

2ND GENERATION RESTAURANT OPPORTUNITY

AVAILABLE **FOR SALE**

441 N Lindsay Rd | Mesa, AZ 85213



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D **DIVERSIFIED
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Nationwide Real Estate Services

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PROPERTY INFORMATION

- Sale Price: \$1,600,000
- Current Occupancy: 100%
- Current Tenant Month-To-Month Rental Amount of \$3,762.12; Can Vacate with 30-Days' Notice
- Total Rentable Square Feet: 680 SF
- Parcel: 140-11-448
- Property Address: 441 N Lindsay Rd, Mesa, AZ 85213
- Built: 1989
- Property Size: ±0.43 Acres
- Traffic Counts: Lindsay Rd- 19,475 VPD
University Dr- 19,870 VPD



Nearby Tenants:



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INVESTMENT HIGHLIGHTS

ATTRACTIVE \$1,600,000 BASIS WITH OWNER-USER AND VALUE-CREATION POTENTIAL

- Offered at \$1,600,000, the ±0.43-acre property presents a compelling opportunity for an owner-user seeking a well-located infill site within an established Mesa trade area. The existing month-to-month tenancy provides interim income while preserving flexibility for a future owner to occupy, reposition, or redevelop the property to meet its long-term needs.

MONTH-TO-MONTH TENANCY PROVIDES FLEXIBILITY FOR FUTURE OWNER OCCUPANCY

- Unlike a property encumbered by a long-term lease, the existing month-to-month tenancy provides a prospective owner-user with greater flexibility to take possession of the property as needed, subject to the terms of the existing tenancy. In the interim, the property benefits from in-place income, creating an attractive bridge to future occupancy or repositioning.

EXISTING TENANCY PROVIDES INTERIM INCOME WITH LIMITED LANDLORD OBLIGATIONS

- While the property remains occupied, the existing ground lease structure places responsibility for maintenance of the premises and tenant improvements, utilities, and other operating obligations with the tenant. This provides ownership with interim income and relatively limited property-level responsibilities prior to a future transition.

ESTABLISHED MESA INFILL TRADE AREA WITH STRONG CONSUMER FUNDAMENTALS

- Located in the heart of Mesa, the property is surrounded by established residential neighborhoods, retail, restaurants, schools, and employment, creating a deep and diversified consumer base. The surrounding trade area includes more than 325,000 residents with average household incomes exceeding \$95,000, supporting sustained demand for retail, restaurant, and service-oriented uses.

HIGH-TRAFFIC LINDSAY ROAD LOCATION WITH STRONG REGIONAL CONNECTIVITY

- Strategically positioned near Lindsay Road and University Drive, the property benefits from exposure to more than 40,000 vehicles per day and convenient connectivity throughout Mesa and the broader East Valley. Its location along an established commercial corridor provides strong accessibility, visibility, and long-term positioning for a variety of potential commercial uses.

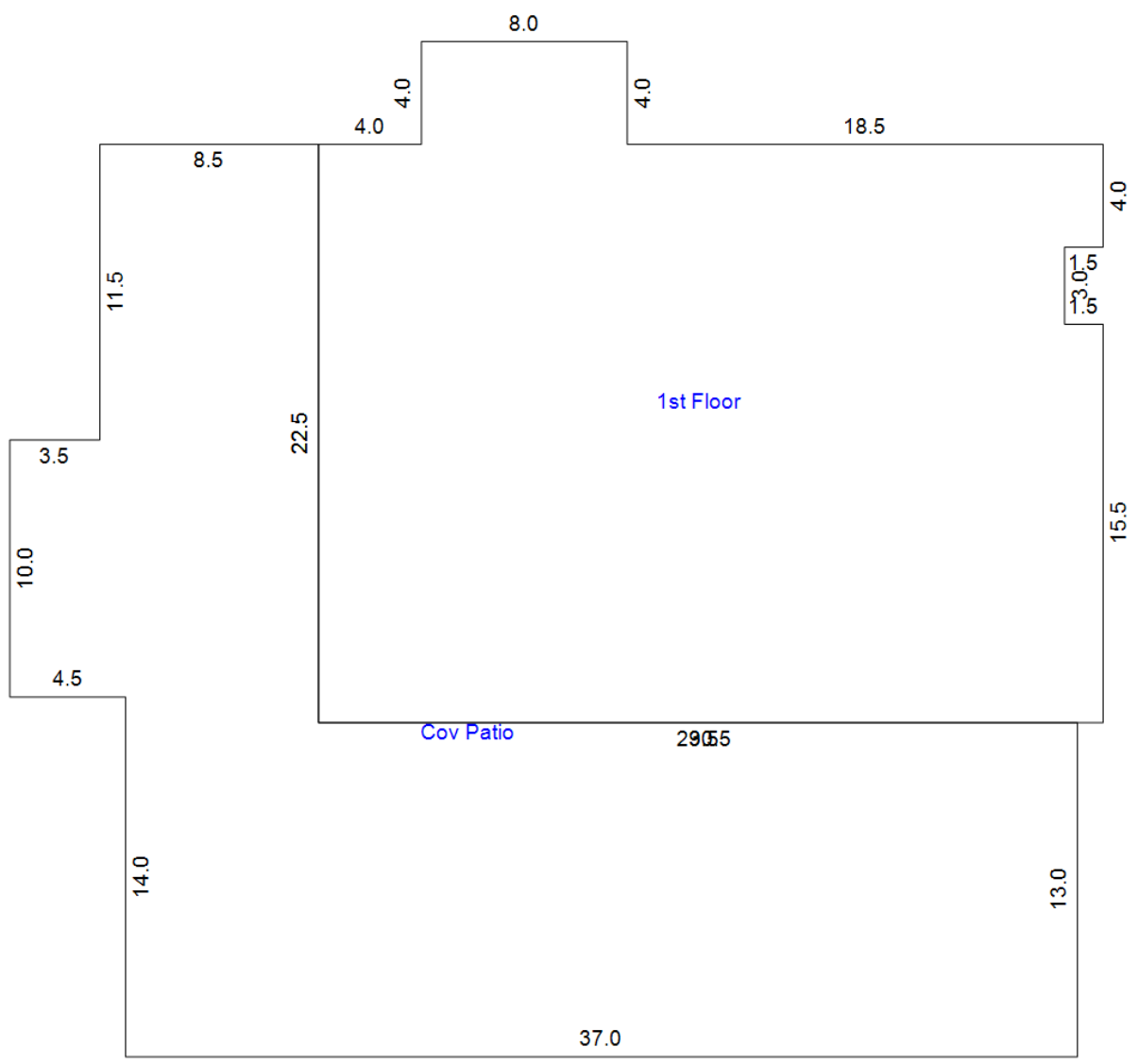


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SITE PLAN



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TENANT OVERVIEW

Pirate’s Fish and Chips is a locally established Arizona quick-service seafood concept known for its signature fish and chips, shrimp, seafood combinations, sandwiches, and proprietary Pirate Sauce. The 441 N. Lindsay Road location in Mesa has operated at the property since 2011, demonstrating more than a decade of operating history at the site. The concept offers an approachable, value-oriented menu and convenient quick-service format serving the surrounding Mesa trade area.

DEMOGRAPHICS 2026

	 POPULATION	 HOUSEHOLDS	 AVG HH INCOME	 MEDIAN HOME VALUE	 DAYTIME POPULATION	 TOTAL BUSINESSES
1 MILE	18,643	8,225	\$102,036	\$274,712	9,610	636
3 MILE	149,320	57,889	\$114,412	\$386,024	79,754	5,780
5 MILE	322,270	127,844	\$112,441	\$404,898	213,467	15,584

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