
COFFEE, TEA,  
& GALLERY

DE

Slickables  
ICE CREAM CONCEPT

CRASMON'S FLOWERS INC

Pomeroy's  
Men's and Missionary Store

PHOENIX  
ANTIQUE

ACT-O-MATE

ANTIQUE PLAZA

STATE FARM  
Heat Sync Labs

ANTIQUES

Made by Me!  
Downtown  
Mesa Festival  
of the Arts

MAIN ST

LIGHT RAIL

Suite 213 ±2,001 SF  
Suite 215 ±2,001 SF  
Total: 4,002 SF

The Pit Stop  
Auto Care

SUBWAY

shirtTAIL

Tre Bella

MAIN ST  
BAR &  
GRILL

the NILE

CIDER  
CORPS

CITY  
LOT

PCA

Robson Rd & Main St | Mesa, Az

PHOENIX COMMERCIAL ADVISORS  
CHAINLINKS  
RETAIL ADVISORS





THE VIEW  
197 UNITS

MESA AMPHITHEATER  
SEATS 5K PEOPLE

MESA DR & UNIVERSITY DR  
±20 ACRE MIXED-USE PARCEL

DOWNTOWN  
MESA MARRIOTT

MESA CONVENTION CENTER  
36K SF OF MEETING SPACE

WILKES UNIVERSITY &  
BENEDICTINE UNIVERSITY  
WILKES B

SUNNYBROOK  
103 UNITS

MESA COMMUNITY COLLEGE  
(DOWNTOWN CENTER)  
117 STU

SUN VIEW  
44 UNITS

SUN CREST  
94 UNITS

I.D.E.A. MUSEUM  
65K VISITORS ANNUALLY

AZ MUSEUM OF  
NATURAL HISTORY  
140K VISITORS ANNUALLY

CIMARRON  
210 UNITS

MESA MEZONA

APPROVED APARTMENTS  
200 UNITS

Country Club/Main  
Light Rail Station

PROPOSED  
MULTIFAMILY/HOTEL

APPROVED ARIZONA STATE  
UNIVERSITY EXPANSION

Mesa/Main  
Light Rail Station

MESA PLAZA

WINDMILL SUITES

PROPOSED  
HABITAT METRO PROJECT  
15 STORY  
MULTIFAMILY/HOTEL

Center/Main  
Light Rail Station

MESA HISTORICAL  
MUSEUM

BENEDICTINE UNIVERSITY  
506 STU  
400% Applicant Increase '17 B

SUNBELT  
HOLDINGS  
REDEVELOPMENT

THE GRID  
75 URBAN FLATS  
196 APARTMENTS  
15 STREET LEVEL HOMES  
& RETAIL

IN-CONSTRUCTION  
MARKET RATE APARTMENTS,  
TOWNHOMES AND RETAIL

BEN U  
STUDENT  
HOUSING B

MESA ARTS CENTER (MAC)  
450K PATRONS ANNUALLY

SPENCERS  
TV & APPLIANCE

ENCORE ON MACDONALD  
125 UNITS

1ST AVENUE  
STREETSCAPE

ARTSPACE LOFTS  
50 UNITS

MORRIS

LEBARON

1ST AVE

2ND AVE

1ST AVE

SIRRINE

KIMBALL AVE

Robson Rd & Main St | Mesa, Az

PCA  
PHOENIX COMMERCIAL ADVISORS  
CHAINLINKS  
RETAIL ADVISORS

PENNEYTREE  
146 UNITS

SOUTH CENTER CAMPUS  
~90K SF/15 ACRES