

FOR SALE



2729-2757 E. Main Street, Mesa, AZ

Lindsay Marketplace

FISHER

Commercial Real Estate
2415 E. Camelback Rd.
Suite #700

602-522-9100

FISHER COMMERCIAL REAL ESTATE

SWC LINDSAY & MAIN
2729-2757 E. MAIN ST.
MESA, AZ

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EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Sale Price: \$1,900,000

Actual Gross Rents: \$194,986

Operating Expenses: \$79,032

Actual Net Operating Income: \$115,954

Occupancy: 100%

PROPERTY SUMMARY

Cross Streets: SWC Lindsay & Main St.

Building Size: Approx. 18,337 SF

Lot Size: Approx. 79,249 SF

Zoning: C-3, City of Mesa

Below Replacement Cost! (\$103/SF)



Traffic Counts:

23,800 vpd - Main Street

20,700 vpd - Lindsay

Population

17,500 - 1 mile radius

107,500 - 3 mile radius

270,300 - 5 mile radius

Average HH Income

\$67,700 - 1 mile radius

\$73,350 - 3 mile radius

\$83,350 - 5 mile radius

Project Overview:

The Lindsay Marketplace at 2729-2757 E. Main Street is located at the SWC of Main St. and Lindsay in Mesa, AZ. It is located two (2) miles from the I-60 Freeway and 1 Mile from the Metro Light Rail. The property is located across the street from other National Retailers such as Ross, Big Lots & Melrose.

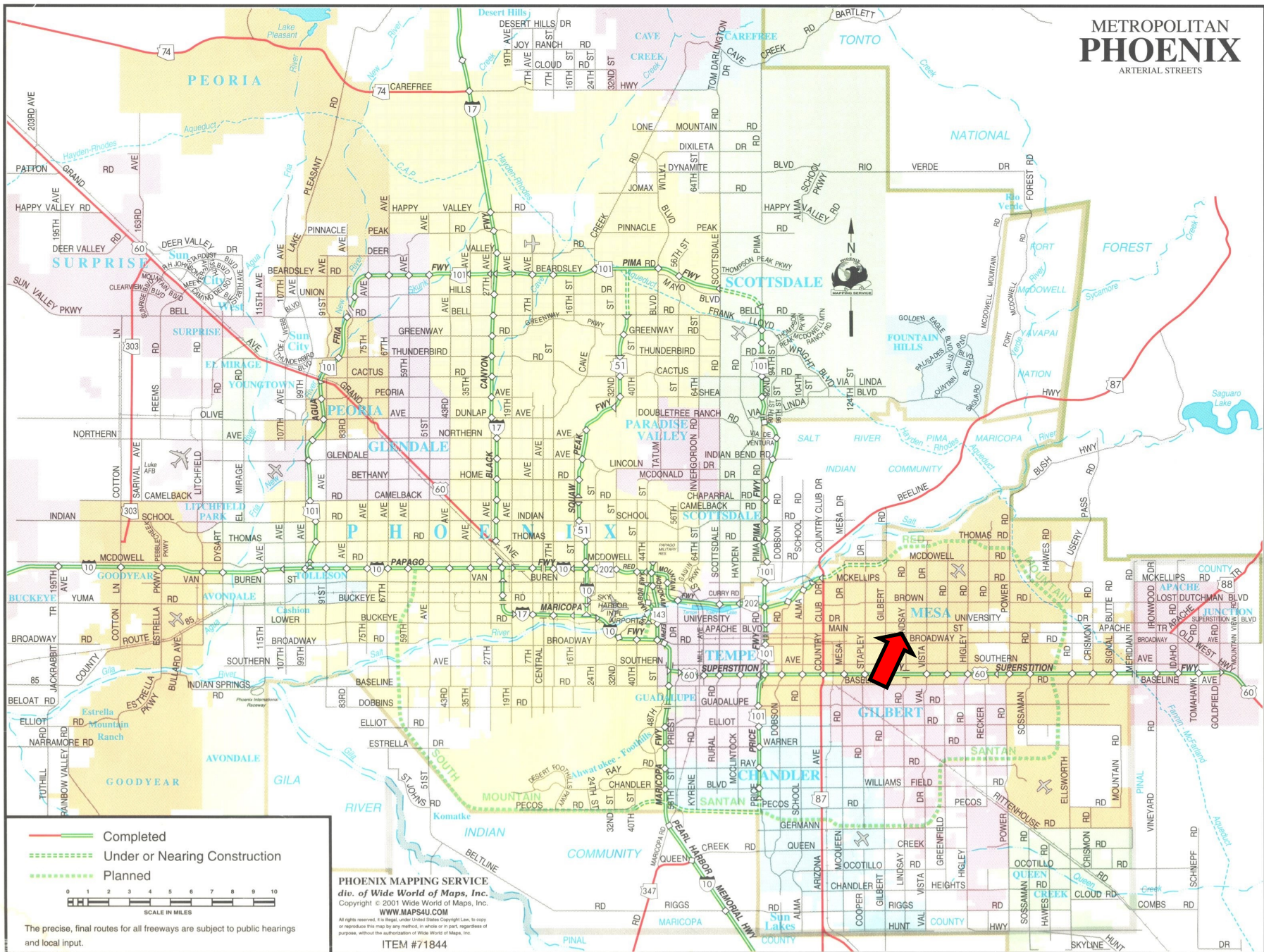
Current rents for this building are **BELOW MARKET**. This shopping center investment has good cash flow and **great upside potential!**

RENT ROLL

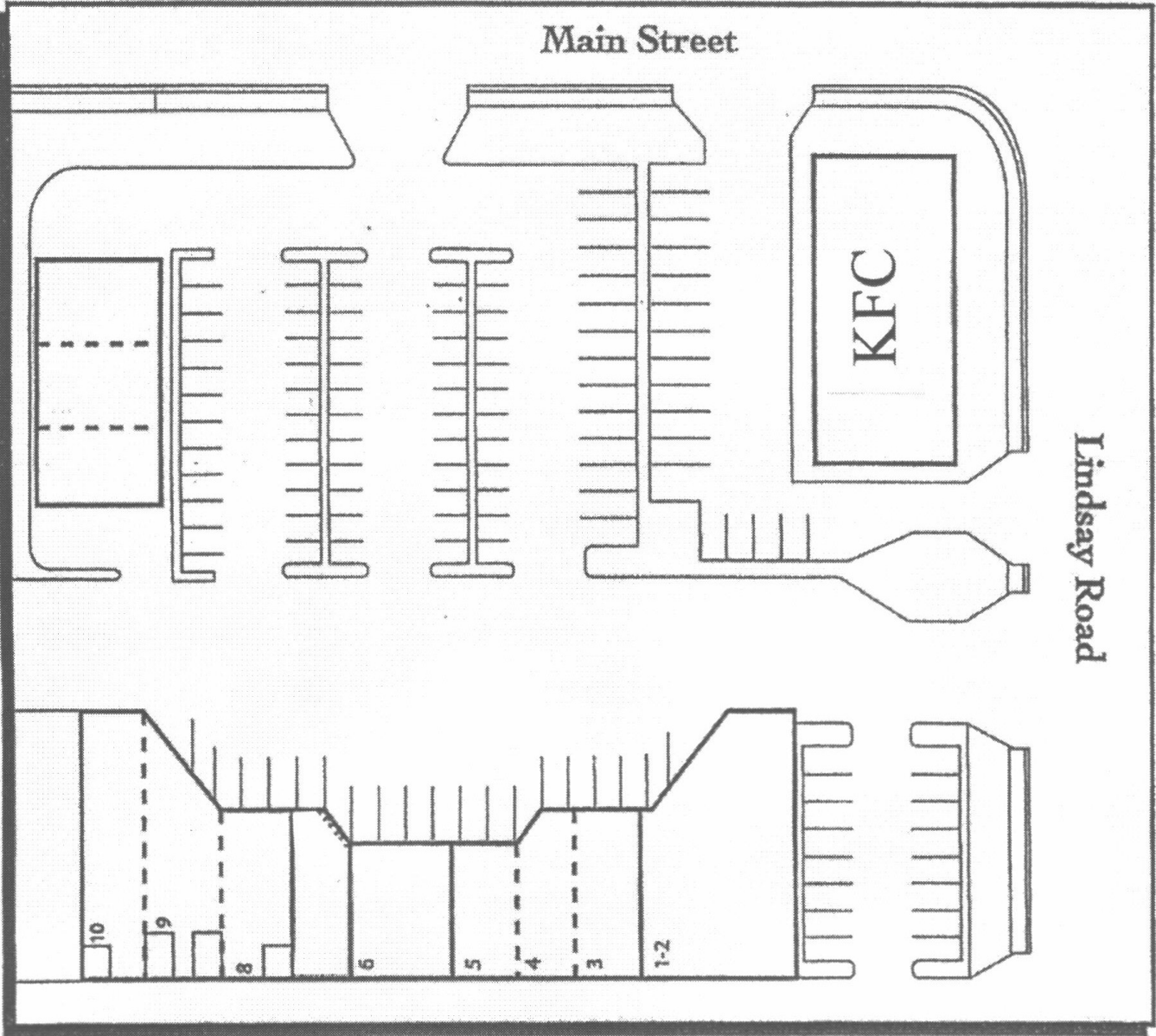
<u>Suite #</u>	<u>Tenant</u>	<u>SF</u>	<u>Rent</u>	<u>Type</u>	<u>Rate</u>	<u>NNN</u>	<u>Expiration</u>
12+13	Counseling	2,300	2,500	NNN	13.04	4.31	2/29/2020
11	Caterer	1,100	1,100.00	NNN	12.00	4.31	10/31/2024
9+10	Henson Family Services	3,823	\$ 2,350.00	MG	7.38	0.63	9/15/2022
8	Karate	1,350	\$825	Gross	7.33	N/A	12/31/2020
#5-7	Church	2,498	\$1,850	Gross	8.90	N/A	1/31/2022
4	Great Hearts Staffing	1,800	\$1,500	NNN	10.00	4.31	12/31/2020
#1-3	Henson Family Services	5,466	\$3,600	MG	10.43	1.00	9/15/2022
	TOTAL	18,337	13,725.00				
	RENT		164,700.00				
	NNN REIMBURSE		\$30,286.00				
	<EXPENSES>		<\$79,032>				
	NOI	\$	115,954.00				

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LOCATION MAP



SITE PLAN





BUILDING FOR SALE ~ SWC Lindsay & Main St.
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