



Building Size:
±11,011 SF

Suite 103 Size:
±1,636 SF

Lease Rate:
\$24.00/PSF/NNN

RED MOUNTAIN OFFICE SUITES

3514 N Power Rd | Mesa, AZ 85215

Office Condo
**AVAILABLE
FOR LEASE**

DEREK BUESCHER

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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.

08 18 26



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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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MULTI-TENANT OFFICE SPACE IN A PRIME NORTHEAST MESA LOCATION

AVAILABLE FOR LEASE

Suite 103 at 3514 N Power Rd offers approximately 1,636 SF of well-positioned commercial space in an established Northeast Mesa location. With convenient access, on-site parking, and a professional setting, the suite is a strong leasing opportunity for a business looking to serve the surrounding residential and commercial communities.

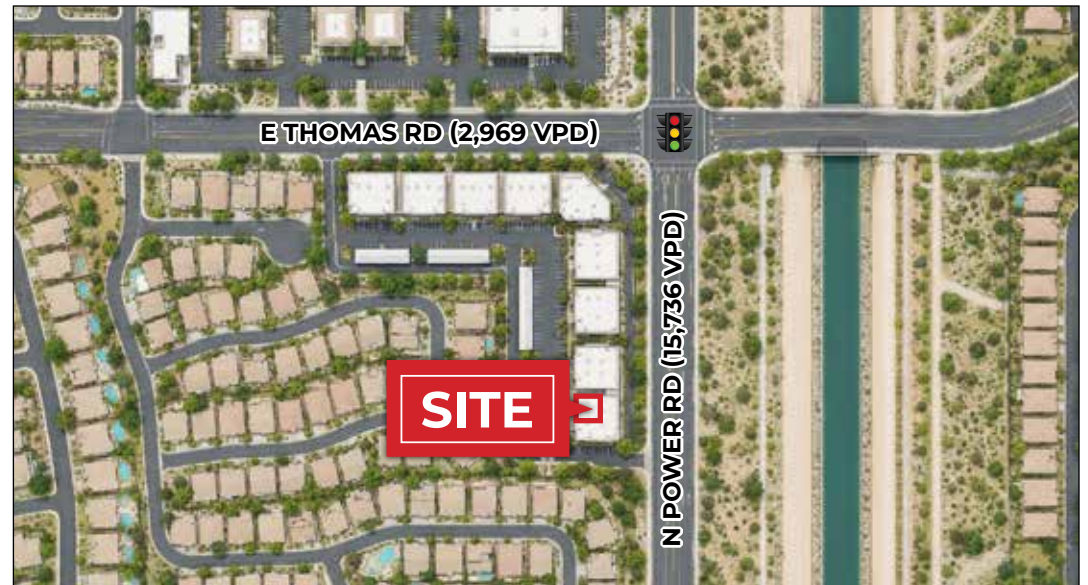
Located near Power Rd & Thomas Rd, the property is just minutes from the Loop 202 Red Mountain Freeway and Falcon Field Airport. The surrounding Falcon District continues to grow, supported by desirable communities such as Las Sendas and Red Mountain Ranch, along with expanding employment, retail, dining, and development in the area.

PROPERTY SUMMARY

Address	3514 N Power Rd, Mesa, AZ 85215
Crossroads	Power Rd & Thomas Rd
Building Size	±11,011 SF
Suite Size	±1,636 SF
Year Built	2007
Zoning	C-G
Parking Ratio	1.00/1,000 SF

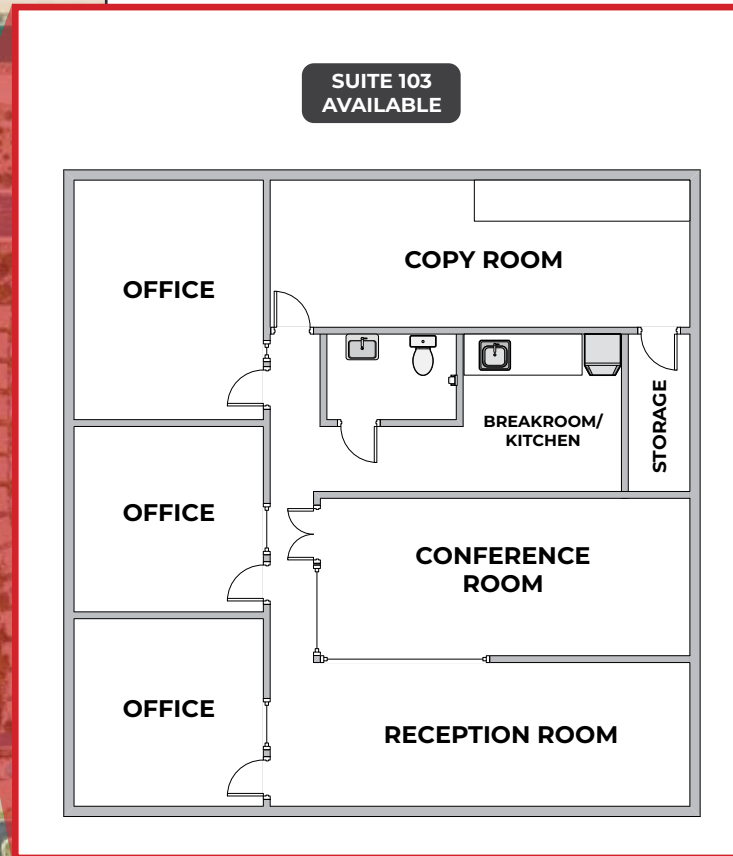
HIGHLIGHTS

- High-Traffic Intersection (18,705 VPD)
- Close to Falcon Field Airport
- Monument & Building Signage Available



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FLOOR PLAN



103 FOR LEASE:

- The floor plan includes one reception area, three offices, one restroom, and one breakroom.
- Parcel Number: 141-71-170
- Suite Size: $\pm 1,636$ SF

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PHOTOS



AERIAL MAP



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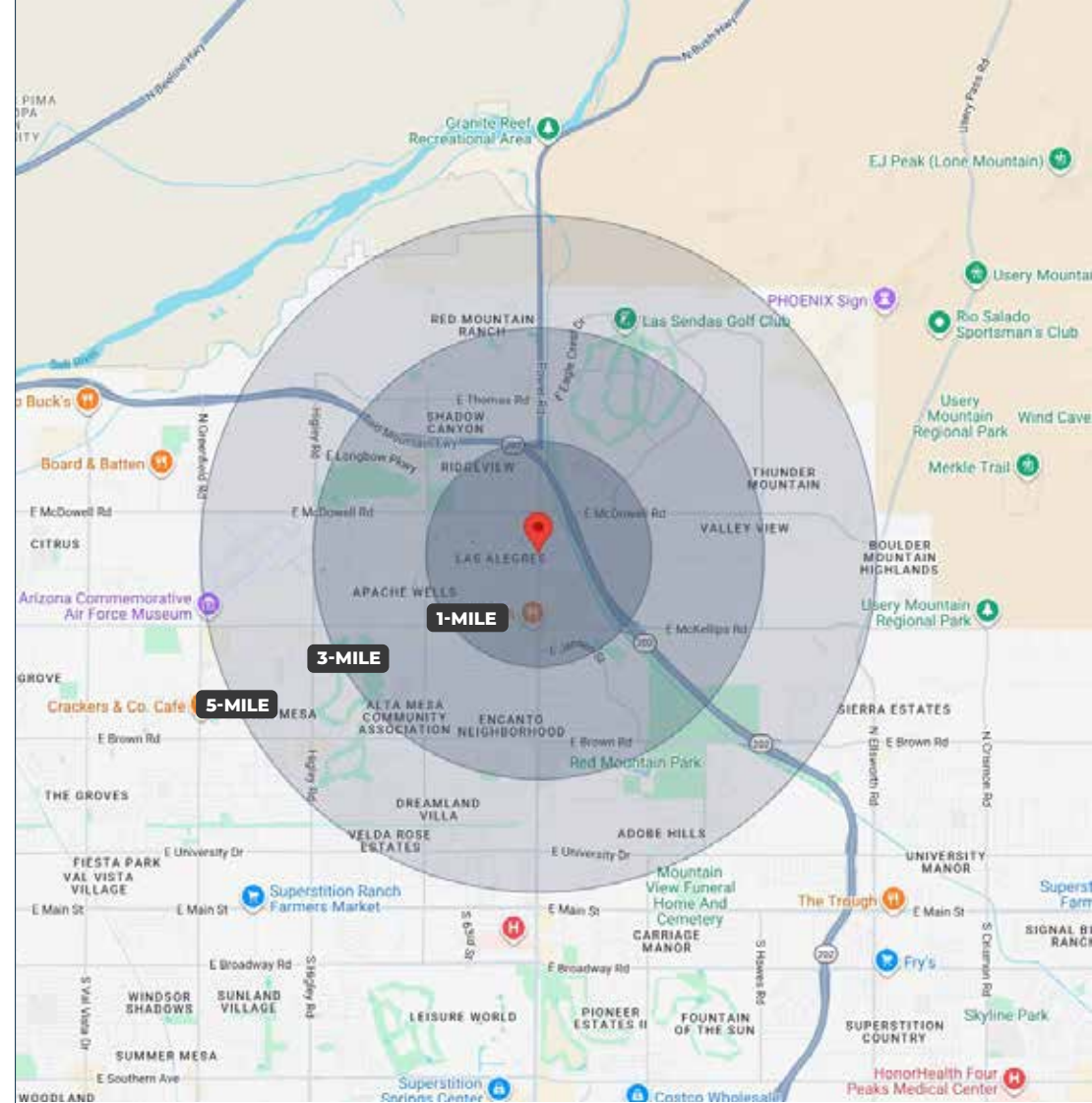
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	10,294	42,306	111,782
Annual Growth 2020 - 2025	1.5%	2.2%	1.7%
2025 Households	4,063	17,511	45,797
Median Age	50.1	50.8	48.6
Bachelor's Degree or Higher	42%	37%	32%
Avg HH Income	\$165,688	\$134,037	\$117,836
Total Consumer Spending	\$179.8M	\$680.1M	\$1.6B
Daytime Employment	1,710	13,289	35,858
Businesses	248	1,108	3,505
Median Home Value	\$587,805	\$519,551	\$453,230



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