

FOR SALE: Downtown Mesa Mixed Use

20, 32, 36 South MacDonald | Mesa, Arizona 85210

32 South MacDonald
±3,960 SF

36 South MacDonald
±3,960 SF

20 South MacDonald
±12,765 SF



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PROPERTY INFORMATION

PORTFOLIO SUMMARY

SALE PRICE:

Total Portfolio: \$2,899,000 | \$140 /SF

Individual Pricing:

20 South MacDonald: \$1,799,000 | ±12,765 SF - \$141 /SF

32 South MacDonald: \$655,000 | ±3,960 SF - \$165 /SF

36 South MacDonald: \$655,000 | ±3,960 SF - \$165 /SF

Seller Financing Available

BUILDING SIZE:

Total Portfolio: ±20,685 SF

20 South MacDonald: ±12,765 SF

32 South MacDonald: ±3,960 SF

36 South MacDonald: ±3,960 SF

LOT SIZE:

Total Portfolio: ±22,300 SF

20 South MacDonald: ±0.26 AC | ±11,325 SF

32 South MacDonald: ±0.12 AC | ±5,425 SF

36 South MacDonald: ±0.13 AC | ±5,550 SF

APN:

20 South MacDonald: 138-42-042

32 South MacDonald: 138-42-039A

36 South MacDonald: 138-42-013B

PARKING:

20 South MacDonald: Street Parking

32 South MacDonald: 6 Surface Spaces

36 South MacDonald: 10 Surface Spaces

CONSTRUCTION YEAR:

20 South MacDonald: 1900

32 South MacDonald: 1961

36 South MacDonald: 1961



INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS



Unbeatable Location in the Heart of Downtown Mesa

Positioned in Mesa's thriving urban core, with easy access to Main Street, nearby civic institutions, and light rail service. Located in an Opportunity Zone, offering potential tax benefits for investors.



Versatile Zoning Opens the Door to Multiple Uses

Commercial Downtown (C-DT) zoning supports a wide range of redevelopment paths, including commercial, mixed-use, office, retail, and multifamily.



Vintage Buildings Ready for a Second Life

The site includes roughly 20,685 SF of existing historic structures, well-suited for conversion into creative office space, specialty retail, or downtown residential units.



Distinctive Design That Builds Brand Identity

The original architecture brings a unique, character-driven look, appealing to tenants who want space with personality and history.



Booming Submarket with Strong Fundamentals

Downtown Mesa continues to see rising population, job growth, and increased residential density, all of which are driving demand for adaptive reuse development.



Streamlined Path to Entitlement

City leadership and planning department are geared toward supporting redevelopment, helping cut through red tape and speed up project timelines.



PROPERTY PHOTOS

20, 32, 36 SOUTH MACDONALD | MESA, ARIZONA 85210



Front of Portfolio



Back of Portfolio



36 South MacDonald



32 South MacDonald



20 South MacDonald

AREA HIGHLIGHTS

DOWNTOWN MESA



DOWNTOWN MESA



AERIAL VIEW

MESA, ARIZONA



MESA, ARIZONA

Mesa, Arizona, is one of the largest cities in the Phoenix metropolitan area, known for its welcoming community, diverse neighborhoods, and year-round sunshine. The city offers a mix of outdoor recreation, cultural attractions, and growing business opportunities, making it an appealing place to live, work, and visit. With convenient access to parks, golf courses, shopping, and nearby desert landscapes, Mesa provides a balanced blend of urban amenities and natural beauty. Its strong sense of community, excellent quality of life, outstanding educational opportunities, and continued growth make it a desirable destination for residents, businesses, and visitors alike.



5 MILE DAYTIME POPULATION

149,301

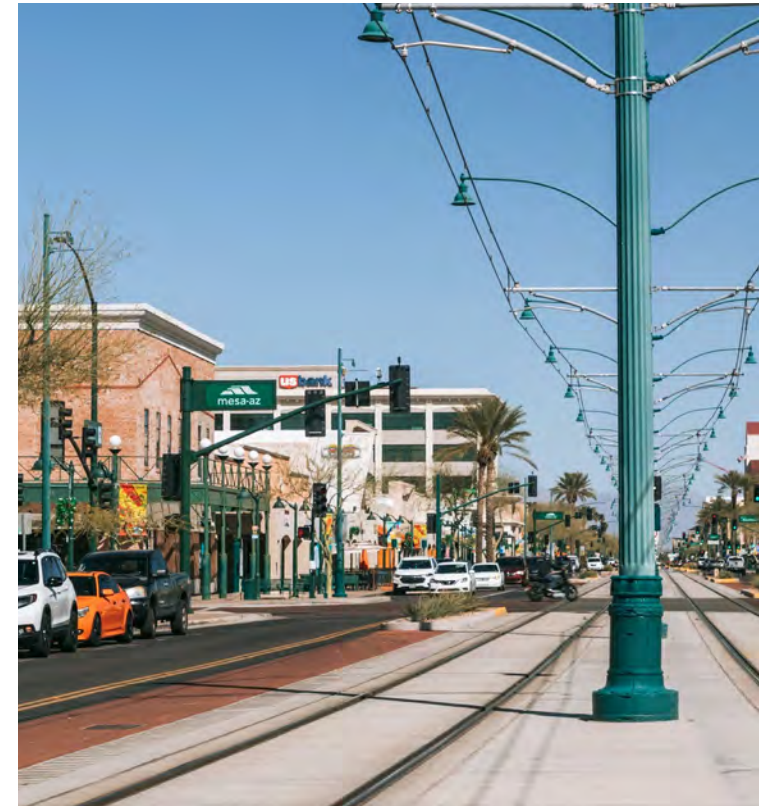


5 MILE AVG HOUSEHOLD INCOME

\$107,155

2026 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	9,880	69,182	149,301
Employees:	19,925	169,920	352,105
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,959	65,985	141,777
Average Size:	3.2	3.1	3.0
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$74,457	\$93,210	\$107,155
Annual Household Expenditure:	\$628.1 M	\$5.75 B	\$13.1 B





20 South MacDonald

±12,765 SF • Multi-Family Space



20 SOUTH MACDONALD

±12,765 SF • MULTI-FAMILY SPACE

SALE PRICE: \$1,799,000

BUILDING SIZE: ±12,765 SF

PRICE/SF: \$141 /SF

LOT SIZE: ±0.26 AC | ±11,325 SF

APN: 138-42-042

UNIT MIX: 20 Multifamily Units, 6 Offices, 1 Commercial Kitchen, 1 Large Community Room

PARKING: City of Mesa Lots & Streets Parking

CONSTRUCTION YEAR: 1900

2025 TAXES: \$5,327.46



EXTERIOR PHOTOS

20 SOUTH MACDONALD



INTERIOR PHOTOS

20 SOUTH MACDONALD



FLOOR PLANS

20 SOUTH MACDONALD

20 South MacDonald

features a spacious two-story mixed use layout with a variety of residential units centered around shared common areas and interior hallways. The property includes numerous multifamily units, multiple offices, a commercial kitchen, and large indoor and outdoor common areas. This provides a functional and well-organized residential environment.



20 South MacDonald • 1st Floor



20 South MacDonald • 2nd Floor



32 South MacDonald

±3,960 SF • Retail Space



32 SOUTH MACDONALD

±3,960 SF • RETAIL SPACE

SALE PRICE: \$655,000

BUILDING SIZE: ±3,960 SF

PRICE/SF: \$165 /SF

LOT SIZE: ±0.12 AC | ±5,425 SF

APN: 138-42-039A

PARKING: 6 Surface Spaces

CONSTRUCTION YEAR: 1961

2025 TAXES: \$4,185.92



EXTERIOR PHOTOS

32 SOUTH MACDONALD



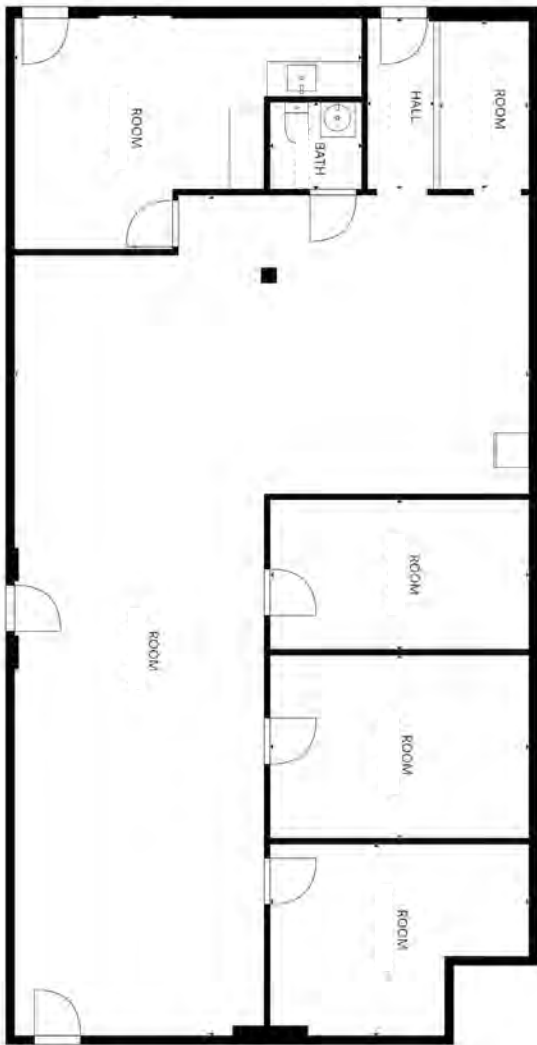
INTERIOR PHOTOS

32 SOUTH MACDONALD

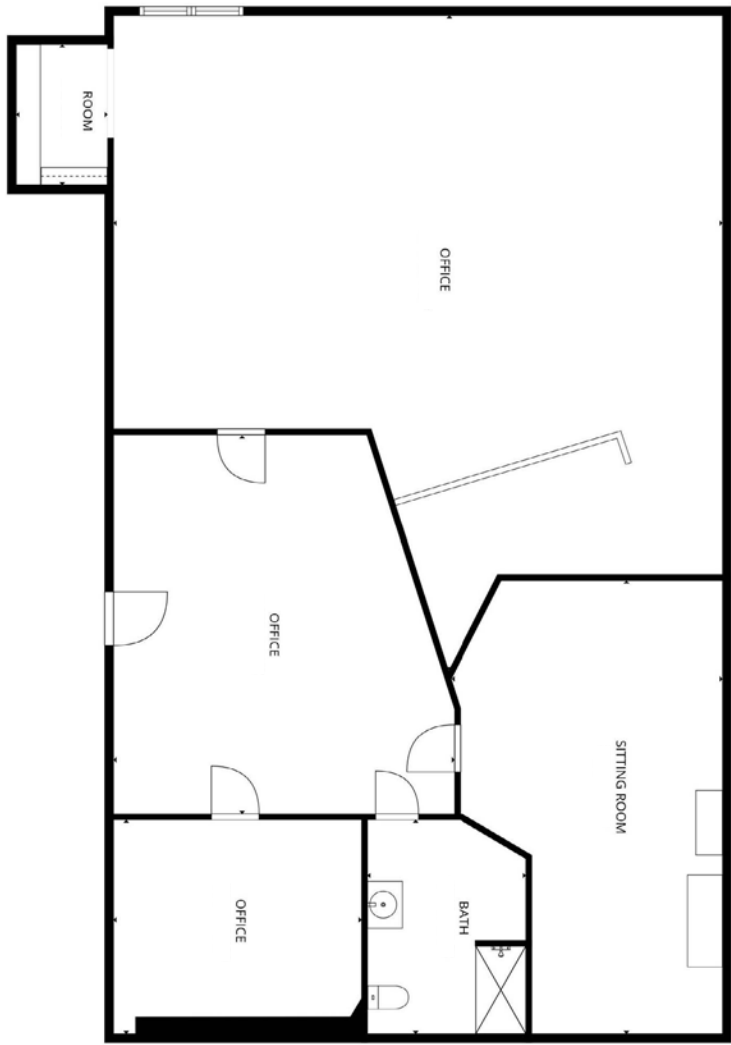


FLOOR PLANS

32 SOUTH MACDONALD



32 South MacDonald • 1st Floor



32 South MacDonald • 2nd Floor (Suite 34)



36 South MacDonald

±3,960 SF • Retail Space



36 SOUTH MACDONALD

±3,960 SF • RETAIL SPACE

SALE PRICE: \$655,000

BUILDING SIZE: ±3,960 SF

PRICE/SF: \$165 /SF

LOT SIZE: ±0.13 AC | ±5,550 SF

APN: 138-42-013B

PARKING: 10 Surface Spaces

CONSTRUCTION YEAR: 1961

2025 TAXES: \$1,106.48



EXTERIOR PHOTOS

36 SOUTH MACDONALD



INTERIOR PHOTOS

36 SOUTH MACDONALD



FLOOR PLANS

36 SOUTH MACDONALD



36 South MacDonald • 1st Floor



36 South MacDonald • 2nd Floor



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.