

For Sale



ESEC of Apache Trail & S Signal Butte Rd

10917 E MAIN STREET
MESA, ARIZONA 85208



PRICE REDUCED
\$1,150,000

±3.03 Acres | (132,000 SF)

APN: 220-58-003B

CONTACTS



Brian Uretzky
617.308.0458
buretzky@keyser.com



Jordan Siek
206.291.3845
jsiek@keyser.com

Property Characteristics

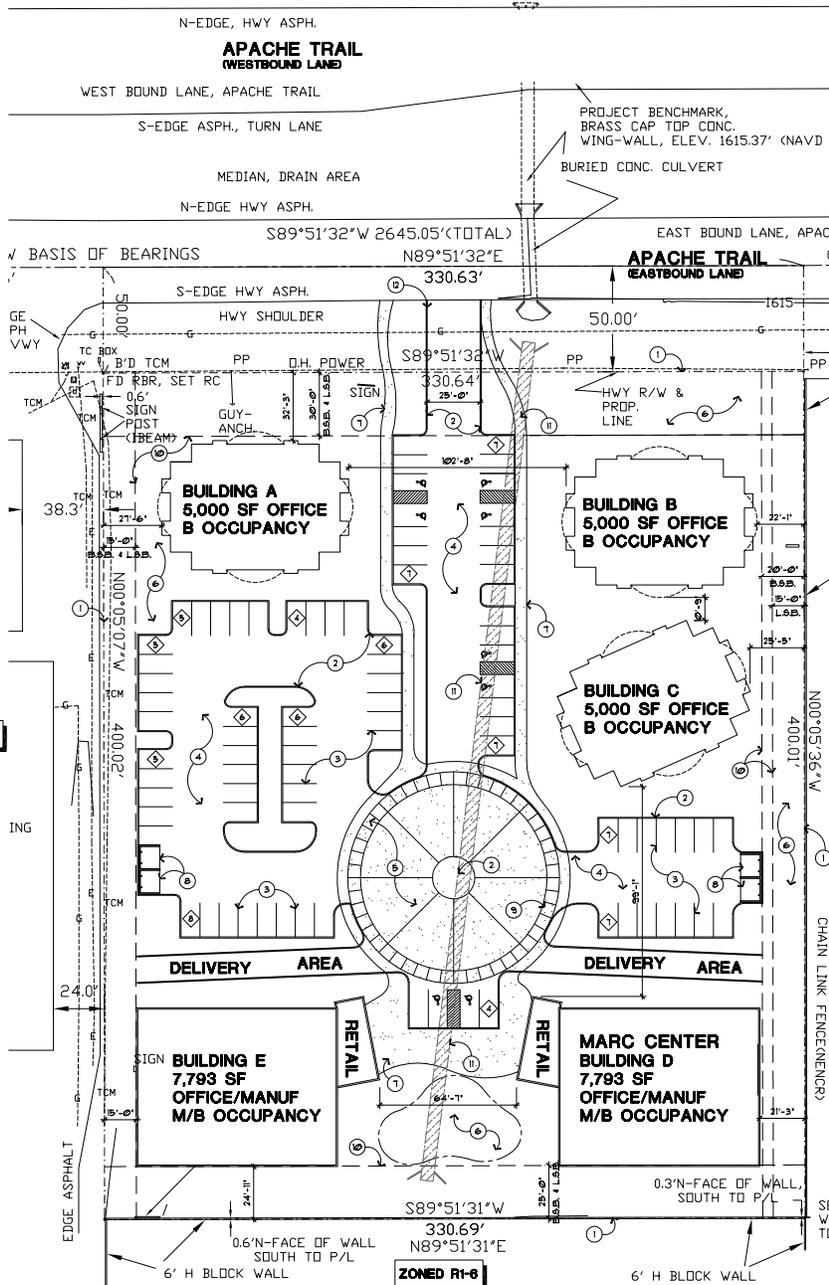
	ADDRESS	10917 E Main Street Mesa, Arizona 85208		SIZE	±3.03 Acres (132,000 SF)
	HIGHWAY ACCESS	Minutes within the 202 Loop and Hwy 60		ZONING	City of Mesa C-G, Commercial General
	TRAFFIC COUNTS	15,000+ Vehicles Pass Daily		TOTAL BUSINESSES	4,095 (5 mile radius)



Potential Site Plan

*TO BE VERIFIED BY BUYER

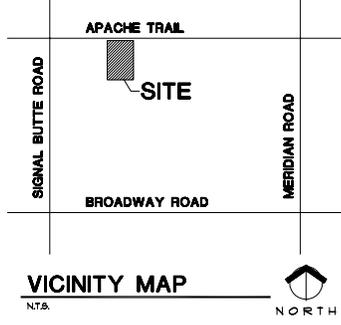
ZONED C-3



- KEY NOTES** (SOME KEY NOTES MAY NOT APPLY)
- 1 PROPERTY LINE, TYP.
 - 2 NEW P.U.P. CONCRETE CURB - SEE CIVIL DUGS.
 - 3 NEW 4" WIDE WHITE PARKING STRIPE, TYP.
 - 4 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE - SEE CIVIL DUGS.
 - 5 NEW CONCRETE PAVEMENT OVER PREPARED SUB-GRADE - SEE CIVIL DUGS.
 - 6 NEW LANDSCAPE / RETENTION AREA - SEE LANDSCAPE DUGS.
 - 7 NEW 4" THICK CONCRETE SIDEWALK OVER PREPARED SUB-BASE, SCORE AS SHOWN
 - 8 NEW TRASH ENCLOSURE
 - 9 FIRE ACCESS TURNING RADIUS - OUTSIDE TURNING RADIUS + 30'-0", INSIDE TURNING RADIUS + 35'-0"
 - 10 DRAINAGE / LANDSCAPE SETBACK LINE
 - 11 NEW UNDERGROUND DRAINAGE PIPE/CULVERT
 - 12 NEW DRIVEWAY PER CITY OF MESA DETAIL M-42

PROJECT DATA

SITE AREA	133,219.6 SF
ZONING	3.06 ACRES
C-3	
BUILDING AREAS	
BUILDING A	5,000 SF OFFICE
BUILDING B	5,000 SF OFFICE
BUILDING C	5,000 SF OFFICE
BUILDING D	7,793 SF OFFICE/MANUF.
BUILDING E	7,793 SF OFFICE/MANUF.
TOTAL *	30,586 SF
SITE COVERAGE	23%
PARKING REQUIRED	
OFFICE AT 1575	5,000 SF OFFICE
MANUF. AT 1600	1,793 SF OFFICE/MANUF.
OFFICE AREA 21,000 SF/375	= 58 SPACES
MANUF. AREA 8,186 SF/600	= 15 SPACES
TOTAL PROVIDED *	= 73 SPACES
TOTAL PROVIDED *	= 84 SPACES
TOTAL ADA PARKING REQUIRED *	= 4 SPACES
TOTAL ADA PARKING PROVIDED *	= 8 SPACES



SITE PLAN
SCALE: 1" = 30'-0"

ZONED C-2

ZONED R-4

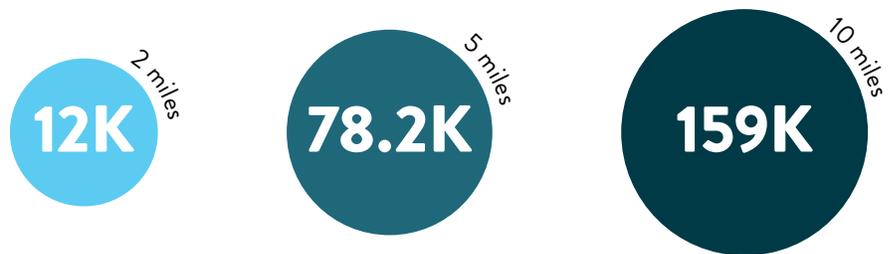
ZONED R1-6

Demographic Report

LOCATION DATA

	2 Miles	5 Miles	10 Miles
Current Population	48,214	182,272	471,761
Annual Growth 2023-2028	0.1%	0.2%	0.4%
Households	18,906	73,080	185,136
Median HH Income	\$56,415	\$62,168	\$79,677

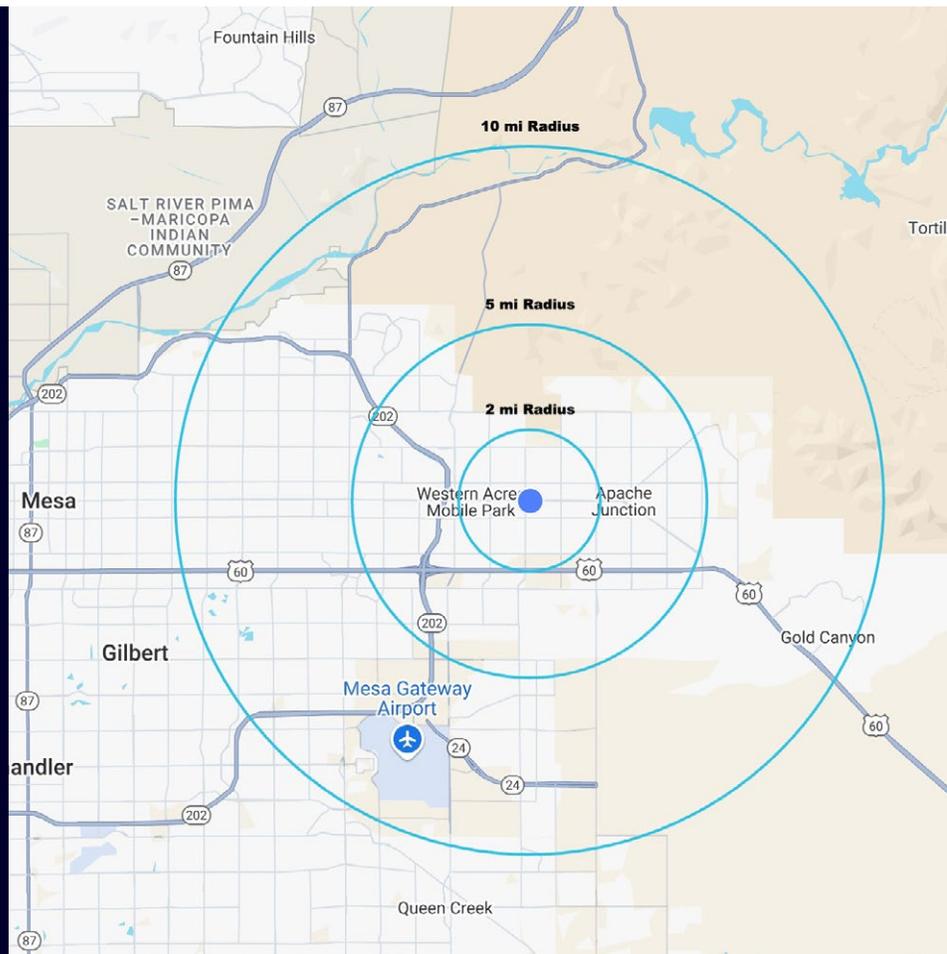
TOTAL EMPLOYEES PER MILE RADIUS



CONSUMER EXPENDITURE

(Within 5 Mile Radius)

- \$634,541,185**
Food & Alcohol
- \$550,337,064**
Transportation & Maintenance
- \$384,512,188**
Household
- \$372,334,551**
Entertainment, Hobbies, & Pets
- \$124,927,285**
Health Care
- \$121,573,068**
Education & Daycare
- \$11,188,302**
Apparel



Nearby Amenities

RESTARAUNTS

- Denny's
- Culver's
- First Watch
- Kneaders
- Panera
- Village Inn
- IHop

PIZZA

- Domino's Pizza
- Papa Johns
- Pizza Hut
- Hungry Howie's
- Papa Murphy's
- Little Caesar's

FAST FOOD

- Salad and Go
- In-N-Out
- Wing Stop
- Subway
- Jimmy John's
- Whataburger
- Taco Bell
- McDonald's
- Jack in the Box
- Arby's
- Kentucky Fried Chicken
- Popeyes
- Panda Express
- Wendy's
- Cane's
- Firehouse Subs

COFFEE & TREATS

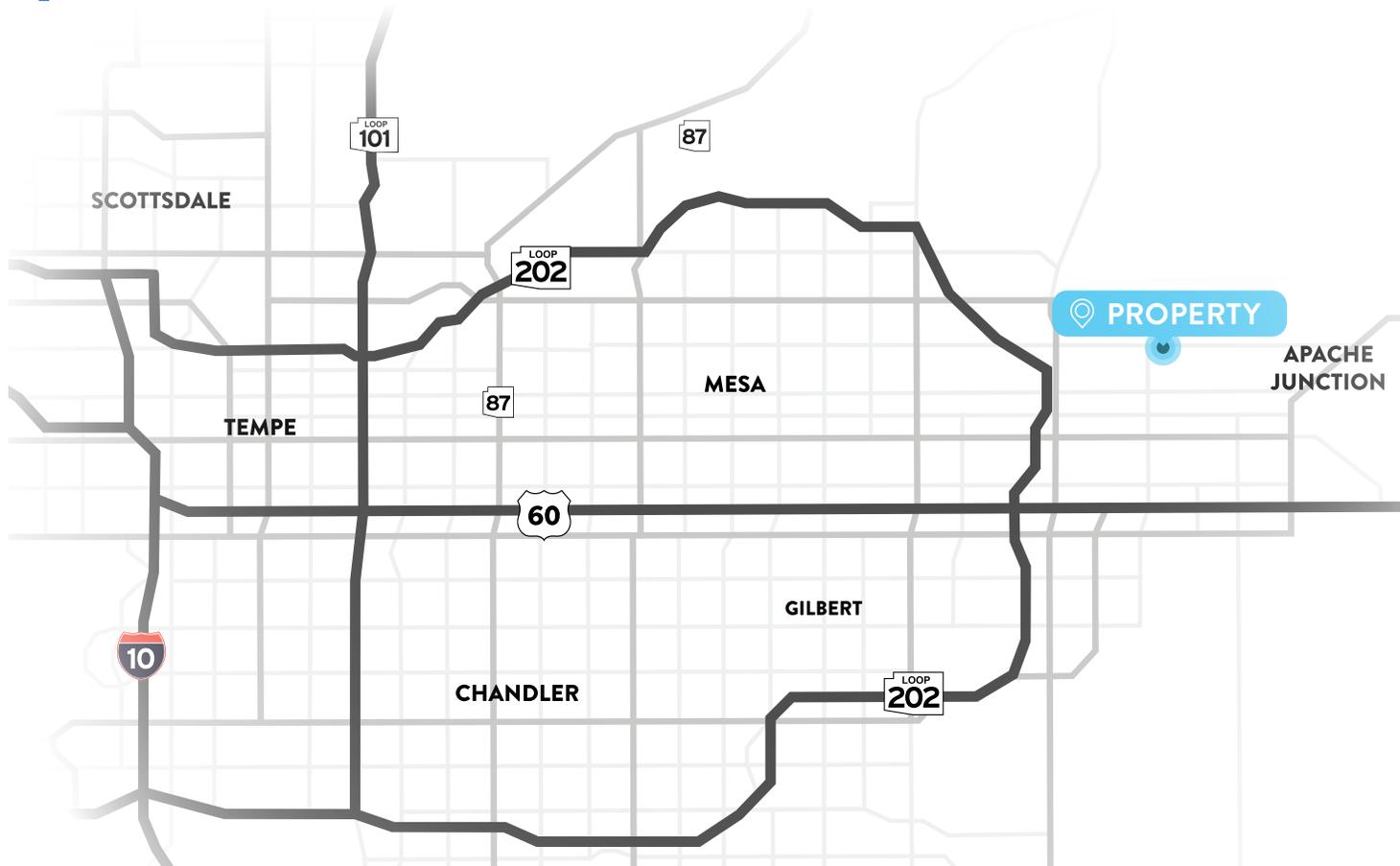
- Starbucks
- Dutch Bros
- Dunkin'
- Black Rock Coffee
- Nektar Juice Bar
- Sonic
- Dairy Queen
- Cold Stone Creamery
- Crumbl Cookies

OTHER

- Planet Fitness
- Wells Fargo Bank
- Autozone
- Harbor Freight



Map



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Thank You

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