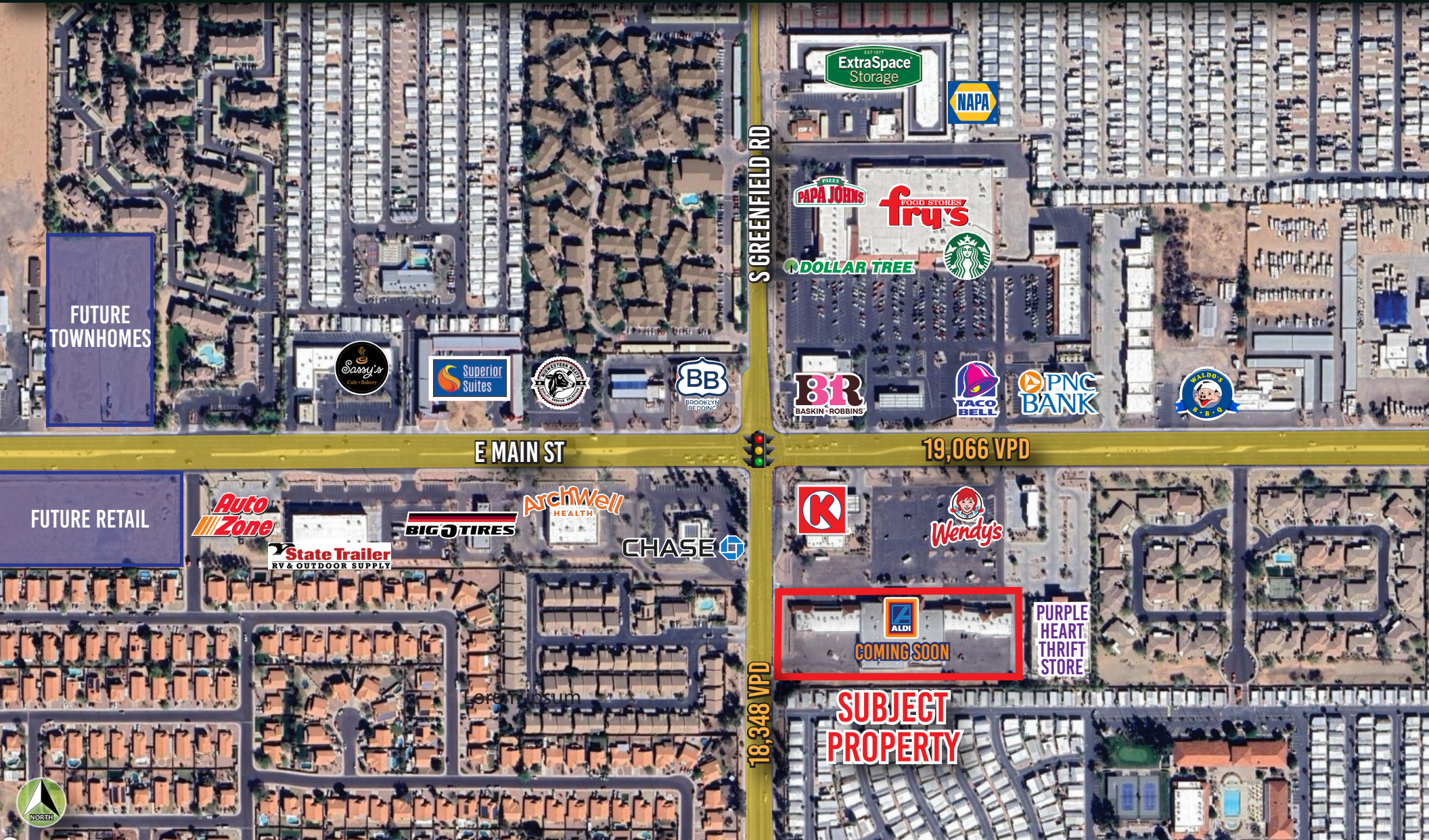


MESA SHOP SPACES AVAILABLE FOR LEASE

4419 - 4501 E. Main Street | Mesa, AZ

SEC Main St & Greenfield Rd



JACK RODRIGUES
408.763.9085
jack.rodriguez@dpcrc.com

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7339 E. McDonald Drive
Scottsdale, AZ 85250
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DIVERSIFIED PARTNERS
Nationwide Real Estate Services



19,066 VPD

E MAIN ST

18,348 VPD

S GREENFIELD RD



1,280 SF

1,200 SF

1,800 SF



COMING SOON

1,220 SF

1,280 SF

2,400 SF

900 SF

PURPLE
HEART
THRIFT
STORE



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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Property Highlights

- Shop space available for Lease; center anchored by ALDI
- ALDI estimated Q1 2027
- Conveniently located near key transportation corridors, including **U.S. 60** and **Loop 202**
- Approximately **50,000 VPD** at the intersection
- Diverse and growing population which offers businesses a wide range of potential customers, from young families to retirees
- Estimated daytime population of just under **100,000** within a 3-mile radius

DEMOGRAPHICS 2026



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

1 MI

21,819

11,614

\$84,253

482

3 MI

136,754

59,087

\$110,184

6,105

5 MI

336,644

132,095

\$120,765

14,584

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