



FOR LEASE | OFFICE

Downtown Mesa Business District Retail/Office/Restaurant Space

65 East 1st Avenue | Mesa, AZ 85210

PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com

LRA

Across The Street From The Mesa Arts Center

65 East 1st Avenue | Mesa, AZ 85210



OFFERING SUMMARY

Lease Rate:	\$29 SF/yr (MG)
Building Size:	4,324 SF
Available SF:	1,600 SF
Lot Size:	0.46 Acres
Number of Units:	3
Year Built:	1980
Renovated:	2023
Zoning:	C-TC
Market:	Retail, Office, Restaurant

PROPERTY OVERVIEW

Discover an exceptional opportunity in this redeveloped building, offering 1600 square feet in the heart of Downtown Mesa. Situated conveniently across from the Mesa Arts Center, a hub for a myriad of indoor and outdoor events, showcasing the likes of the Phoenix Symphony, MCO performances, Broadway shows, and vibrant music festivals. One block from the new ASU Digital Film School and only three blocks away from the Landmark Mesa Arizona Temple, renowned for hosting Arizona's largest attended Easter pageant and Christmas Light display. This space presents an ideal canvas for a neighborhood restaurant, with optional patio space. Benefit from the convenience of ample surface and street parking, setting the stage for your business's success.

PROPERTY HIGHLIGHTS

- Across the Street from Mesa Arts Center
- One Block From ASU's Digital Film School
- One Block from Heritage Academy
- 3 Blocks from the Mesa Arizona Temple



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$29 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
65 E 1st Ave	Available	1,600 SF	Modified Gross	\$29.00 SF/yr	Great opportunity for retail, restaurant, or office. Located in the heart of Downtown Mesa across the street from Mesa Art Center. One block from ASU Downtown Mesa Campus and Benedictine University. Generous Tenant Improvement allowance available. Newly remodeled building. Ample parking.

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Across The Street From Art Center & 1 Block To

65 East 1st Avenue | Mesa, AZ 85210



www.lrarealestate.com

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Downtown Mesa Business District Retail/Office/F

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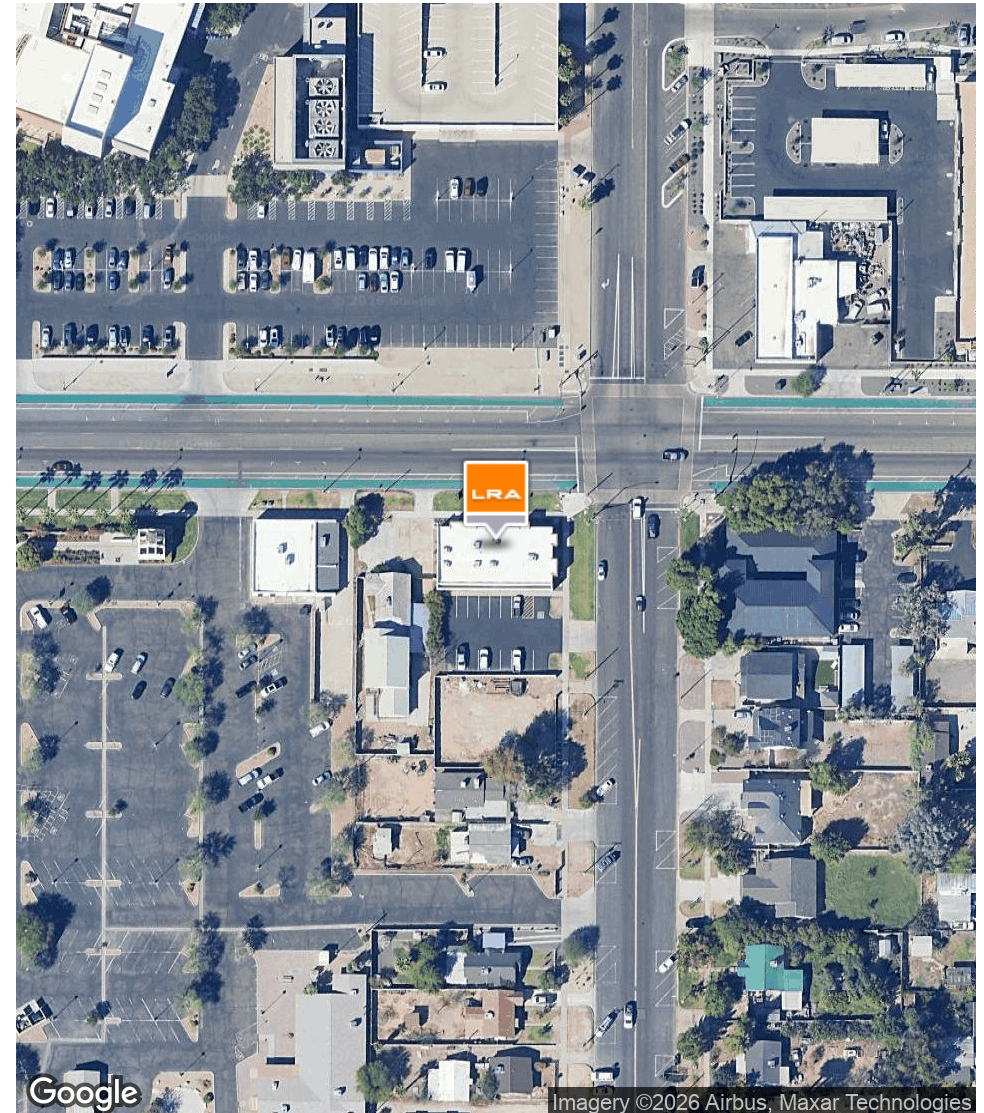
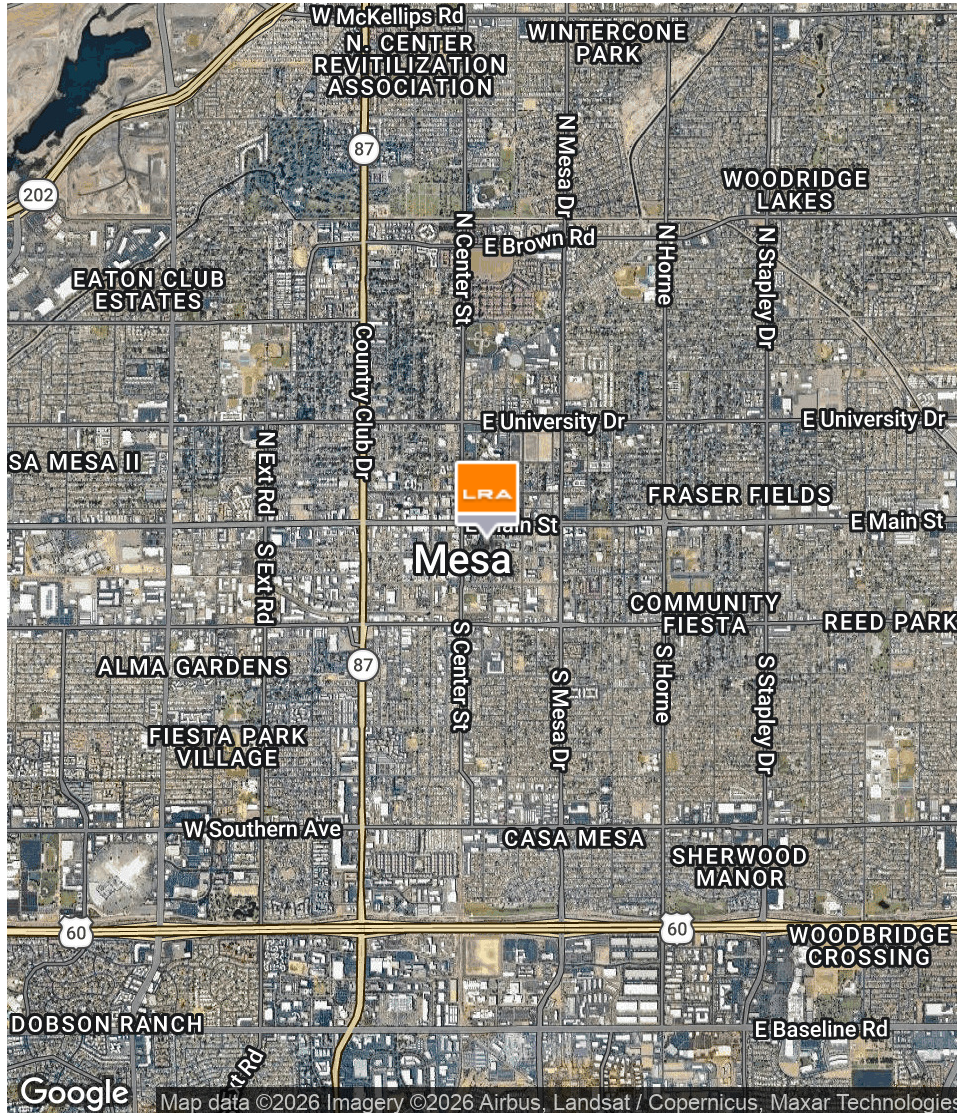




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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	869	2,371	22,552
Average Age	40	40	35
Average Age (Male)	40	39	34
Average Age (Female)	39	40	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	419	1,095	7,747
# of Persons per HH	2.1	2.2	2.9
Average HH Income	\$47,873	\$53,975	\$58,674
Average House Value	\$264,940	\$273,303	\$334,576

2020 American Community Survey (ACS)

