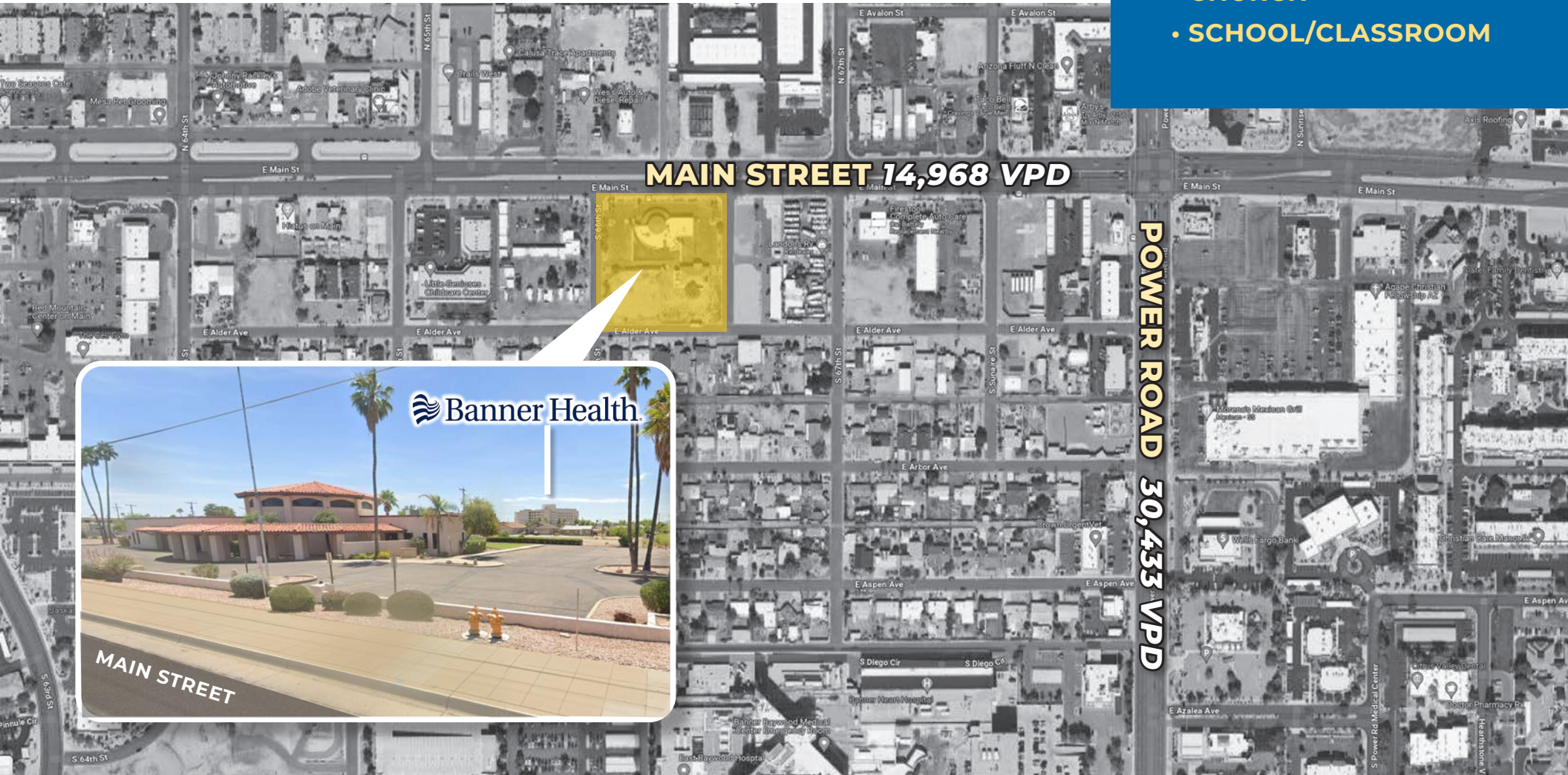


MAIN STREET RETAIL

6625 E. Main Street - Mesa, Arizona 85205

SPECIAL PURPOSE USE:

- SANCTUARY
- EVENT CENTER
- CHURCH
- SCHOOL/CLASSROOM



MICHAEL DOUGLAS

OFFICE: (480) 977-2935
MOBILE: (480) 772-8870
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EXECUTIVE SUMMARY

Sale Price: \$1,745,875

Price PSF: \$125.00

GBA: ±13,967 SF
North Bldg: ±9,500 SF
South Bldg: ±4,467 SF

Space Use: Special Purpose

Year Built: 1974

Lot Size: 2.21 Acres

Zoning: LC

Parcels/APN: 10 Parcels Total:
141-58-034, 141-58-035,
141-58-036, 141-58-037,
141-58-038, 141-58-039,
141-58-040, 141-58-041,
141-58-042, 141-58-043



A well designed and carefully crafted Church Facility with effective frontage on Main Street and ample parking

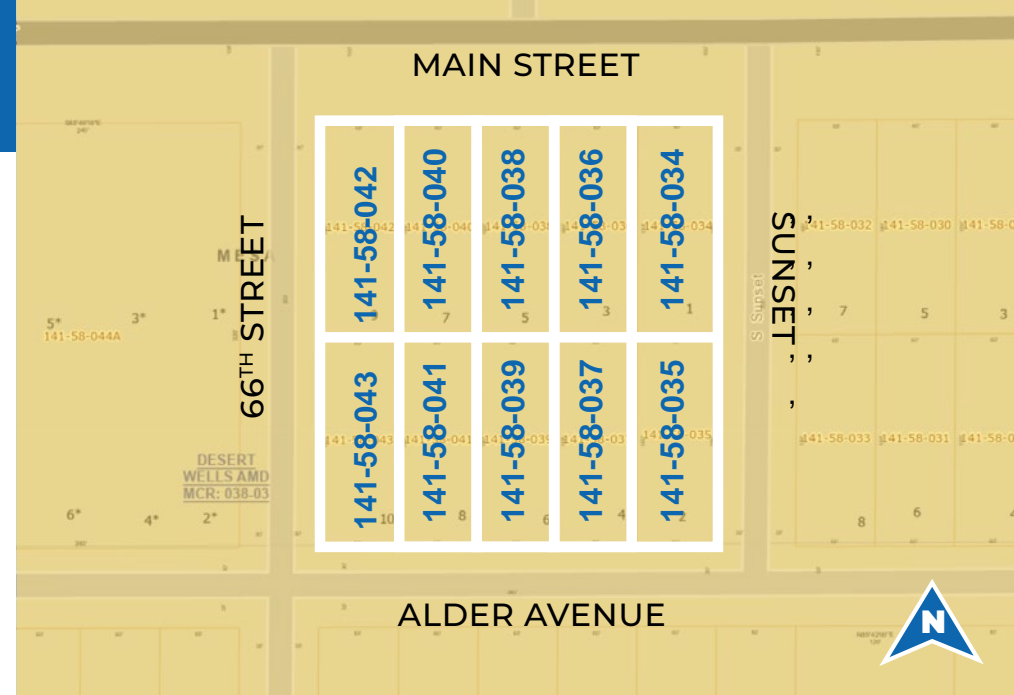
Beautiful sanctuary, with **large dining facility**, efficient and practical **kitchen setup** to host religious fellowship, venues, **classroom** and therapy services.

Excellent visibility with **marquee sign** on Main Street.



EXTENSIVE CAPITAL IMPROVEMENTS

- Replaced sewer lines below ground connecting to city system
- Blow-out/cleaning out of sewer lines in the south building
- Replaced flooring with engineered vinyl flooring
- Added functional kitchen
- Replaced lighting fixtures throughout with adjustable LED panels
- Re-Plastered exterior ceiling areas under ramada and covered walkways
- Added security cameras and solar-powered floodlights
- Added high speed wireless internet capabilities



MAIN STREET 14,968 VPD

2.21 ACRE SITE



JO-ANN
fabric and craft stores

FAMILY DOLLAR

goodwill

ups

COSTA OIL
10 MINUTE OIL CHANGE

MAKE A MAC

Walgreens

Banner Health.

MAIN STREET

RECKER ROAD

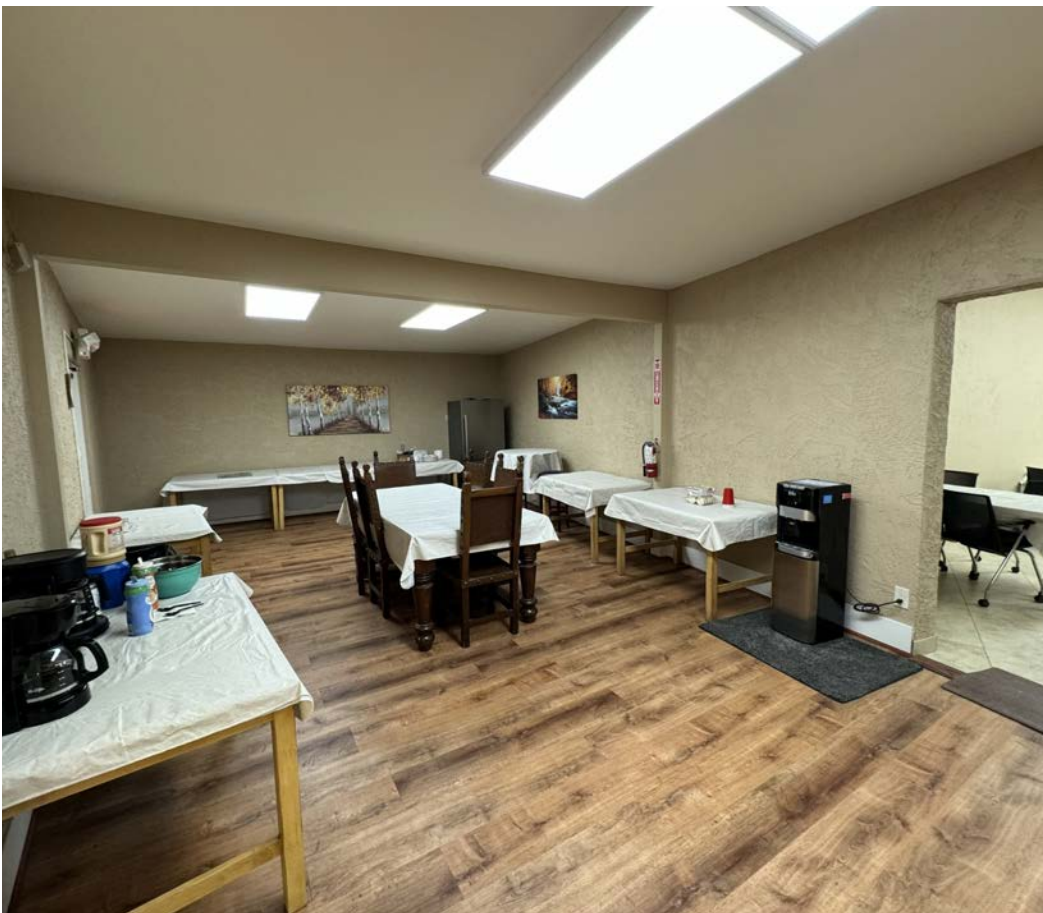
AREA OVERVIEW MAP



PROPERTY PHOTOS *13,967 SF BUILDING*

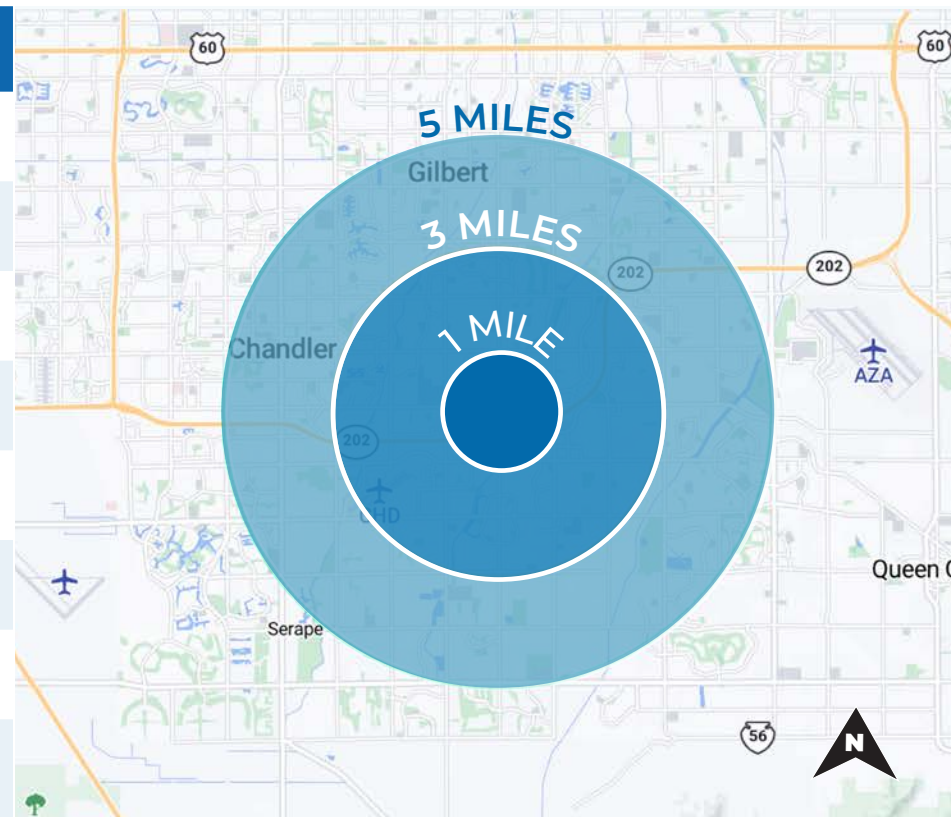


INTERIOR PHOTOS



AREA DEMOGRAPHICS

2024 SUMMARY (AlphaMap)	1 Mile	3 Mile	5 Mile
Daytime Population:	26,220	214,982	536,123
Estimated Population:	11,837	108,828	283,453
2029 Proj. Residential Population:	11,945	111,617	293,875
Average Household Income:	\$199,900	\$153,800	\$145,400
Total Consumer Expenditure:	\$269M	\$2B	\$6B
Median Age:	62	49	44
Total Households:	5,860	48,204	113,699
Housing Units:	7,269	60,691	137,675



✓ 5 Mile
Daytime Population
536,123

✓ 5 Mile
Avg. Household Income
\$145,400

✓ 5 Mile
Median Age
44

✓ 5 Mile
Housing Units
137,675

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Event Center
Church
School/Classroom

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