

# DEVELOPMENT OPPORTUNITY

**OFFICE • RESIDENTIAL • RETAIL**

East of the Southeast Corner Main & Hibbert  
**227 EAST MAIN STREET  
MESA, ARIZONA**

**±37,125 Square Feet of  
Vacant Land For Sale**

## PROPERTY DESCRIPTION

This property has excellent visibility on Main Street. Located in downtown Mesa, the site is one block east of the new Mesa Arts Center and three blocks from the Mesa Convention Center. Main Street is a well-developed street with attractive landscaping, connected pathways, sculpture gardens throughout downtown, a public library, Mesa Community College downtown campus, museums, restaurants and shops. The light rail with park & ride lot is two miles west on Main Street. There will be a new City Court building south of the adjacent Pomeroy Garage by spring of 2009. Very walkable and safe area. Adjacent east of the subject is a Wells Fargo office building.

Subject may be combined with the adjacent west two-acre parcel with ±66,000 square foot building, priced at \$3,500,000.

## LEGAL DESCRIPTION

Approximately the E 68.5 feet of the North ½ Lot 6, and the North ½ of Lot 7, Except for the roadway, Block 35, CITY OF MESA, according to Book 3 of Mans. Page 11. records of Maricopa County,

## PROPERTY SUMMARY

<b>Current Use:</b>	Former parking lot
<b>Property Size:</b>	±37,125 square feet
<b>Zoning:</b>	Town Center Core District (TCC)
<b>Parking:</b>	Additional parking available for lease in adjacent city garage.
<b>Utilities:</b>	All utilities are available to the site.
<b>Price:</b>	\$1,500,000

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