



1241 EAST BROADWAY ROAD

MESA, ARIZONA 85204

Small Suite Sizes Available

Broadway Road Frontage

Diverse Tenant Mix

Monument Signage

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	28.3	30.4	32.7
POPULATION:	26,786	82,293	167,110
AVERAGE HH INCOME:	\$51,920	\$52,567	\$56,422
TRAFFIC COUNTS	VPD		
S STAPLEY DRIVE:	28,603		
E BROADWAY RD:	19,306		

Matt Harper, CCIM

Senior Vice President

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Leah Motsinger

Senior Associate

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SUITE	TENANT	SF	RATE
SUITE 1-2	EMPIRE BARBERSHOP		
SUITE 3 & 5	AVAILABLE W NOTICE	680 SF	\$18.00 PSF + NNN
SUITE 4	EAGLE IMMIGRATION		
SUITE 6	BUFFALO CRIME		
SUITE 8	CRYSTAL CHANNELL		
SUITE 9	KARINA'S CLEANING		
SUITE 10	ISLAND BOUTIQUE		
SUITE 11	AVAILABLE	720 SF	\$12.00 PSF + NNN
SUITE 12	VELASCO FLOWER SHOP		
SUITE 14-15	ALTERATIONS		
SUITE 16	DART SUPPLIES		
SUITE 17	AVAILABLE	3,640 SF	\$12.00 PSF + NNN
SUITE 18	DIAMOND BOUTIQUE		
SUITE 19	DOBROSKY PAINT		
SUITE 20	PUERTO DE GUAYMAS		
SUITE 21	TOOLS		
SUITE 22	HAIR SALON		
SUITE 23	CAMPOS MUSIC		
SUITE 25	GUATE LATIINO		
SUITE 26	WATER N' ICE		
SUITE 27	SMOKE SHOP		
SUITE 28	YERBIA LA MEXICANA		

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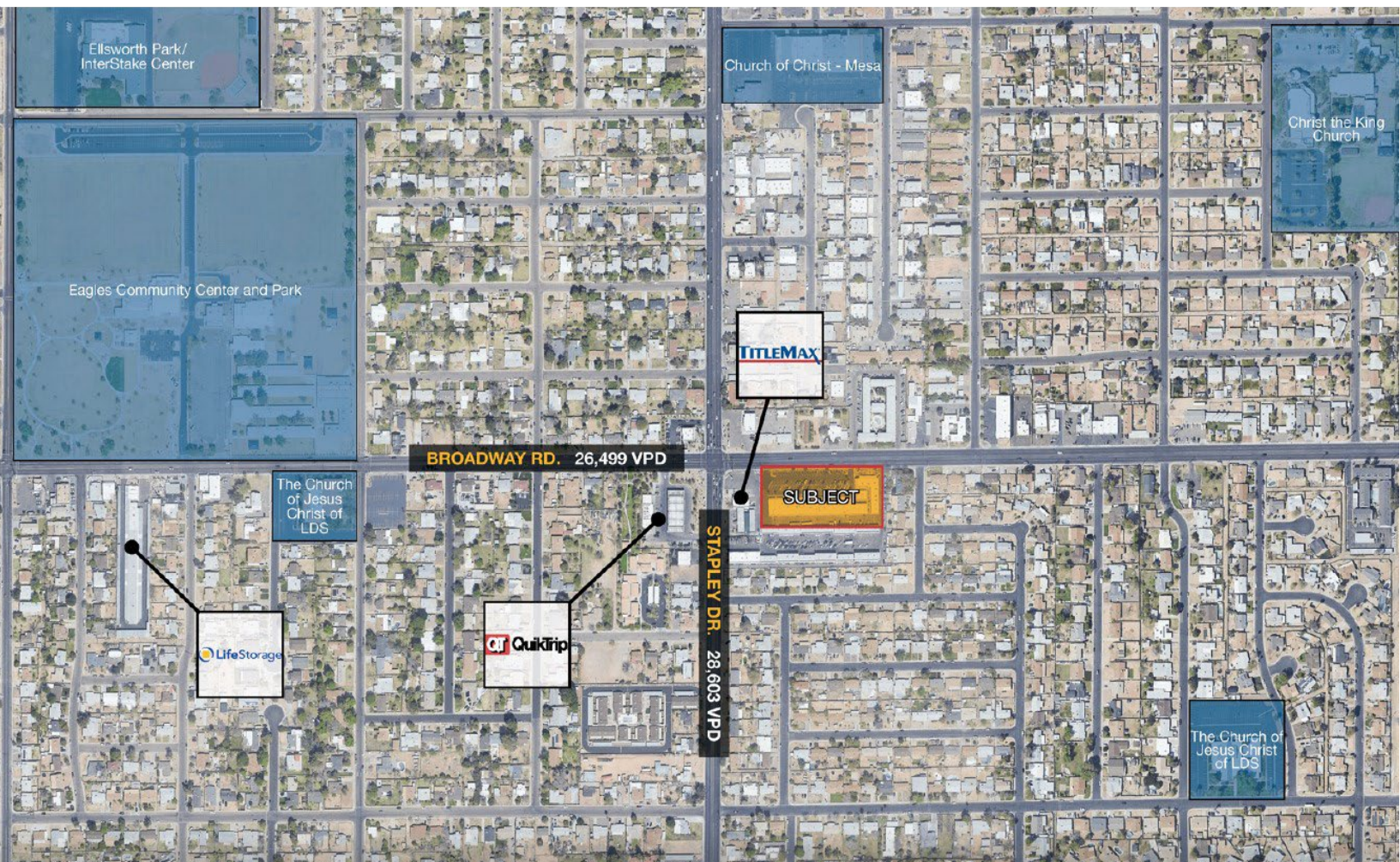
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