

# Falcon Field

BLDG SIZE: ±33,000 SF | LEASE RATE: \$12.00 NNN + \$5.75 NNN'S

4710 E Falcon Dr, Mesa, AZ 85215



**Multiple Office Suites  
Available For Lease**

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# Property Summary

Address	4710 E Falcon Dr Mesa, AZ 85215
Building Size	33,000 SF
Year Built	1986
Zoning	I-1
Parking Ratio	6.06/1,000
Tenancy	Multiple



## About the Property

This is an excellent opportunity to lease a professional office suite at 4710 E Falcon Drive in Mesa. The 33,000 SF building offers multiple office suites for lease, suitable for a wide range of professional users.

The property boasts a strategic location with convenient access to the Loop 202 freeway and is located directly across from the Mesa-Falcon Field Airport. Situated in a dynamic commercial area, the property is near major employers like Boeing and is surrounded by numerous amenities, including the Falcon View Shopping Center, Red Mountain Gateway, and multiple golf courses. With monument signage available on E Falcon Drive, this is a prime location to establish and grow your business in the heart of Mesa.



**Airport Adjacent**  
Across from Falcon Field Airport



**Loop 202**  
Freeway Access

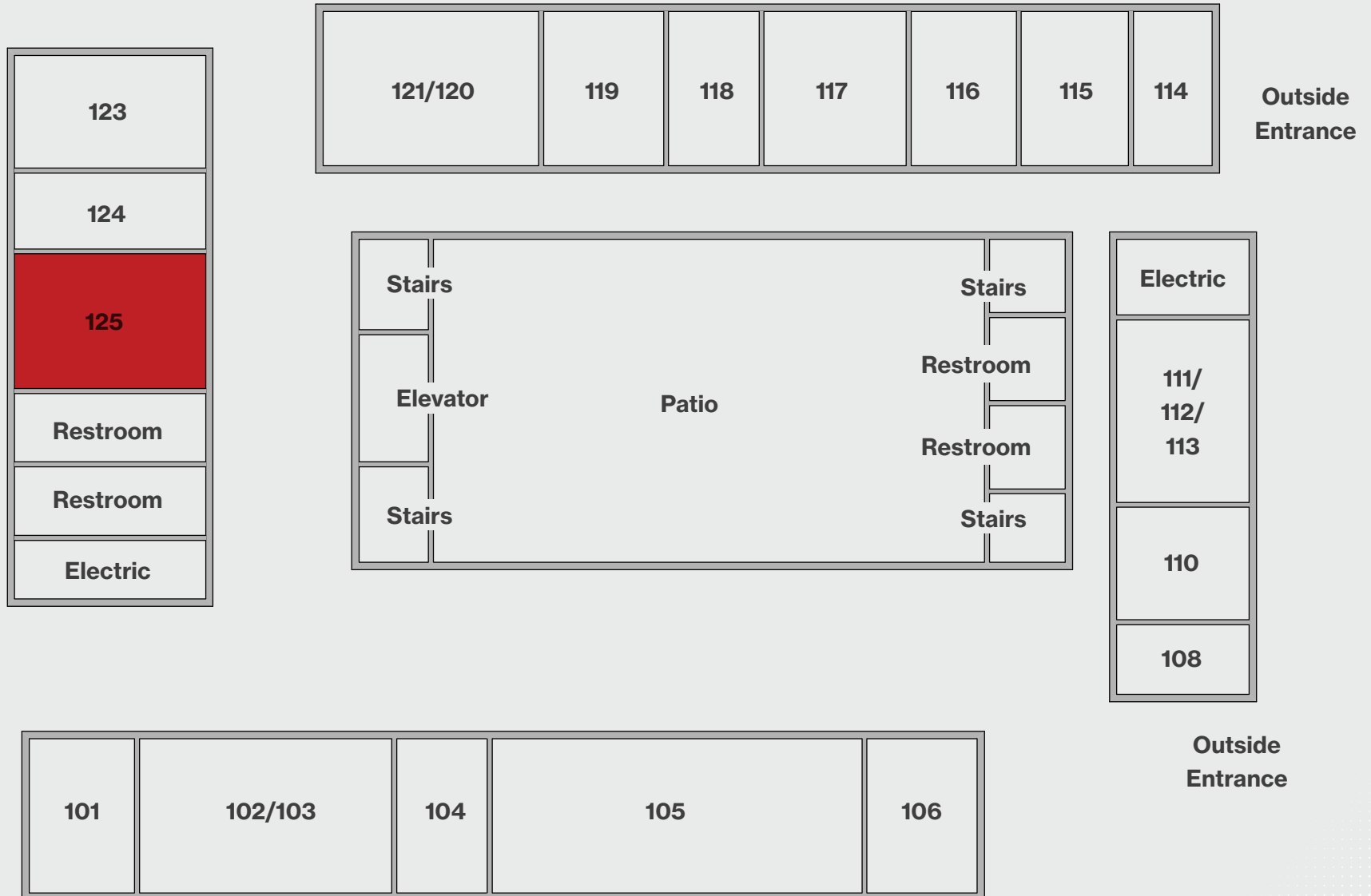


**Signage**  
Monument on E Falcon Dr

# 1st Floor

■ Available For Lease

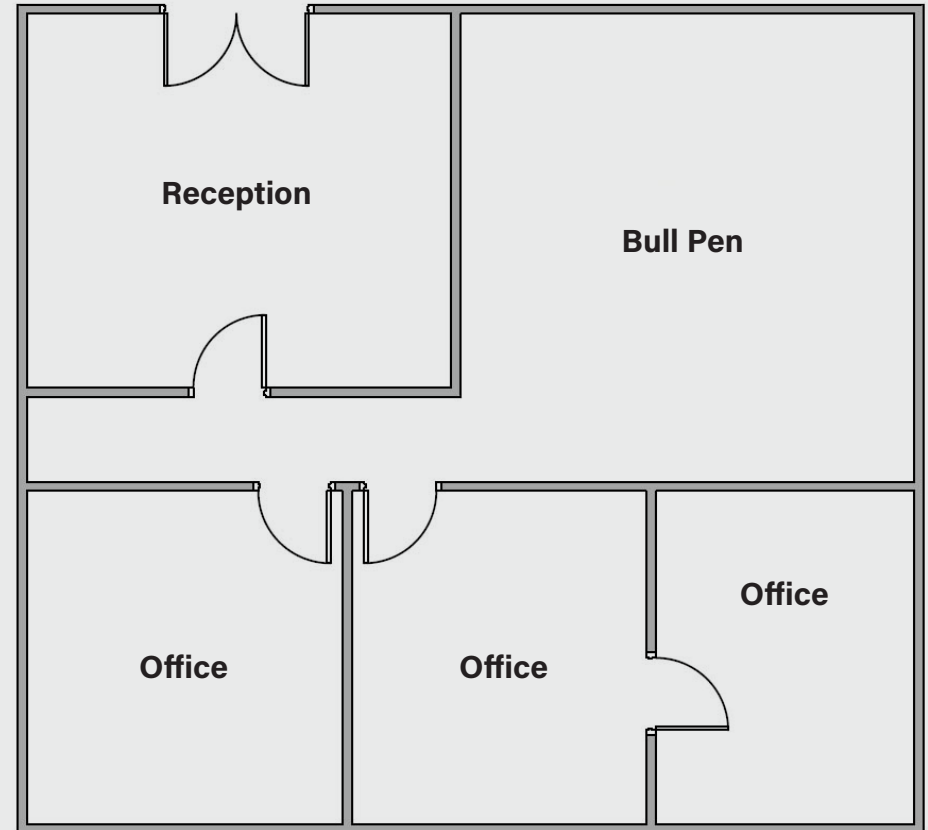
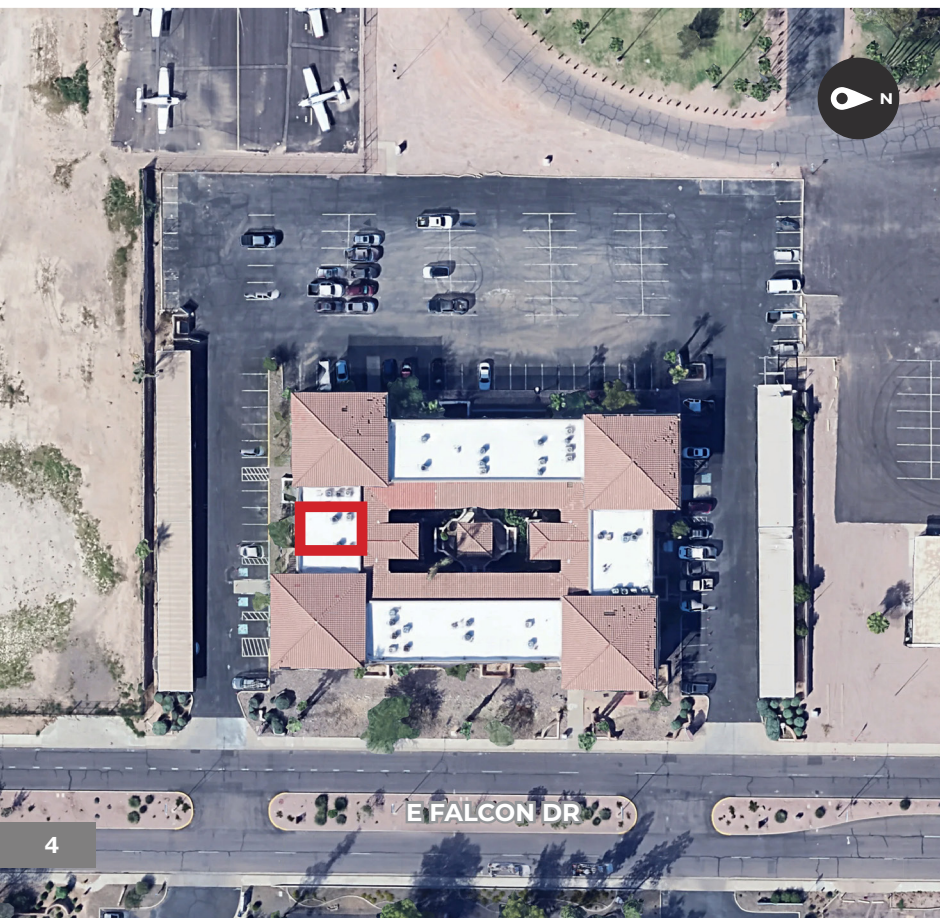
\*All dimensions are approximate. This site plan is for illustrative purposes only and is not to scale.



# Suite 125

1,271 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 3 Offices
- Bull Pen

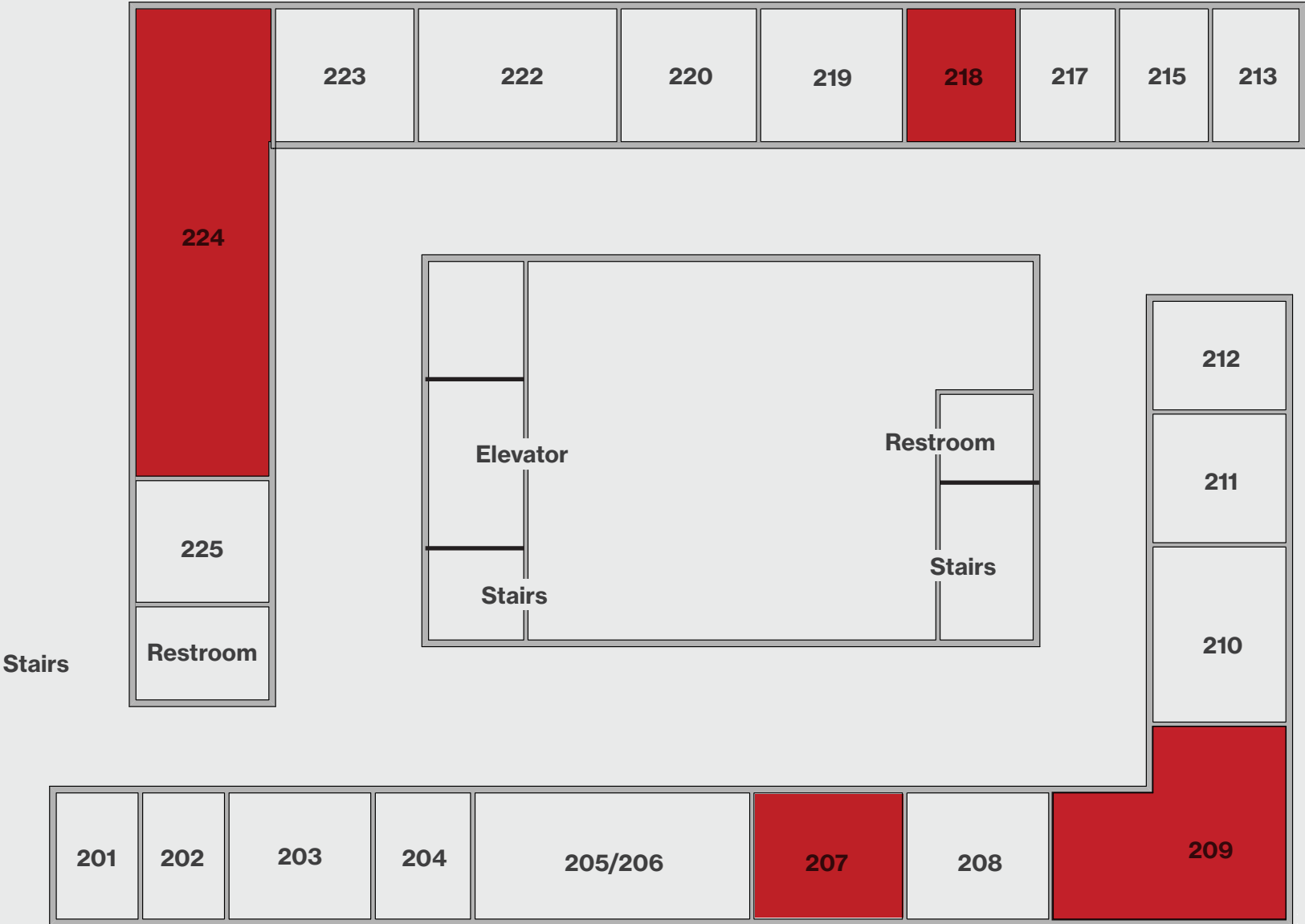


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# 2nd Floor

■ Available For Lease

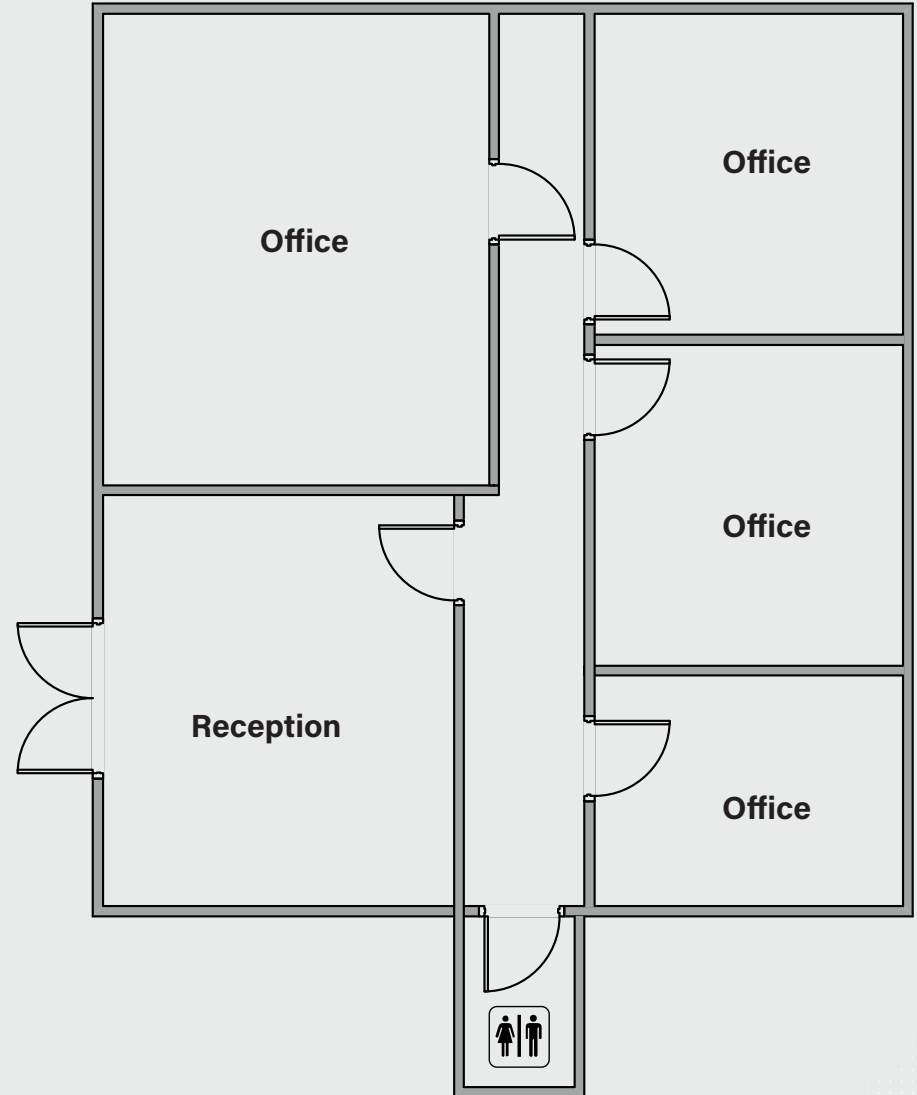
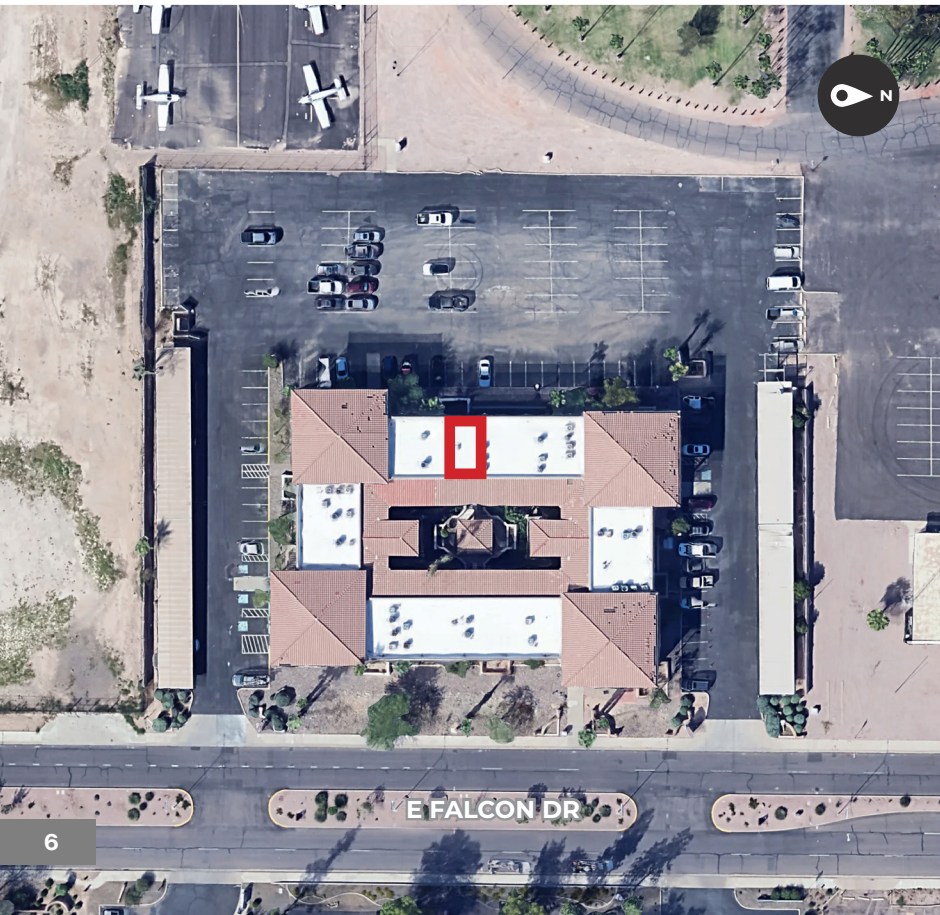
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# Suite 207

1,088 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 4 Offices



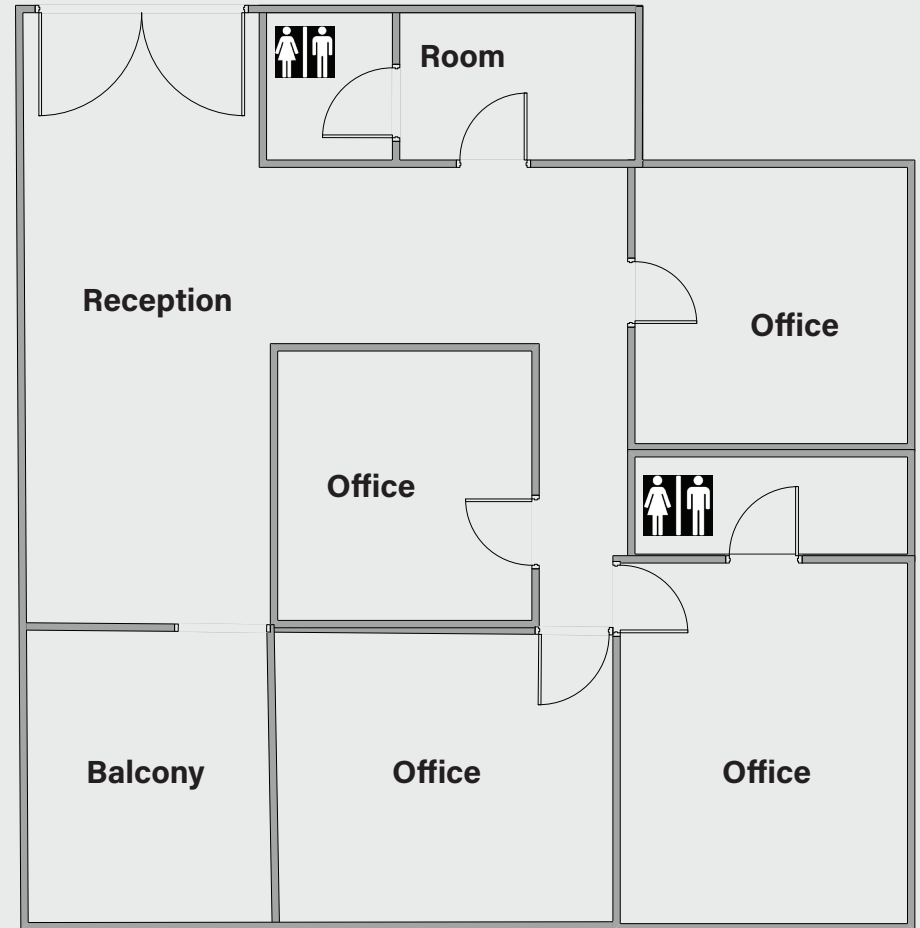
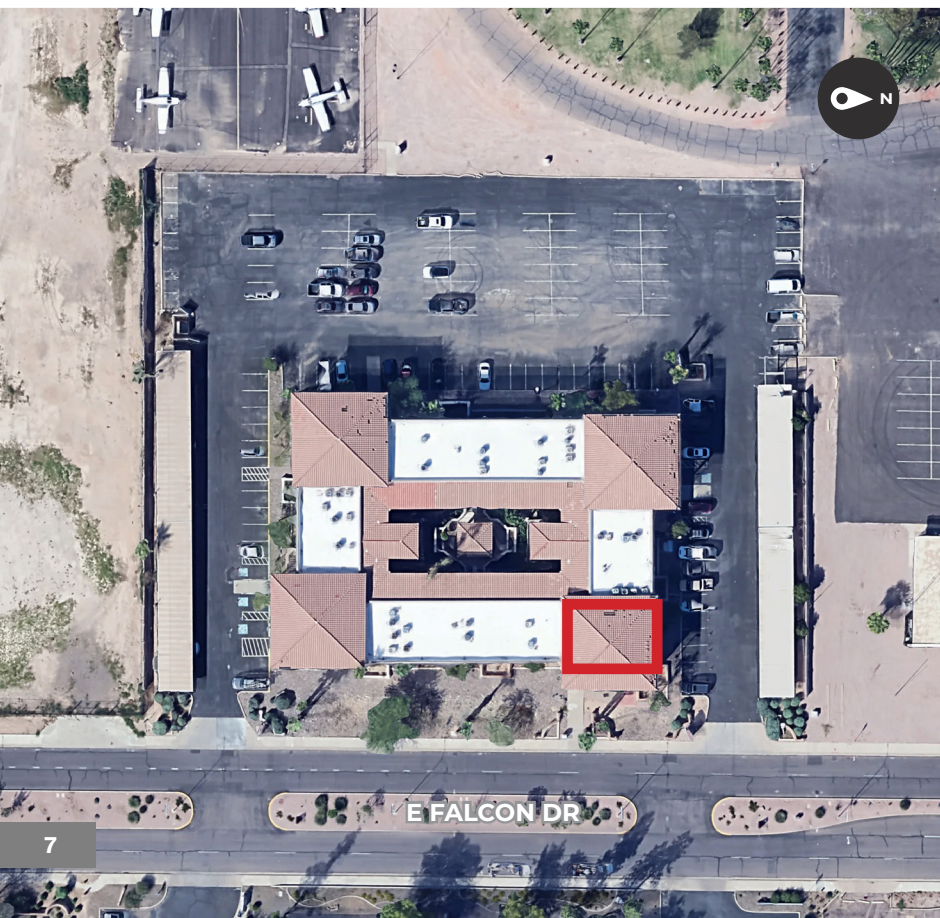
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# Suite 209

1,650 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 4 Offices
- 2 Restrooms
- Balcony

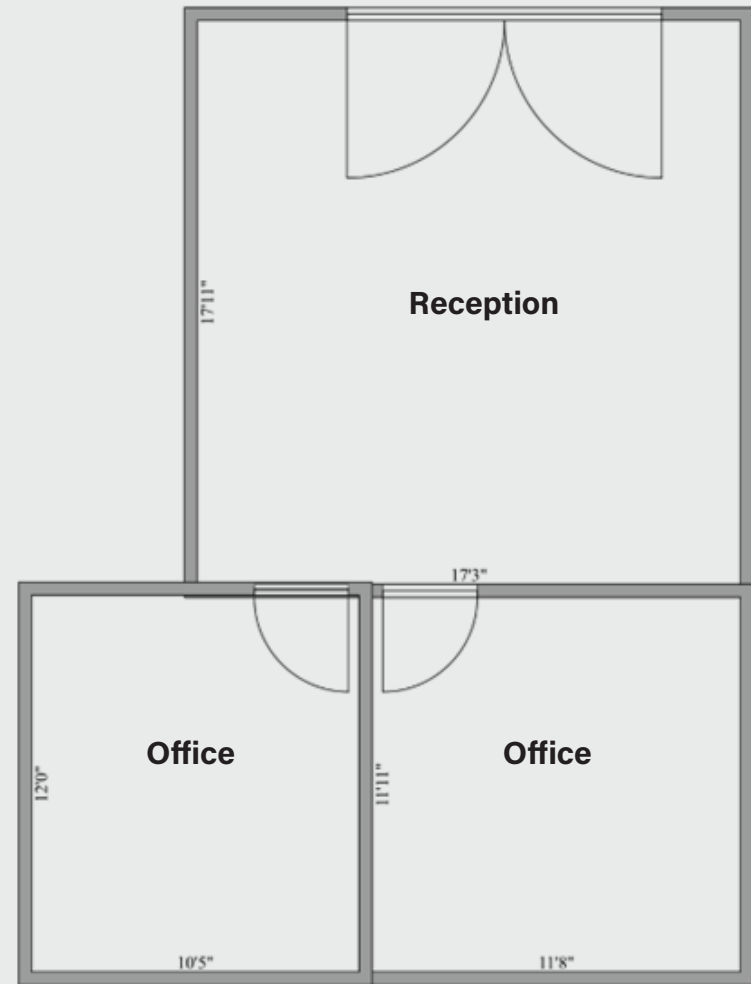
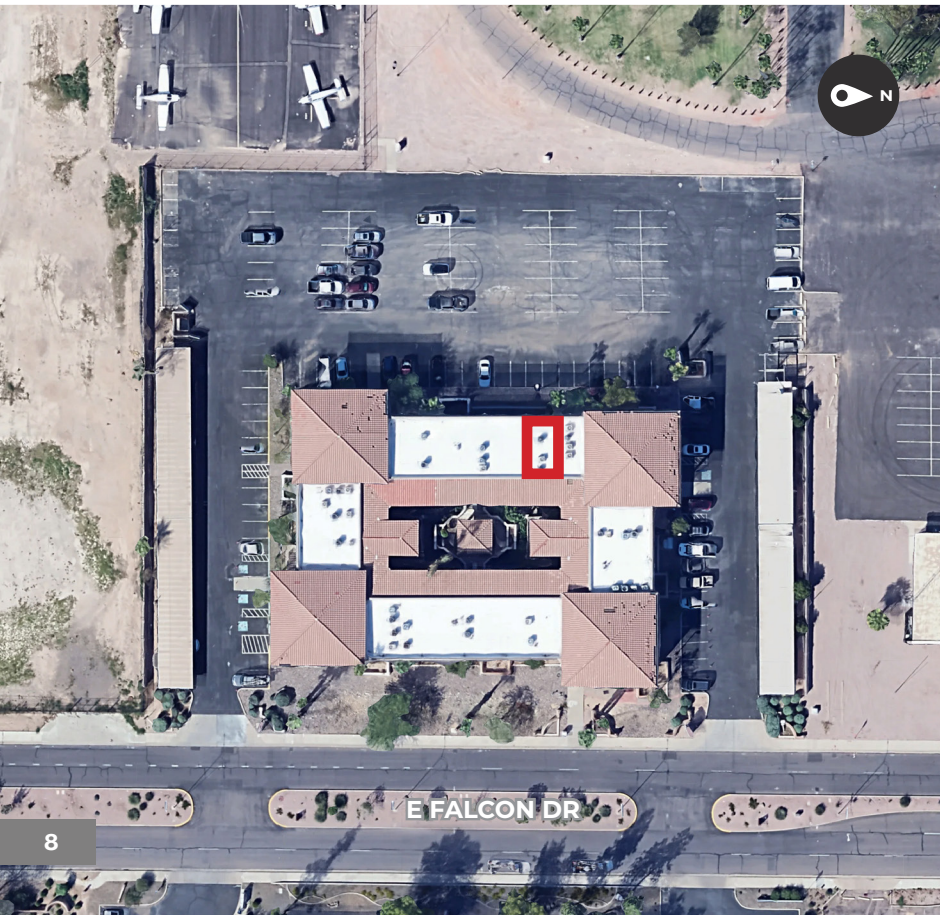


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# Suite 218

616 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 2 Offices

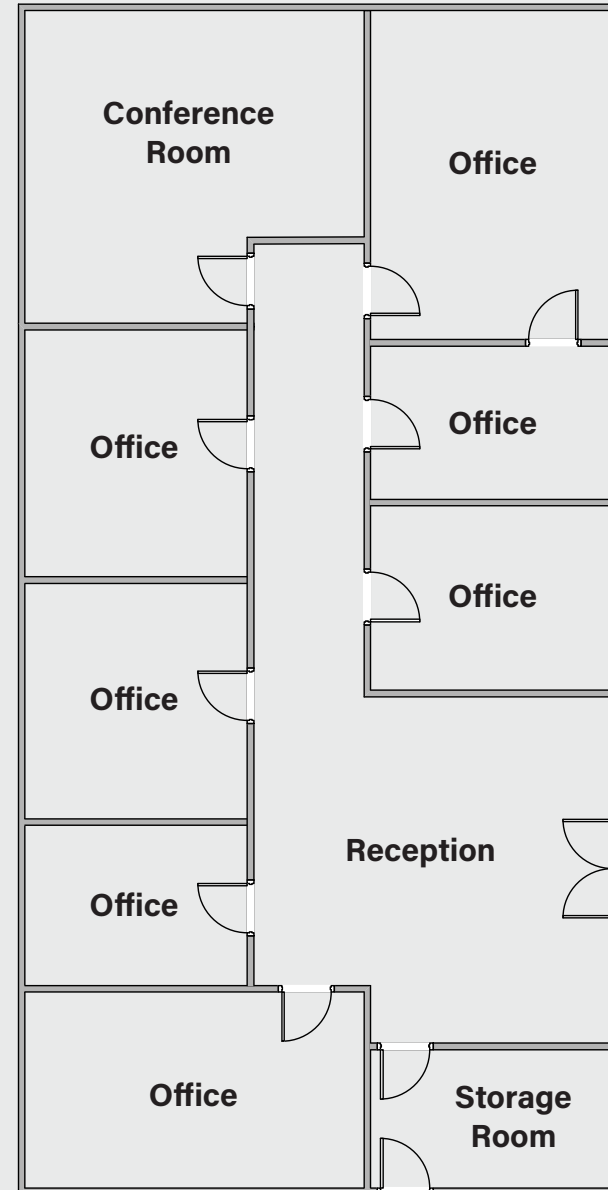
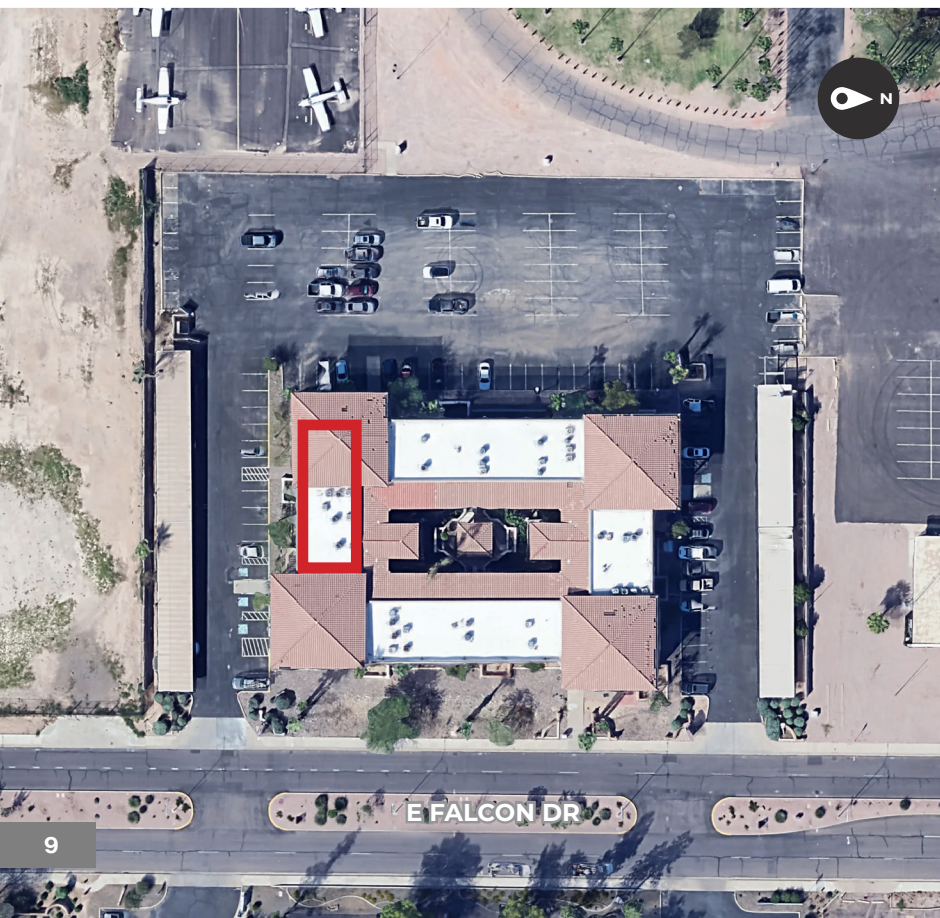


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# Suite 224

2,300 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 7 Offices
- Conference Room
- Storage Room



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LOOP  
202

# OPPORTUNITY ZONE



ARIZONA  
COMMEMORATIVE  
AIR FORCE MUSEUM



THE MONASTERY

VENEZIA'S  
PIZZERIA

ALTA MESA  
GOLF COURSE

**SPROUTS FARMERS MARKET**

**RIDGEVIEW PLAZA**

**FALCON VIEW SHOPPING CENTER**

**RED MOUNTAIN GATEWAY**

**WALMART SUPERCENTER**

LONGBOW GOLF COURSE

APACHE WELLS COUNTRY CLUB

PAINTED MOUNTAIN GOLF RESORT

N GREENFIELD RD

HIGLEY RD

N RECKER RD

E MCDOWELL RD

POWER RD

E MCKELLIPS RD

E BROWN RD



# Location Overview

## Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

**#1** City for Economic Growth  
(250K - 500K Population)  
[\(CoworkingCafe, 2024\)](#)

**TOP 5** Most Neighborly  
Large City  
[\(Neighbor.com, 2024\)](#)

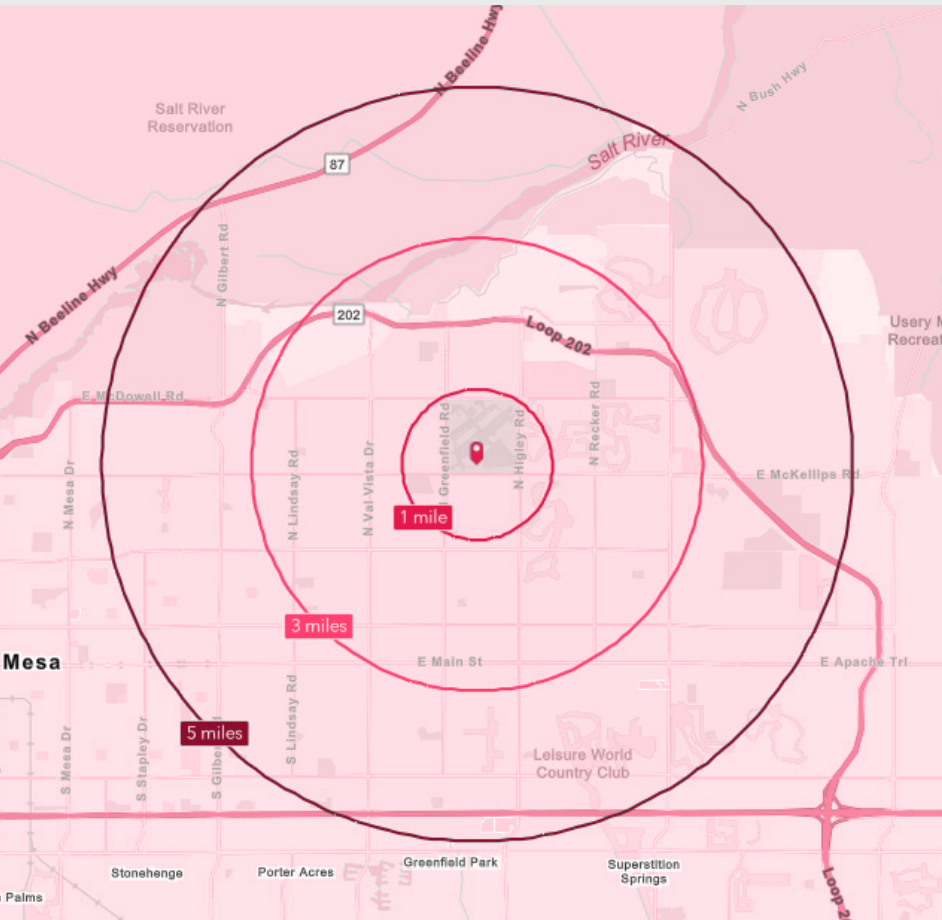
**#11** Best-Run City  
in the US  
[\(WalletHub, 2025\)](#)

**TOP 40** Cities with the Best  
Public Schools in the US  
[\(Niche, 2024\)](#)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	4,768	86,133	219,763
 <b>Households</b>	1,954	35,778	88,911
 <b>Average Household Income</b>	\$93,684	\$99,058	\$93,321
 <b>Median Home Value</b>	\$318,138	\$339,552	\$338,617



## 5 Mile Highlights

**44.8**  
Median  
Age

**65.3K**  
Daytime  
Employees

**29%**  
Bachelor's Degree  
or Higher

## A Strong Commercial & Residential Hub

This location is a major commercial hub, boasting a significant daytime population of professionals that creates a dynamic setting for business-to-business networking. The area is supported by a large and affluent residential community, ensuring a stable and professional client base for any company. The surrounding population is also highly educated, providing businesses with direct access to a premier talent pool and making recruitment seamless.

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For More Information,  
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