

FOR SALE FREESTANDING RETAIL BUILDING **WITH DRIVE-THRU**

RED MOUNTAIN / MESA RETAIL SUBMARKET | SINGLE OR MULTI-TENANT

±4,611 SQ. FT. | ±0.52 ACRES

**1444 E MAIN STREET
MESA, AZ 85203**

VIEW AERIAL VIDEO



GC ZONING, GENERAL COMMERCIAL • EXCEPTIONAL RETAIL FRONTAGE!
MAIN STREET EXPOSURE TO ±30,000 VEHICLE PER DAY!

Exclusively Listed by

John Quatrini
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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

PROPERTY FEATURES

1444 E MAIN ST | MESA, ARIZONA 85203

PURCHASE PRICE: \$890,000 (\pm \$193/SF)

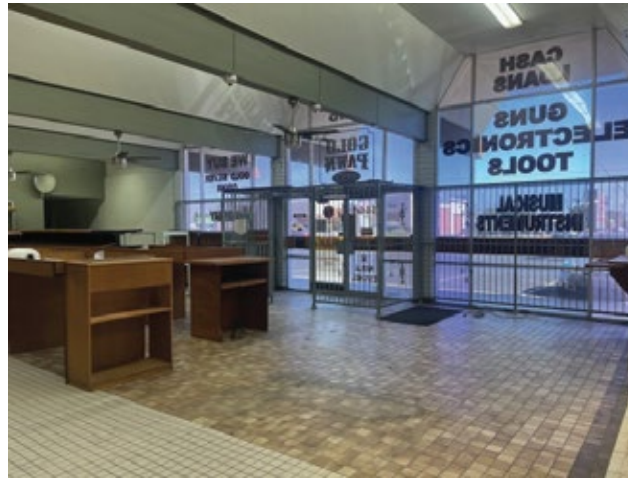
- \pm 4,611 sf freestanding retail building with 2-lane drive-thru
- Single tenant \pm 4,611 sf or multi-tenant (2 units: \pm 3,511 sf / \pm 1,100 sf)
- Land size: \pm 0.52 acres
- Main Street frontage with exposure to \pm 30,000 cars per day
- GC Zoning, General Commercial, City of Mesa. Great for:
 - Retail / office
 - Restaurant
 - Automotive services
 - Convenience store
 - Home appliance store
 - Flooring business
 - Cabinet business
 - Bank branch w/bank vault
 - Drive-thru business
 - CBD store
 - Real estate office
 - Cigar shop
- Redeveloping area
- Adjacent to anchored shopping center
- Numerous fast food restaurants in the vicinity
- Convenient access to major thoroughfares including U.S. 60 and 87 (Country Club Drive)
- Parcel # 138-05-146K, Maricopa County



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PHOTOS

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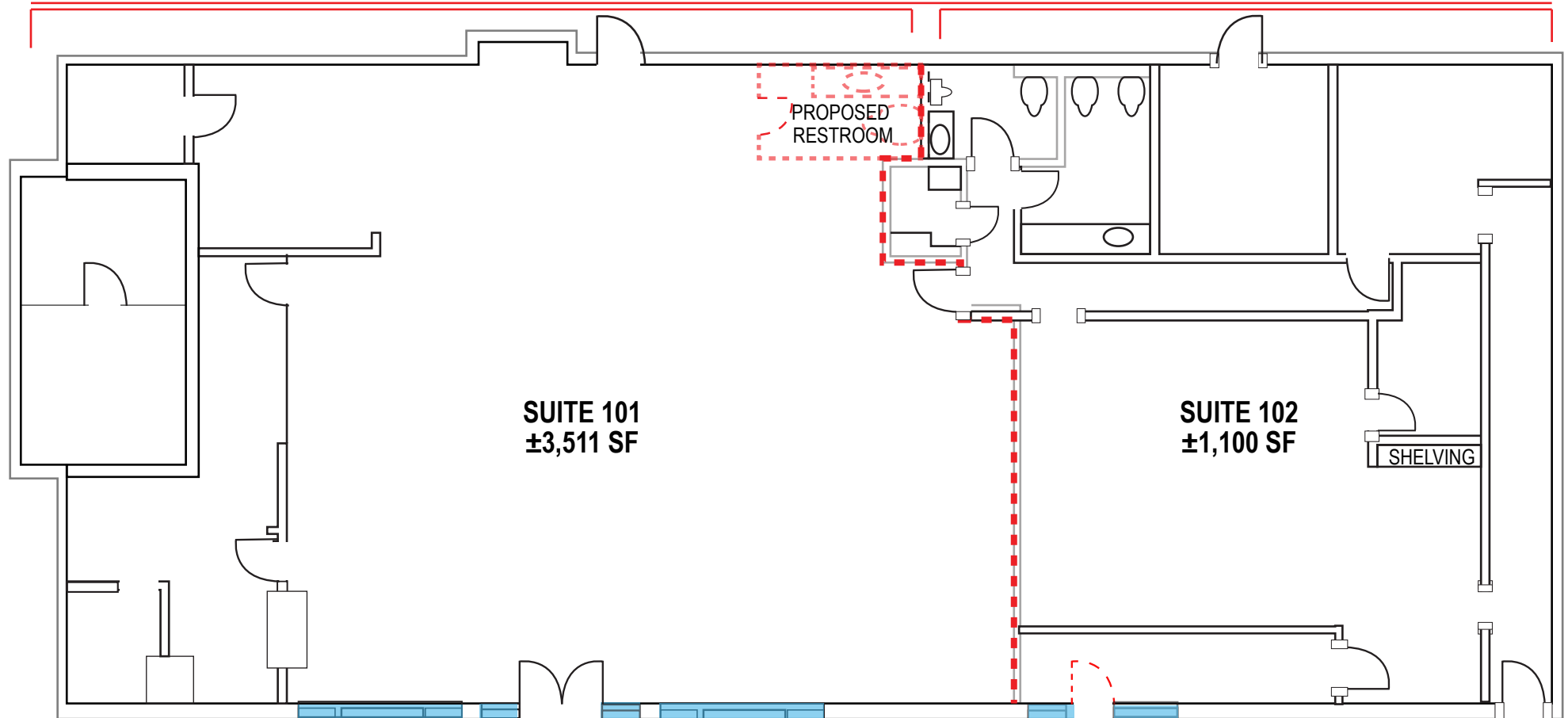


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FLOOR PLAN

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ONE TENANT SUITE OR TWO POTENTIAL TENANT SUITES

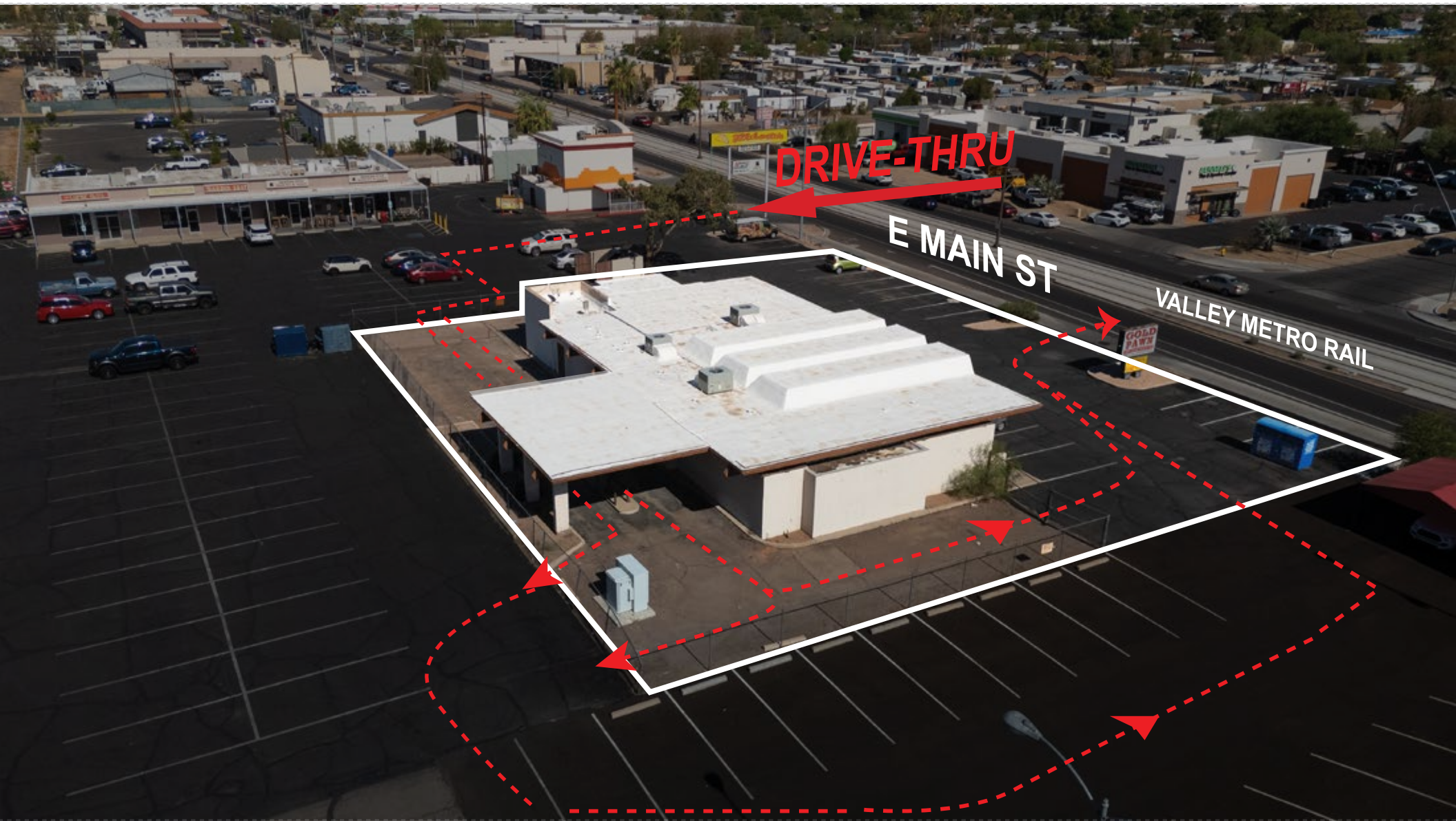


NOT TO SCALE

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TWO LANE DRIVE-THRU

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AERIAL OVERVIEW

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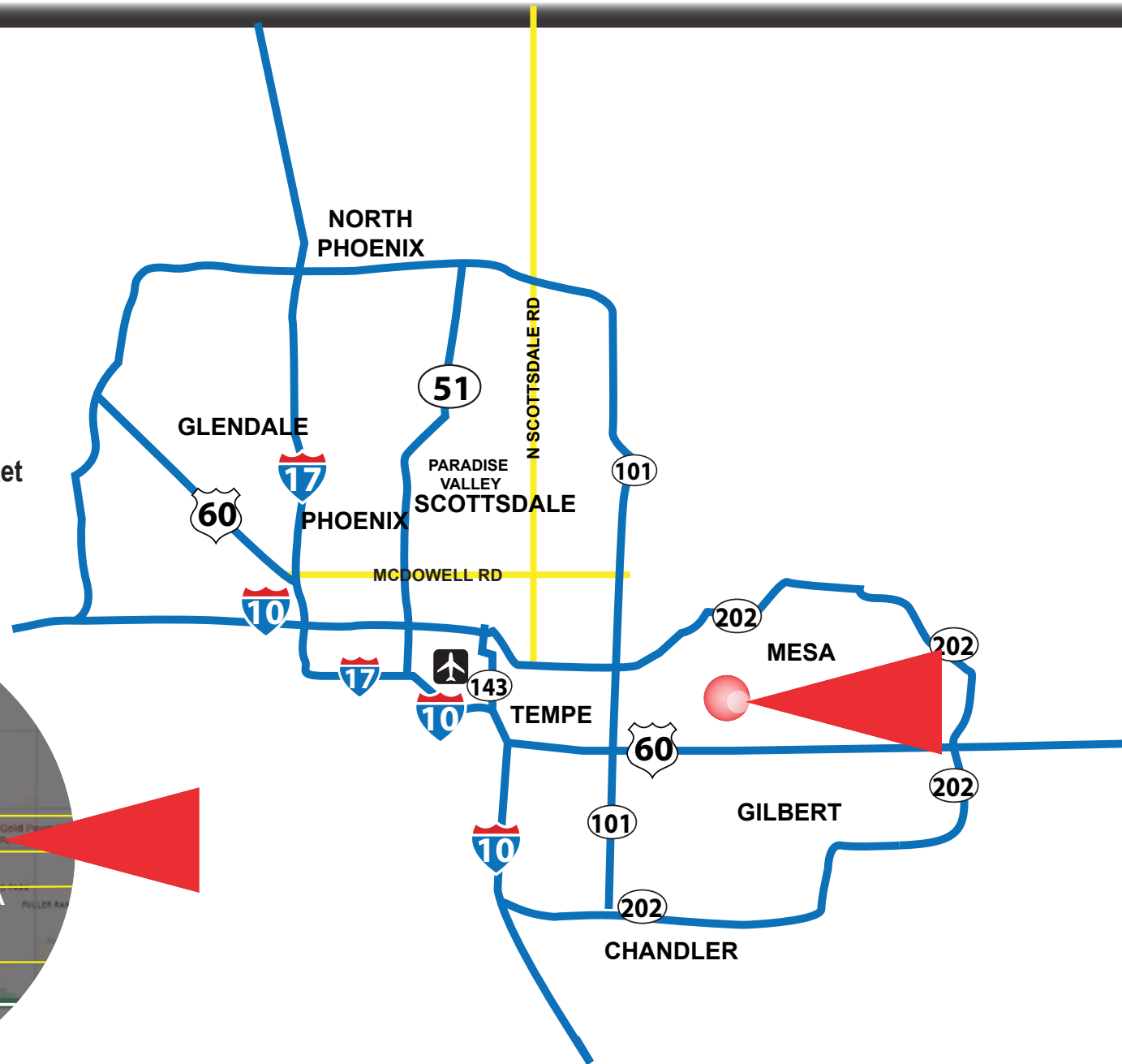
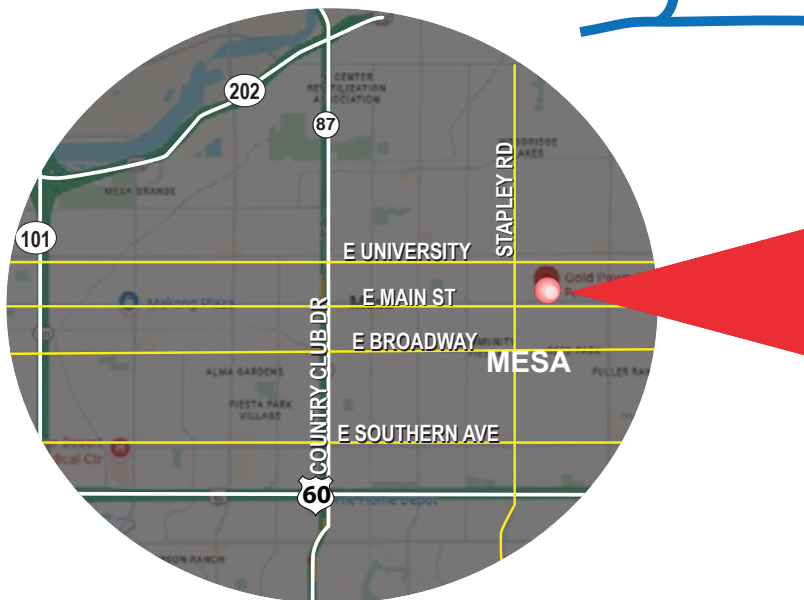


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LOCATION MAP

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- High traffic exposure to more than $\pm 30,000$ vehicles per day
- Freestanding retail building with a 2-lane drive-thru
- Excellent location in the Red Mountain / Mesa Retail Submarket



Demographics: (5-mile radius, 2024) Population: 360,302 | Projected growth by 2029: +1.6% | Median age: 36

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**FOR MORE INFORMATION
PLEASE CONTACT US!**



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