

FOR  
SALE/LEASE

# COURT AT THE COMMONS

2812 N. NORWALK, BLDG 5, SUITE 110 | MESA, AZ 85215



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# COURT AT THE COMMONS

2812 N. NORWALK, BLDG 5, SUITE 110  
MESA, AZ 85215

2812 N. Norwalk, Building 5, Suite 110 is situated within the renowned Court at the Commons Business Park in Mesa, AZ 85215. This distinguished property, completed in 2006, encompasses ±1,800 square feet, ideally suited to elevate any enterprise to new pinnacles of success. Perfectly positioned between Val Vista Drive and Greenfield Rd on McDowell, this gem enjoys a commanding stance within North East Mesa’s thriving business panorama.

Adjacent to Waxie, Falcon Field Airport, and the esteemed Boeing Corporation, this property offers unmatched prominence and accessibility. The Court at the Commons Business Park boasts a discerning tenant mix, fostering an environment of dynamism and collaboration. Its strategic placement ensures effortless connections to the Loop 202 Freeway via Val Vista and Greenfield, guaranteeing seamless accessibility for both clientele and staff. Embrace the advantage of a bustling commercial hub while indulging in the convenience of nearby amenities and well-established industry players.

This is a golden opportunity to secure a coveted space within the heart of Mesa’s burgeoning business district. Whether one seeks a sound investment or a strategic business location, 2812 N. Norwalk, Building 5 presents an irresistible proposition. Seize the moment and turn aspirations into tangible accomplishments – the Court at the Commons Business Park eagerly anticipates visionary endeavors.



<b>BUILDING SIZE</b>	<b>±1,800 SF</b>
<b>APN</b>	<b>141-25-161</b>
<b>ZONING</b>	<b>LI</b>
<b>YEAR BUILT</b>	<b>2006</b>
<b>RECEPTION AREA</b>	<b>YES</b>
<b>OFFICES</b>	<b>4</b>
<b>CONFERENCE ROOMS</b>	<b>1</b>
<b>BREAK ROOMS</b>	<b>1</b>
<b>COPY/WORK STATIONS</b>	<b>1</b>
<b>RESTROOMS</b>	<b>1</b>
<b>ANNUAL LEASE RATE</b>	<b>\$21.50/SF NNN</b>
<b>SALE PRICE</b>	<b>\$610,000.00</b>

# FLOOR PLAN

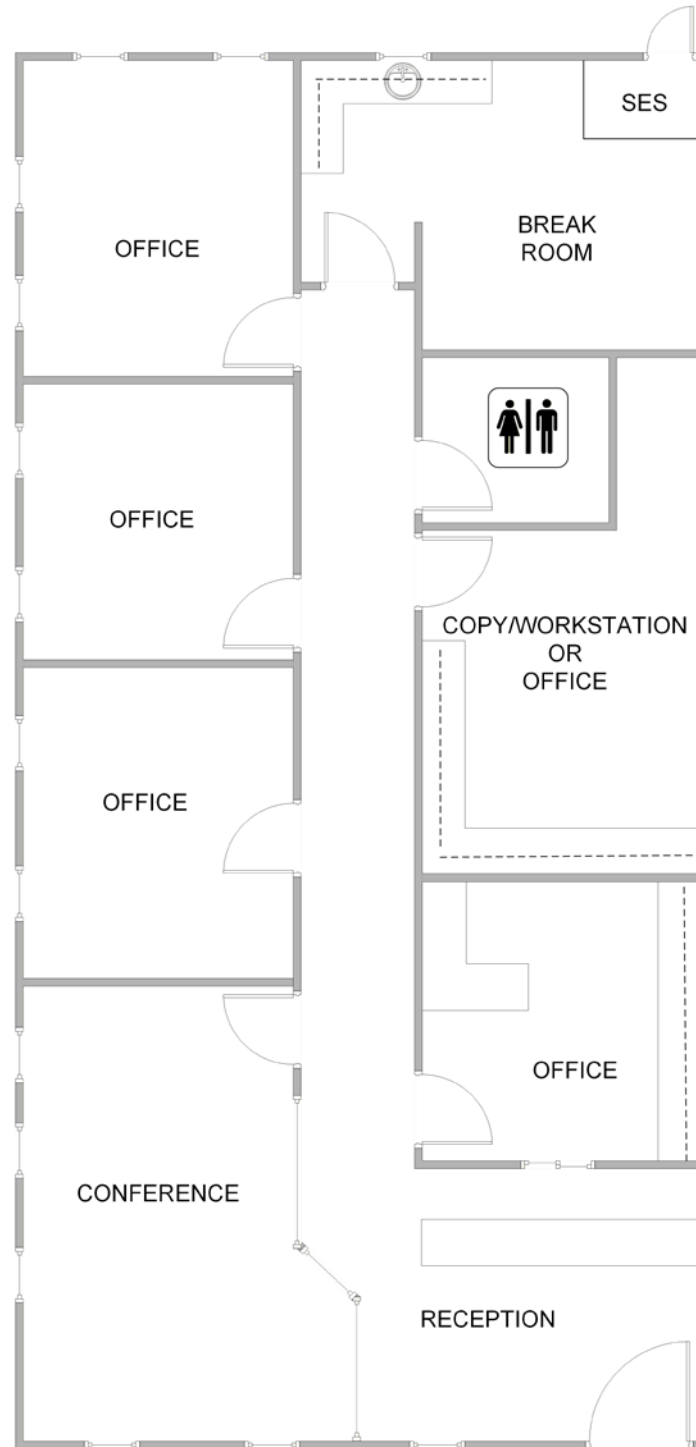
BUILDING 5, STE 110

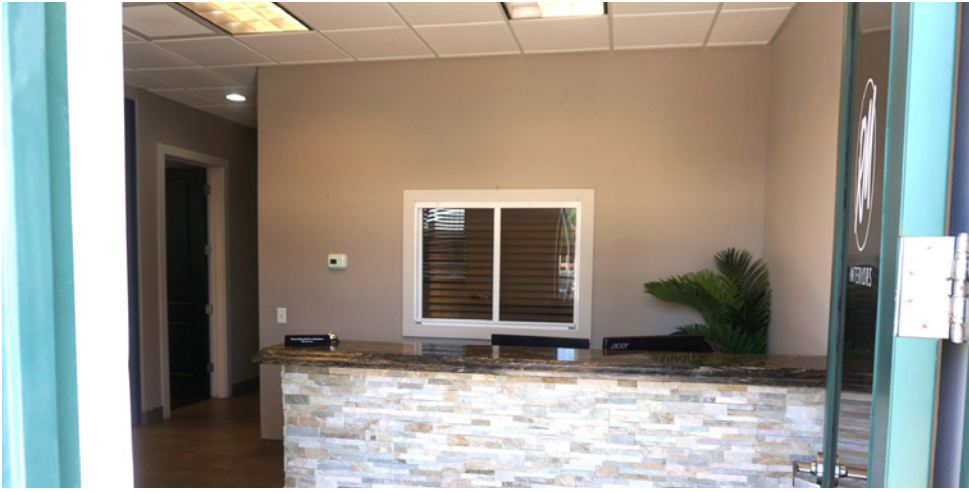
±1,800 SF



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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# DEMOGRAPHIC SUMMARY

1-MILE

## DEMOGRAPHIC SUMMARY

2812 N Norwalk, Mesa, Arizona, 85215

Ring: 1 mile radius

### KEY FACTS

1,444

Population



442

Households

45.4

Median Age

\$153,305

Median Disposable Income

### EDUCATION

4.1%

No High School Diploma



15.1%

High School Graduate



35.0%

Some College/  
Associate's Degree



45.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$200,143

Median Household Income



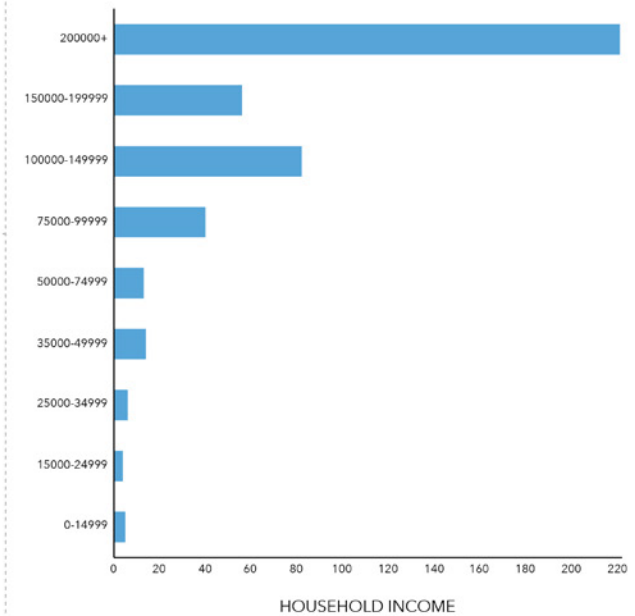
\$69,571

Per Capita Income



\$1,435,477

Median Net Worth



# TRAFFIC COUNTS

COSTAR  
2025

NORWALK & E MCDOWELL RD E

8,289 VPD

MCDOWELL RD & N MAPLE W

9,741 VPD

N GREENFIELD RD & E PRESIDIO ST S

10,744 VPD

NORTH VAL VISTA DRIVE & E MINTON ST N

8,103 VPD