

**DO NOT DISTURB TENANT  
CALL FOR SHOWINGS**

**CRE8**  
ADVISORS



**458 & 460 S  
GILBERT ROAD  
MESA, AZ**

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**AUTOMOTIVE BUILDING  
FOR SALE ON  
GILBERT ROAD!**

# PROPERTY SUMMARY

458 & 460 S. GILBERT ROAD  
MESA, AZ



## PROPERTY OVERVIEW

- Do Not Disturb Tenant
- Potential Owner Carry
- Established automotive property on Gilbert Road
- Available For Sale!
- Call for Pricing
- Two parcels connected - one has the service bays and the other is an office
- 6 Service bays
- Monument Signage
- Operator is retiring so this is a great opportunity for new automotive user

## PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Population:	24,772	164,692	372,814
2029 Population:	26,696	178,026	402,797
2024 Total Households:	8,314	59,481	139,700
Average Household Income:	\$68,735	\$80,351	\$86,997

## PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	20,648 SF
BUILDING AREA:	Approximately 6,000 SF
APN:	139-01-172F & 139-01-172D

## EQUIPMENT INCLUDED:

- 6 Indoor Bays (Possible 2 additional outside)
- Drive In Pit (Indoor)
- (2) Two Posts Lifts
- Snap On A/C Machine
- Snap On Battery Charger
- Snap On Scanner
- (4) Floor Jacks
- Transmission Jack
- Spring Compressor
- 20 Ton Press
- 150 Gallon Air Compressor
- Coolant Pressure Machine

# AERIAL MAP

458 & 460 S. GILBERT ROAD  
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The logo features the word "CRE8" in a bold, sans-serif font. The "C", "R", "E", and "8" are black, while the "E" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey geometric pattern in the top-right corner.

For Additional details contact the team  
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