

LAND REDEVELOPMENT OPPORTUNITY

2415 W MAIN STREET | MESA, ARIZONA 85202

FOR SALE:
\$1,750,000



±39,434 SF

Lot Size

±4,746 SF

Building Area

GC

ZONING

MONUMENT SIGNAGE

On Main Street

CROSS STREETS

Loop 101 on Main St / Apache Blvd

*All Property Tours Must
Be Scheduled

DO NOT CONTACT TENANT

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ORION
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW



PRICE
\$1,750,000



PARCEL
134-35-041B



PROPERTY TYPE
GENERAL
COMMERCIAL



BUILT / RENOVATED
1975 / 1982



ZONING
GC, CITY OF MESA

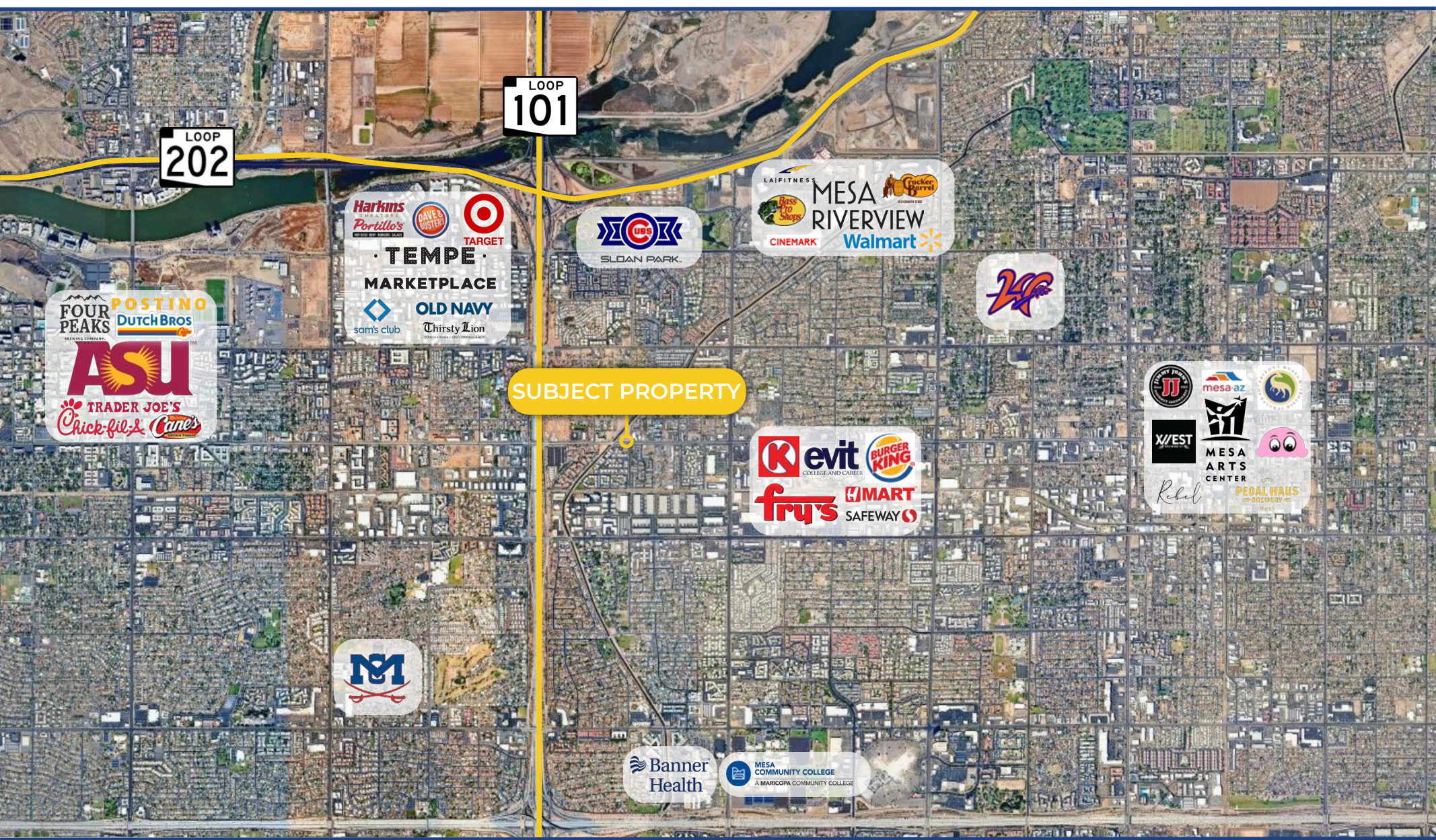
Situated on the high-traffic corridor of West Main Street in Mesa, Arizona, this unique property offers a versatile opportunity for owner-users or investors. The site features a main professional building of approximately **3,654 SF**, currently configured for office/medical use, complemented by a substantial **1,092 SF** storage or “mancave” facility at the rear.

Zoned GC (General Commercial) by the City of Mesa, the property supports a wide range of intensive commercial uses. The strategic location provides excellent visibility and accessibility within a revitalizing trade area, benefiting from proximity to major transit routes and growing local infrastructure. This offering represents a rare chance to acquire a flexible commercial asset with significant functional utility.



AERIAL
VIEW

LAND REDEVELOPMENT
OPPORTUNITY



AREA
HIGHLIGHTS



LAND REDEVELOPMENT
OPPORTUNITY

ARIZONA STATE UNIVERSITY
2.6 Miles

TEMPE MARKETPLACE
2.4 Miles

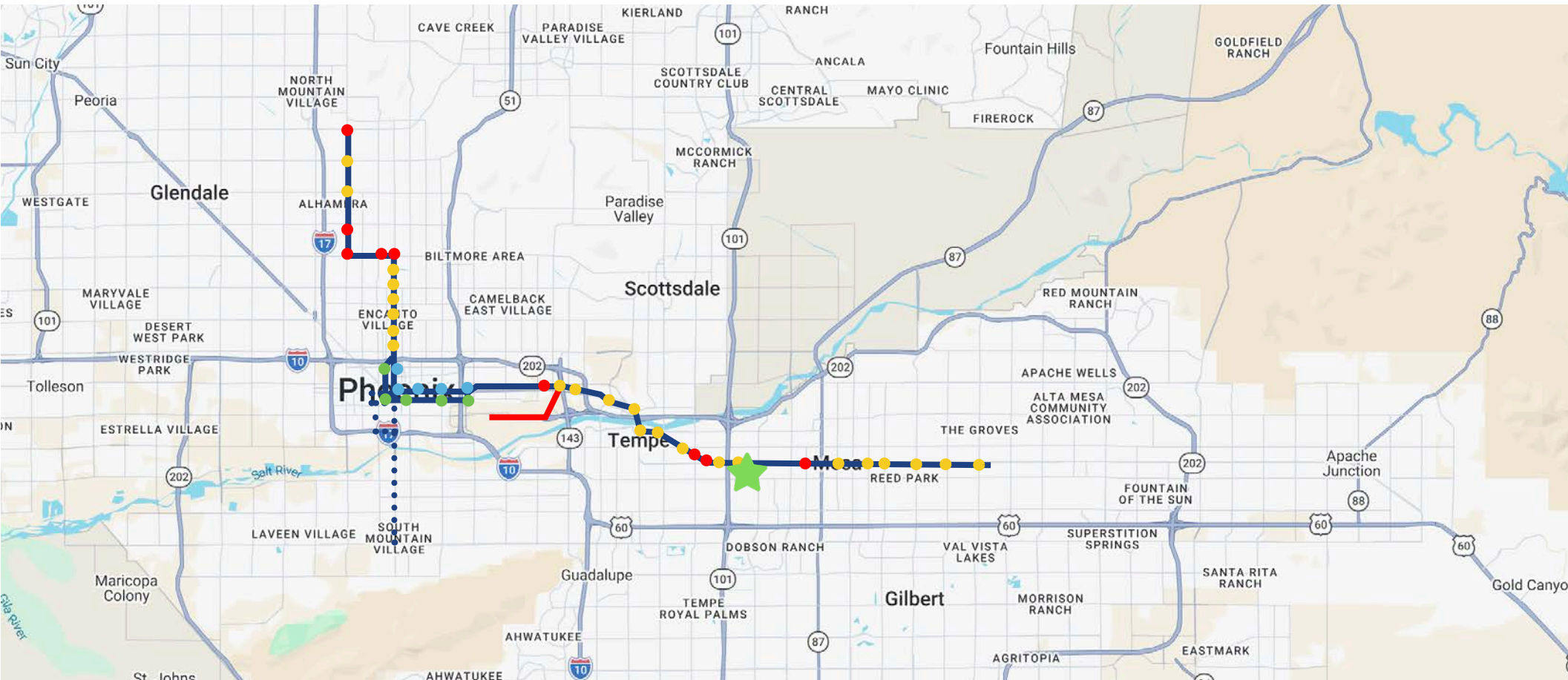
DOWNTOWN MESA
3.3 Miles

BANNER DESERT
MEDICAL CENTER
3.9 Miles

LOOP 101
Easy Access

LIGHT RAIL MAP

LAND REDEVELOPMENT OPPORTUNITY



— LIGHT RAIL

... EXPANSION TO
METRO RAIL

● STATION
LOCATION

● PARK-&-RIDE
LOCATION

— PHX SKY TRAIN

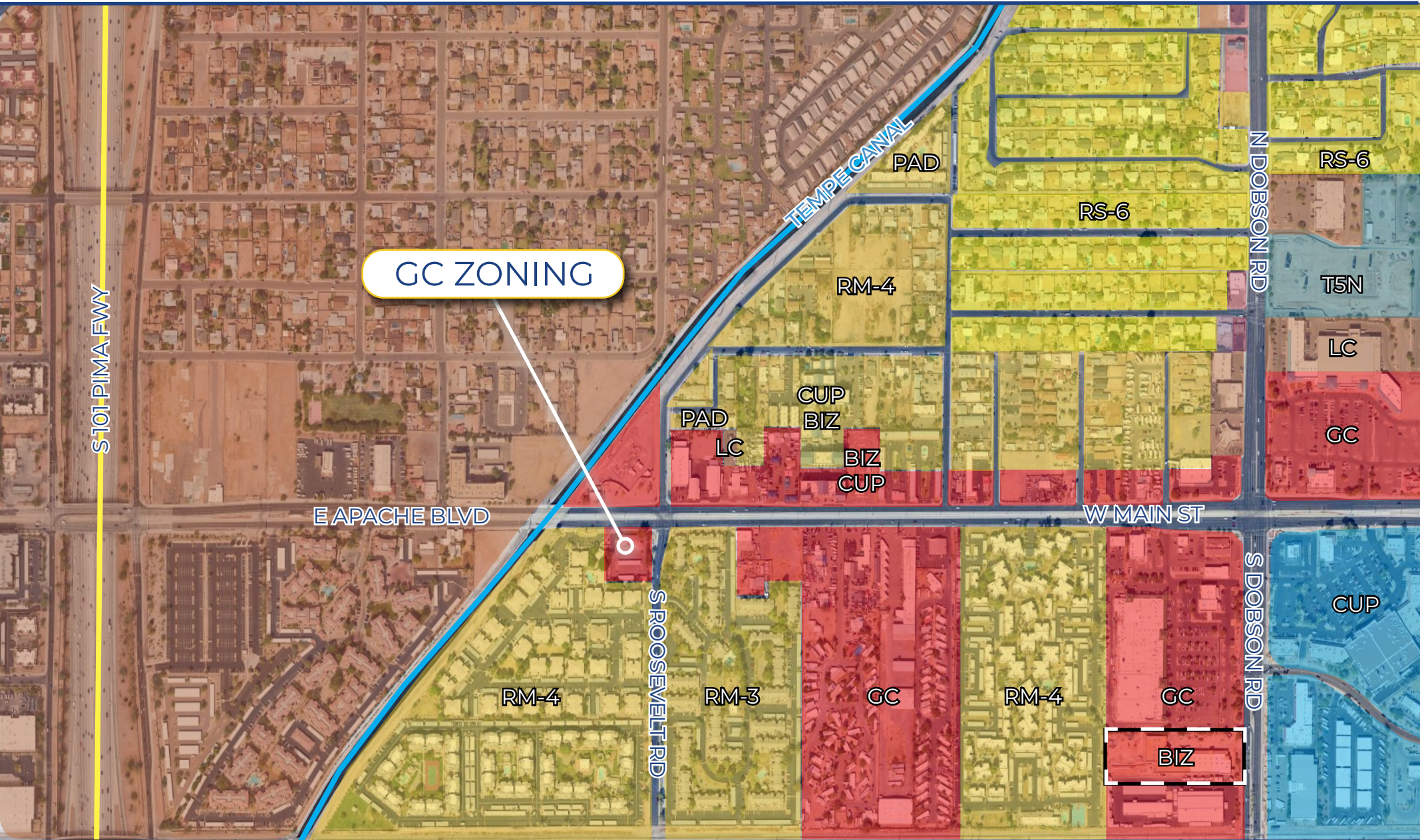
● EASTBOUND
ONLY

● WESTBOUND
ONLY

★ SUBJECT
PROPERTY

ZONING
MAP

LAND REDEVELOPMENT
OPPORTUNITY





5 Mile

Daytime
Population

563,177



5 Mile

Avg.
Household Income

\$105,691



5 Mile

Consumer
Expenditure

\$14.09 B



Mesa is Arizona's third-largest city and a major business hub within the Phoenix metropolitan area, offering a diverse economy and excellent regional connectivity. The West Main Street corridor continues to benefit from ongoing redevelopment, light rail access, and convenient connections to Loop 101, Loop 202, and US-60. Surrounded by established neighborhoods, healthcare providers, and a strong mix of retail and office users, the area offers a strategic location with long-term growth potential.

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	33,318	225,805	563,177
Estimated Population:	25,356	156,942	370,443
Average Household Income:	\$96,193	\$96,627	\$105,691
Annual Consumer Expenditures:	\$993.1 M	\$5.69 B	\$14.09 B
Median Age:	31.1	31.8	33.1
Average Household Size:	2.2	2.2	2.3
Housing Units:	12,774	73,812	172,340
Total Households:	11,598	66,719	156,509

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ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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