



THE OFFERING LISTED AT \$2.9M

PERRI PLAZA | RETAIL STRIP FOR SALE

3958 E Main St. in Mesa, AZ 85205



DISCLAIMER

This Memorandum provides select information regarding the Property and the Owner but is not intended to be all-inclusive. The information has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or suitability for any specific purpose. All information is provided "as is" without guarantee.

Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request.

Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient.

The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

TABLE OF CONTENTS

1. Introduction
2. Location Details
3. Demographics
4. Executive Summary
5. Contact Information

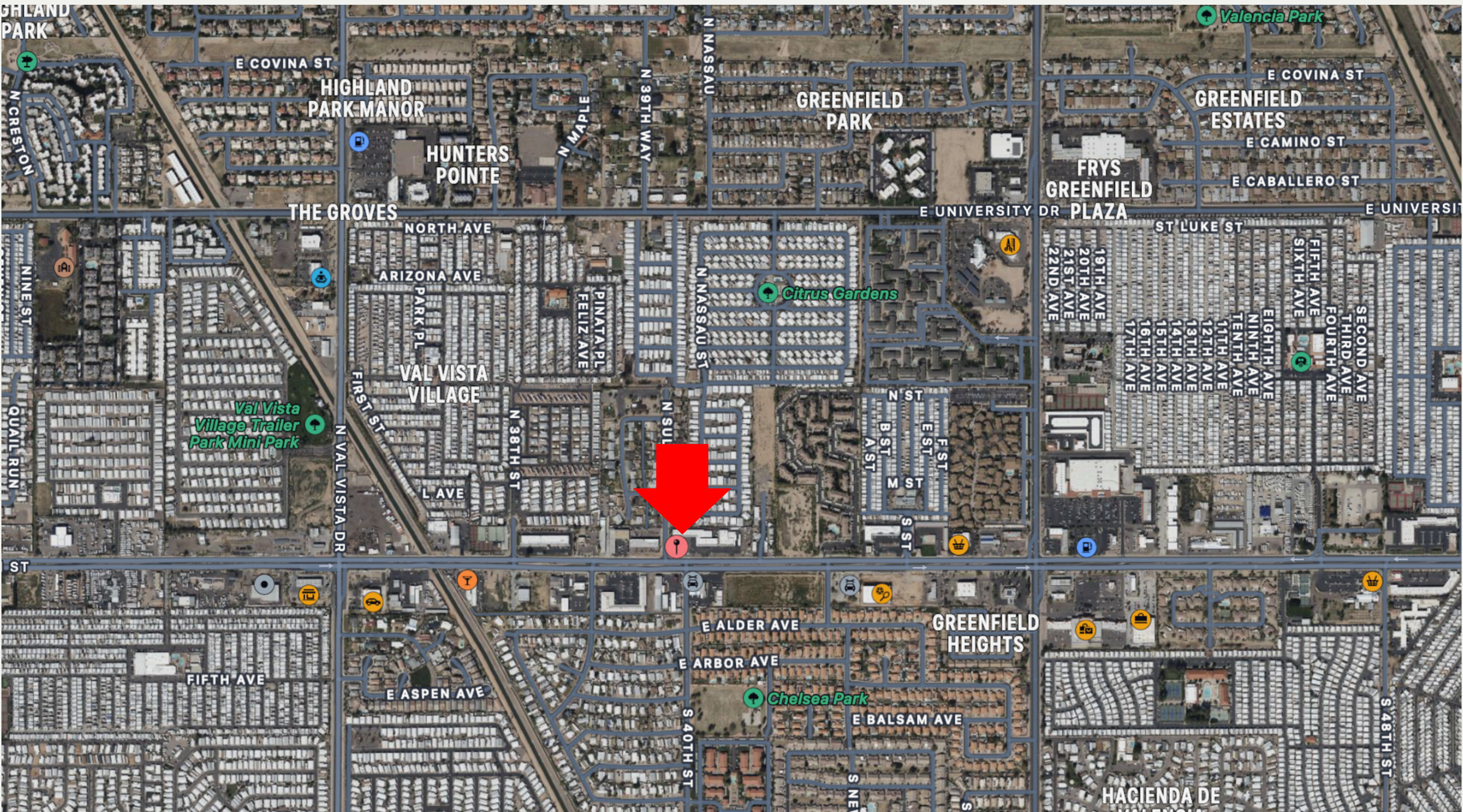
THE OFFERING

Located at 3958 E Main St. in Mesa, AZ, Perri Plaza is a retail strip property offering 33,100 SF of Gross Leasable Area (GLA) in a highly visible commercial corridor. The building is currently partially leased, creating an opportunity for both income generation and value-add improvements. Available for sale at \$2.9M.

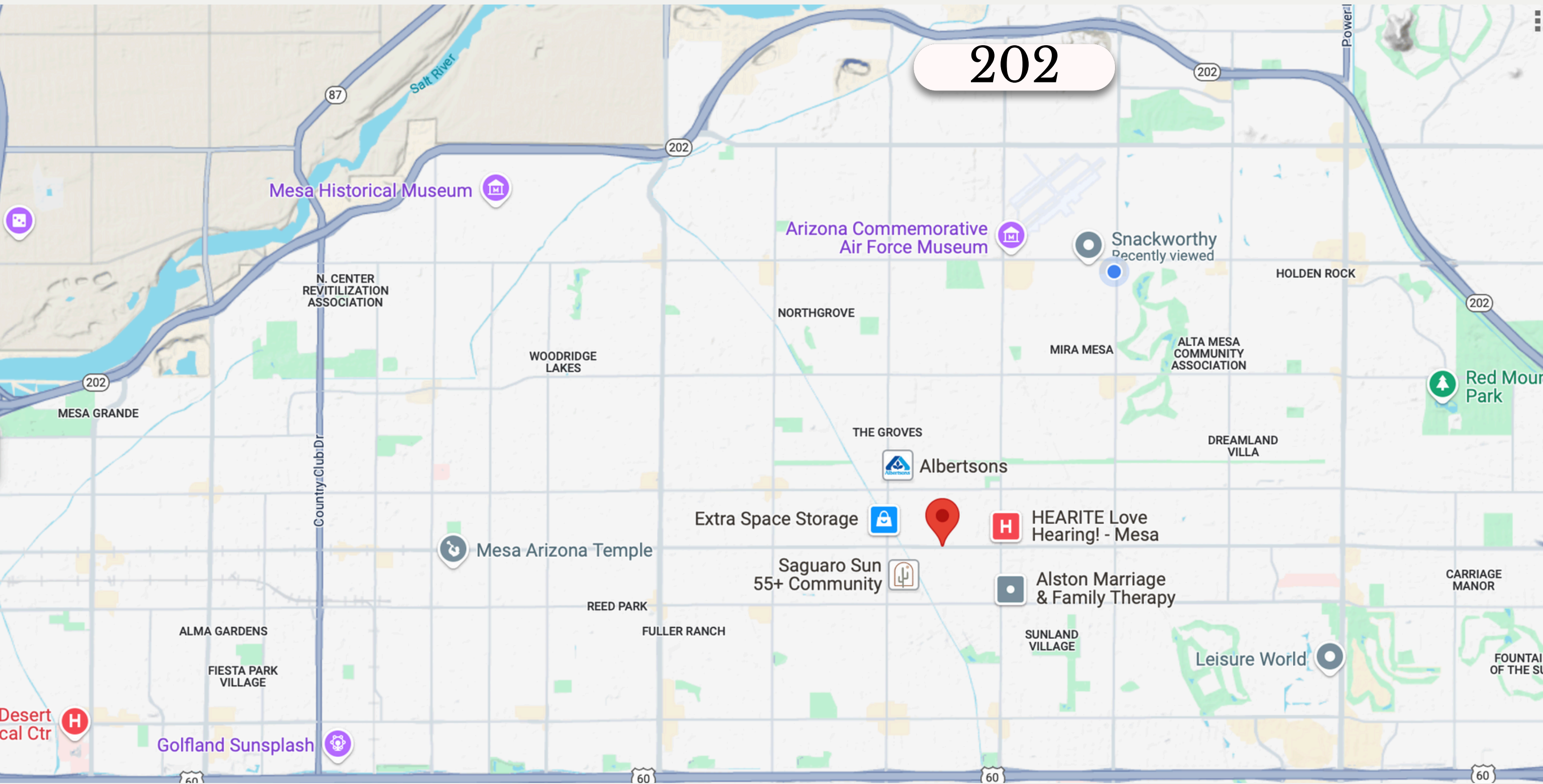
The surrounding area is undergoing steady revitalization, with the City of Mesa working its way east from Gilbert Rd. toward Power Rd. to attract new businesses and improve infrastructure. As part of these efforts, the city updated its General Plan in the fall of 2024, allowing for broader redevelopment potential in select parts of the corridor, including portions near Perri Plaza.

This evolving environment enhances the property's appeal for investors and developers seeking long-term growth in a transitioning market. Whether held as a stabilized retail asset or reimagined for future mixed-use development, Perri Plaza presents a versatile opportunity in the heart of East Mesa.

LOCATION



LOCATION



DEMOGRAPHICS

Property Info:

- **Listed at:** \$2.9M
- **Built:** 1977
- **2024 population estimate:** 333,263
- **2024 Avg. Household Income:**
 - **1 mile:** \$65,105
 - **3 miles:** \$83,675
 - **5 miles:** \$90,681
- **2024 Med Household Income:**
 - **1 mile:** \$48,914
 - **3 miles:** \$63,031
 - **5 miles:** \$69,417
- **Households by HH Income:**
 - **1 mile:** 10,141
 - **3 miles:** 57,029
 - **5 miles:** 127,253

THE OFFERING

The Perri Plaza retail strip property, located at 3958 E Main St., Mesa, AZ 85205, is a partially leased retail building with a GLA of 33,100 SF in a prime commercial corridor. The building is listed at \$2.9M. The city is slowly working its way towards Power Rd. from Gilbert Rd. to clean up the area and drive in new business opportunities. This past fall, the city updated its General Plan, and some land in this corridor can now be developed into other use types.

Three potential scenarios have been evaluated:

- **Vacant:** The property is currently unoccupied, offering a blank slate for investors. With no existing leases in place, it provides immediate flexibility for repositioning, tenant selection, or value-add improvements without the constraints of existing agreements.
- **Fully Leased:** If stabilized with market-rate leases, the property has the potential to generate consistent rental income. This scenario assumes professional management and standard operating expenses, providing a path to long-term, predictable cash flow.
- **Redevelopment Opportunity:** The site offers strong potential for ground-up redevelopment into a mixed-use retail and office asset. This would require evaluating entitlement paths, demolition needs, and development costs, with a long-term vision for reimagining the space.



Geared Towards Everything Real Estate

Contact Info:

Dan DeGon

Dan@dandecre.com

480.652.1519

1906 N Higley Rd. Mesa, AZ 85205