



FOR LEASE | RETAIL

Restaurant Space In Downtown Mesa

62 S Center | Mesa, AZ 85210

PRESENTED BY:

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PROPERTY SUMMARY

Available SF:	1,800 - 6,356 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0 Acres
Building Size:	6,356 SF
Cross Streets:	Center St & First Ave

PROPERTY OVERVIEW

The space restauranters have been waiting for in Downtown Mesa! A highly visible 6,000SF+ building ready for hip restaurants to grace its perimeters. Within walking distance to the brand new Center St light rail station, across the street from the Mesa Arts Center, adjacent to Heritage Academy, and one block away from the Nile Theater. City of Mesa very accommodating towards restaurants in this area.

PROPERTY HIGHLIGHTS

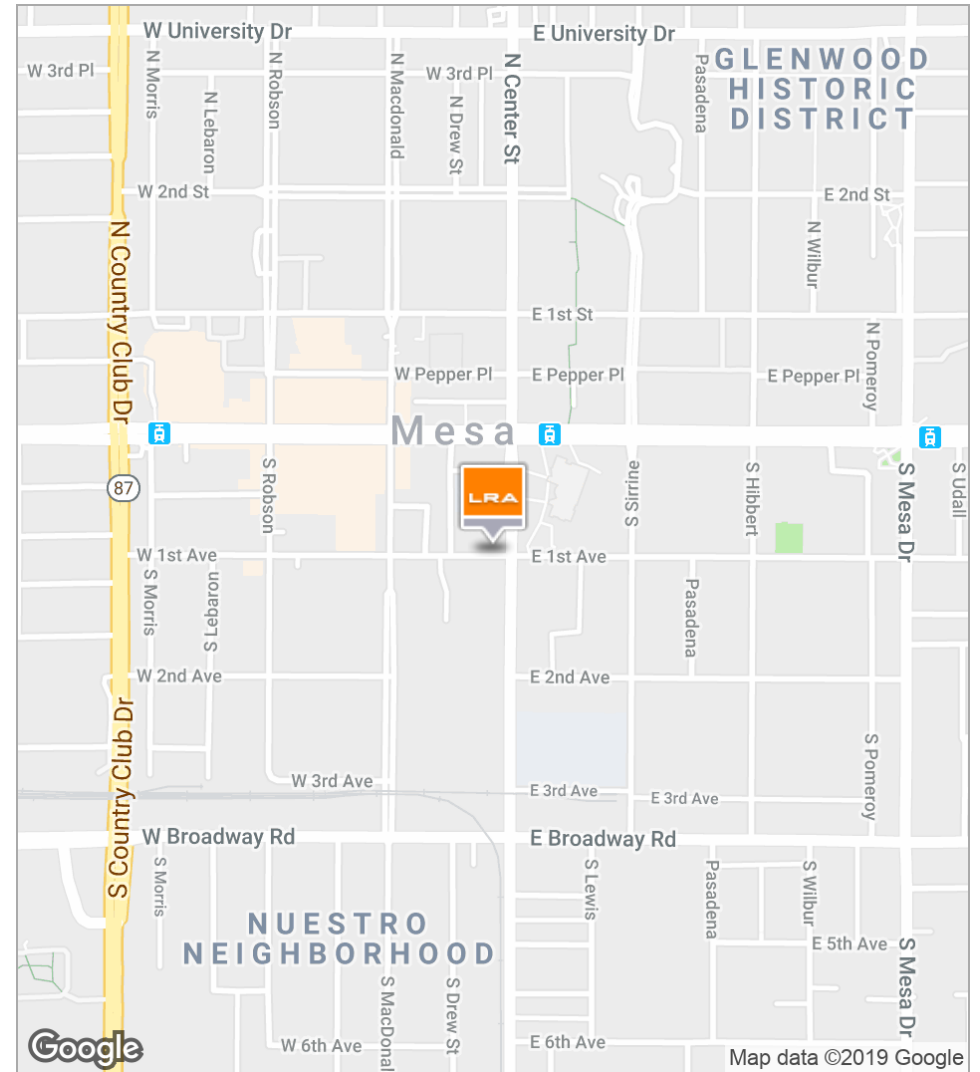
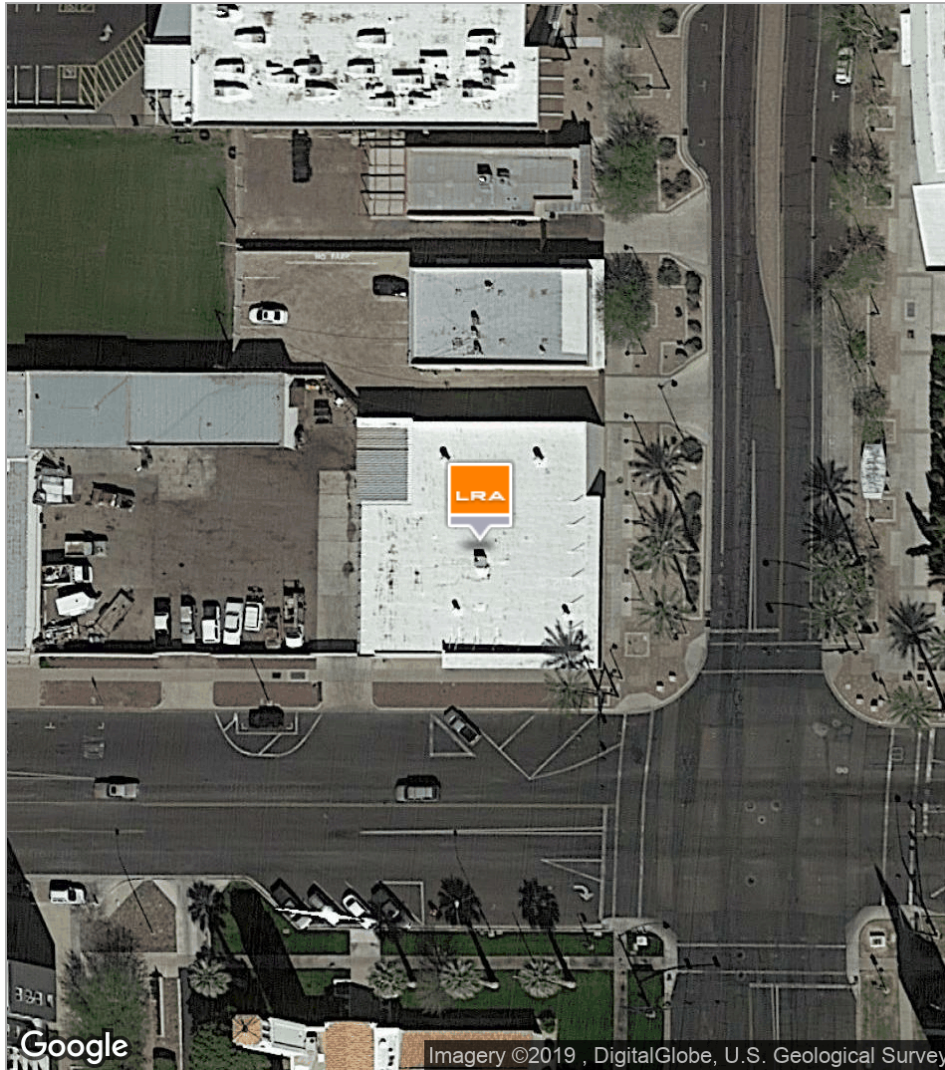
- 1 block from the Center St light rail station
- Across the street from the Mesa Arts Center
- Next to the Heritage Academy
- 1 block from from the Nile Theater
- Owner will contribute to restaurant TIs
- Large parking lot



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www.lrarealestate.com

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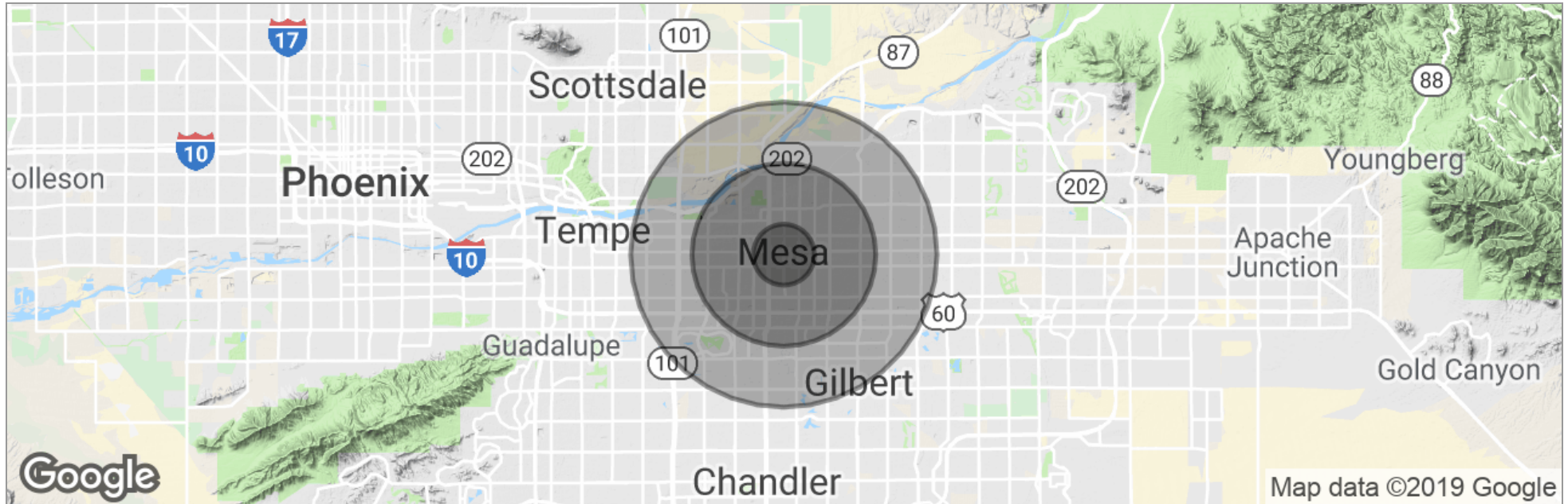
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	1 Mile	3 Miles	5 Miles
Total Population	17,967	160,466	333,823
Population Density	5,719	5,675	4,250
Median Age	30.3	29.4	31.5
Median Age (Male)	29.9	28.8	30.5
Median Age (Female)	32.1	30.1	32.8
Total Households	6,129	56,723	123,265
# of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$43,601	\$49,958	\$58,737
Average House Value	\$165,465	\$163,702	\$212,463

* Demographic data derived from 2010 US Census