

# 648

E MAIN ST  
MESA, AZ 85203

Available  
Unit 101  
±1,178 SF  
\$16 PSF/YR/NNN  
NNN's run \$4.50 PSF/YR



Located at east  
end of Light Rail in  
Mesa at station

## Freestanding Retail Building for Lease

- ±2,914 SF Building
- Huge Monument Signage
- Multi-Tenant
- Zoning, C-C
- Potential Restaurant
- Ample Parking

**Brandon Koplin**  
480.214.1103 (D)  
602.373.4717 (M)  
bkoplin@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 11 12 19



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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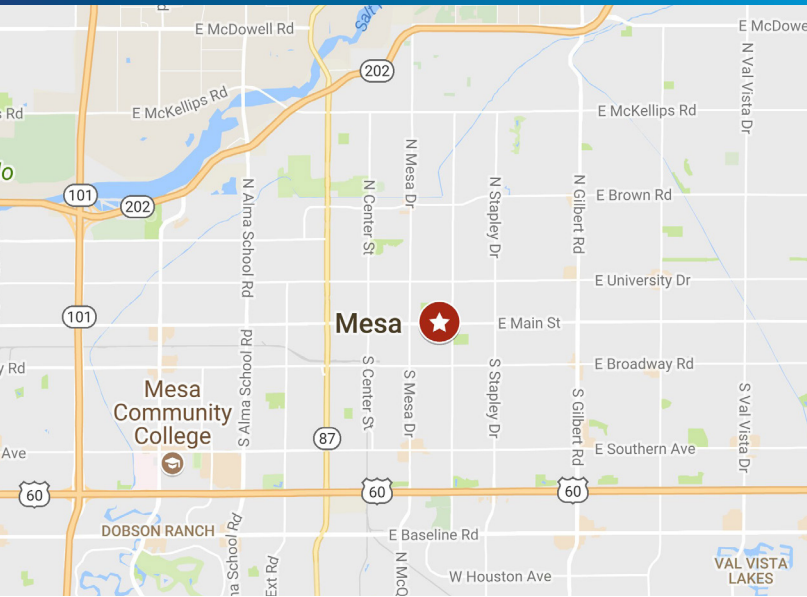
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## THE MESA ADVANTAGE

Significant benefits exist for businesses in high-impact industries creating high-wage jobs, making large capital investments or locating in special zones in Mesa.

- **Mesa's Foreign Trade Zone**, one of the most competitive in the nation, reduces property taxes by nearly 80% in perpetuity.
- **Mesa's Military Reuse Zone** reduces real and personal property taxes by nearly 80% for five years and offers an income tax benefit to qualifying companies of \$7,500 per net new employee.
- **Mesa's Enterprise Zone** reduces primary property taxes nearly 80% for five years and offers qualifying companies an income tax benefit of \$3,000 per net new employee.
- **Redevelopment Area** - The Government Property Lease Excise Tax Program is available to businesses that lease parcels from the City of Mesa rather than own them outright. All real property tax has been waived and replaced with an excise tax that is an established rate per square foot and based upon the type of use.
- The City of Mesa may also assist in identifying financing options based on the project size and scope. For example, **Mesa's Section 108 Loan Fund** provides eligible companies or developers the ability to finance high impact projects; spread capital costs over time; long-term loans at reasonable fixed rates; flexibility in repayment; and leverage of limited public dollars. Over 1,200 projects have been funded since the federal program's inception in 1978.
- Unlike most other cities in Arizona, Mesa has **NO primary property tax** on real or personal property.

The City of Mesa Office of Economic Development works to ensure the client maximizes the benefits and reduce operating expenses when locating or expanding in Mesa. Companies that participate in programs for job training, small businesses or commercial solar energy businesses also qualify for various tax credits. Additionally, the City of Mesa works with our partners to develop unique partnerships based on company needs.



"Mesa is an ideal maintenance destination for several reasons, including its customer-friendly atmosphere and average of 325 days of sunshine per year. We're pleased to be open for business and look forward to welcoming customers from throughout the region and across the U.S. to this state-of-the-art facility."

**Christi Tannahill,**  
Vice President  
Global Customer Support  
Hawker Beechcraft



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