

COMMERCIAL SPACE FOR SUBLEASE

DOWNTOWN MESA

113-119 W Main St Mesa, AZ 85201

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THE OPPORTUNITY

- Multi-suite sublease opportunity totaling **±12,824 SF**
- Suites available individually or together
- [±4,000 SF | **SUITE 113**]
[±4,999 SF | **SUITE 117**]
[±3,825 SF | **SUITE 119**]
- Situated within Downtown Mesa's core commercial and arts district
- Signage opportunity on W. Main St. available (**12,650 ADT**)
- Walkable proximity to surrounding shops, restaurants, and community spaces

PROPERTY SUMMARY

- **Existing improvements** include - banquet hall, event venue
- High ceilings and open interior suitable for **event, restaurant, retail,** or **office** uses
- Originally constructed in **1924** with Main Street architectural character
- Direct access to Valley Metro Light Rail and Downtown Mesa civic amenities

SUBMARKET SUMMARY

- Red Mountain / Mesa retail submarket totals **~30.4M SF** of retail inventory
- Current retail vacancy approximately **7.7%** across the submarket
- Mesa is Arizona's second-largest city with a population exceeding **500,000** residents
- Limited new retail supply **~495K SF** in the development pipeline representing **~1.6%** of total submarket inventory
- Continued submarket investment activity with **~\$255M** in retail property sales over the past 12 months
- *Source: CoStar Q1 2026 Retail Submarket Report*

AREA CO-TENANTS



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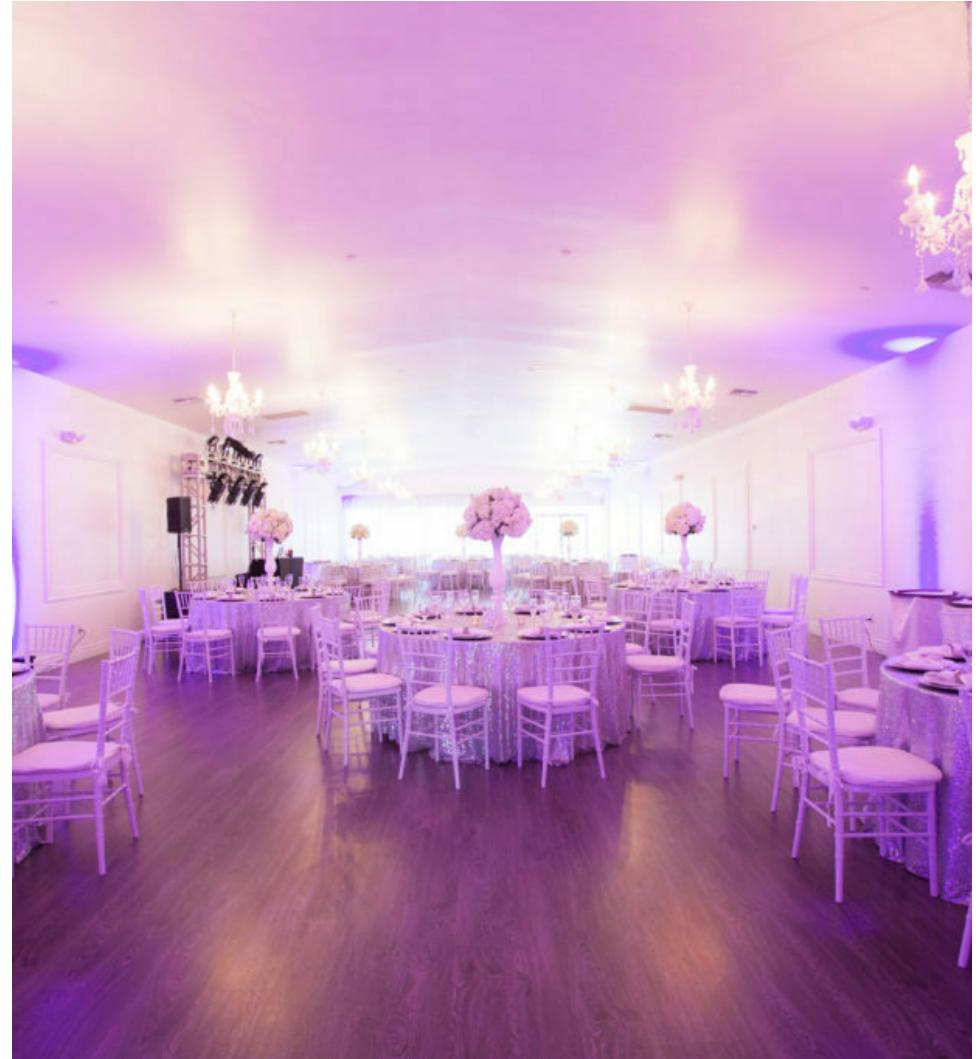
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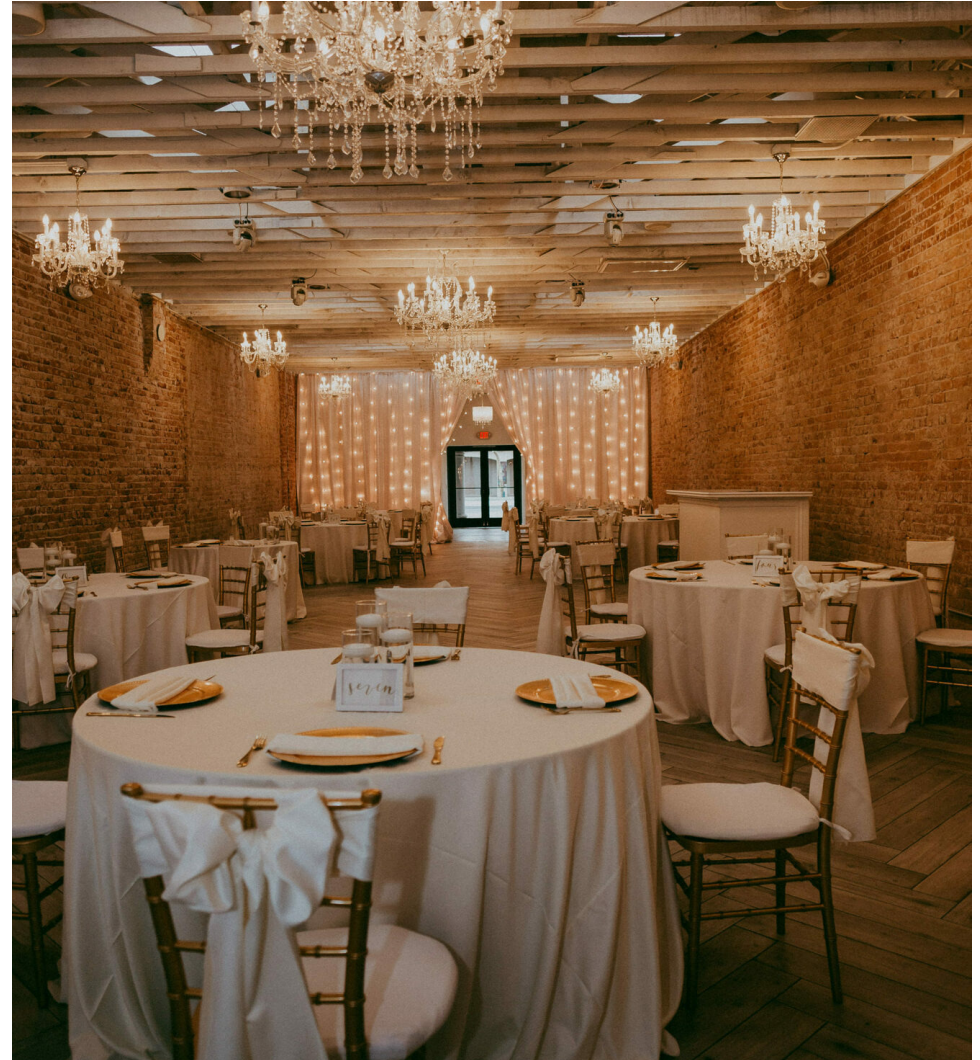
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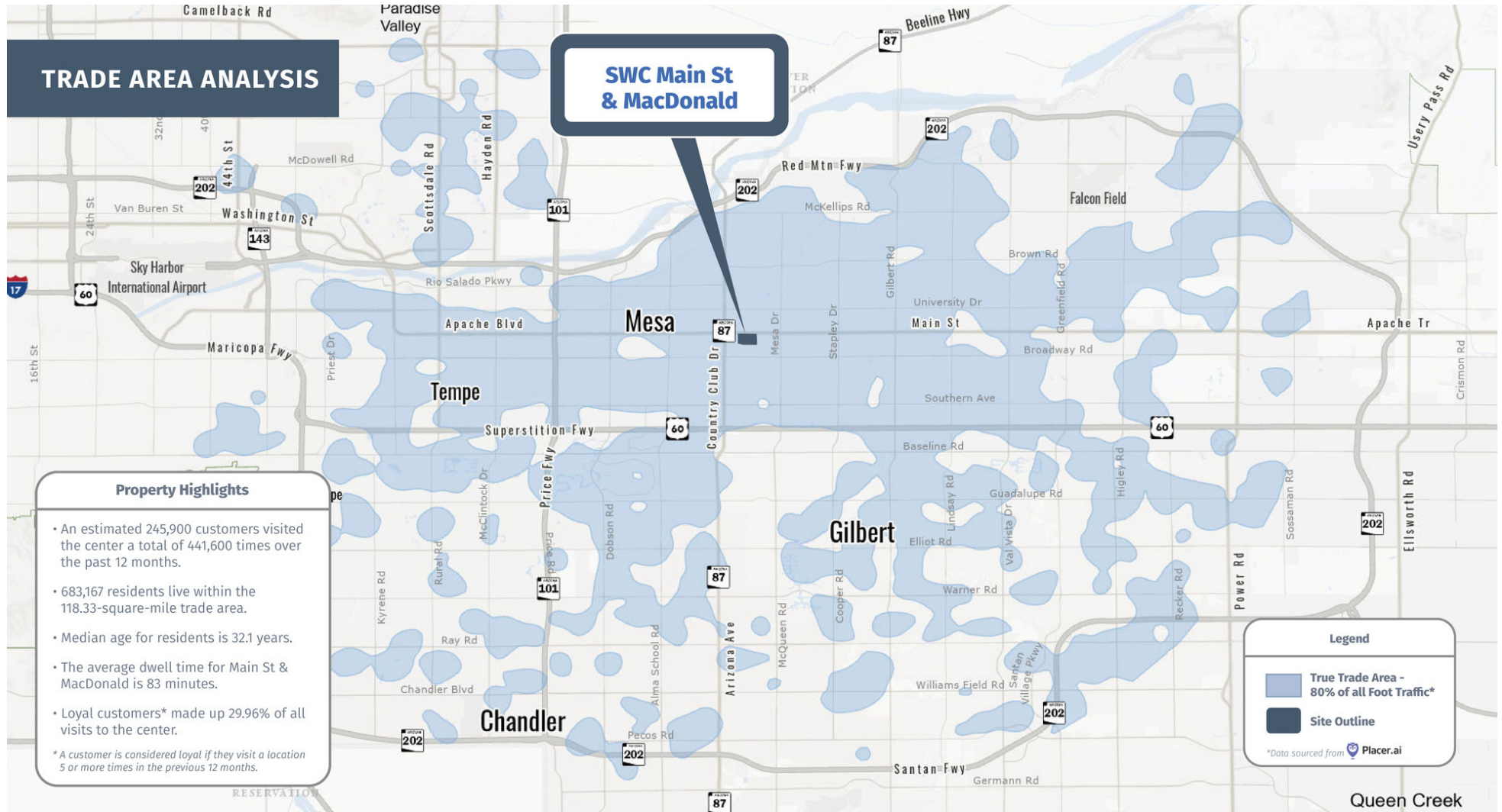
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	20,153	173,277	359,175
Median Age	33.8	32.5	33.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$43,567	\$59,729	\$71,596
Average	\$59,658	\$79,015	\$93,570



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,193	6,032	13,117
Employees	21,856	84,490	177,096
Daytime Population	34,337	182,737	378,708



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	28.2%	33.0%	42.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	43.8%	52.6%	61.1%
Services	28.9%	23.5%	19.2%
Blue Collar	27.3%	23.9%	19.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,571	66,092	141,974
Median Home Value	\$266,079	\$366,184	\$414,244

*2024 Demographic data derived from ESRI

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YOUR WRA TEAM

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