



FOR LEASE | OFFICE

165 E Southern Ave

165 E Southern Ave | Mesa, AZ 85210

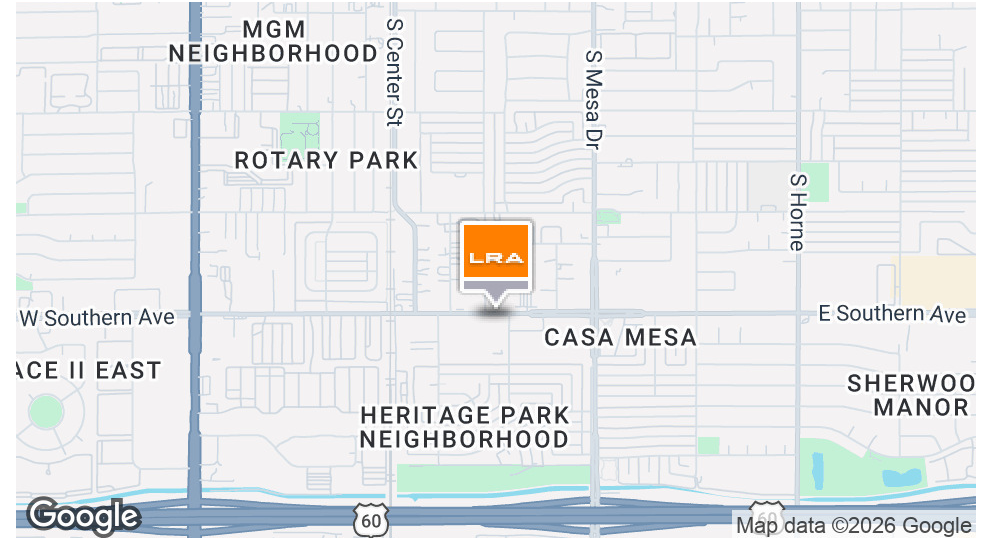
PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com



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OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Building Size:	6,704 SF
Available SF:	1,191 SF
Lot Size:	22,289 SF
Number of Units:	6
Year Built:	1982
Zoning:	LI

PROPERTY HIGHLIGHTS

SPACES

Suite 102

DEMOGRAPHICS

Total Households
Total Population
Average HH Income

LEASE RATE

\$12.00 SF/yr

SPACE SIZE

1,191 SF

0.25 MILES

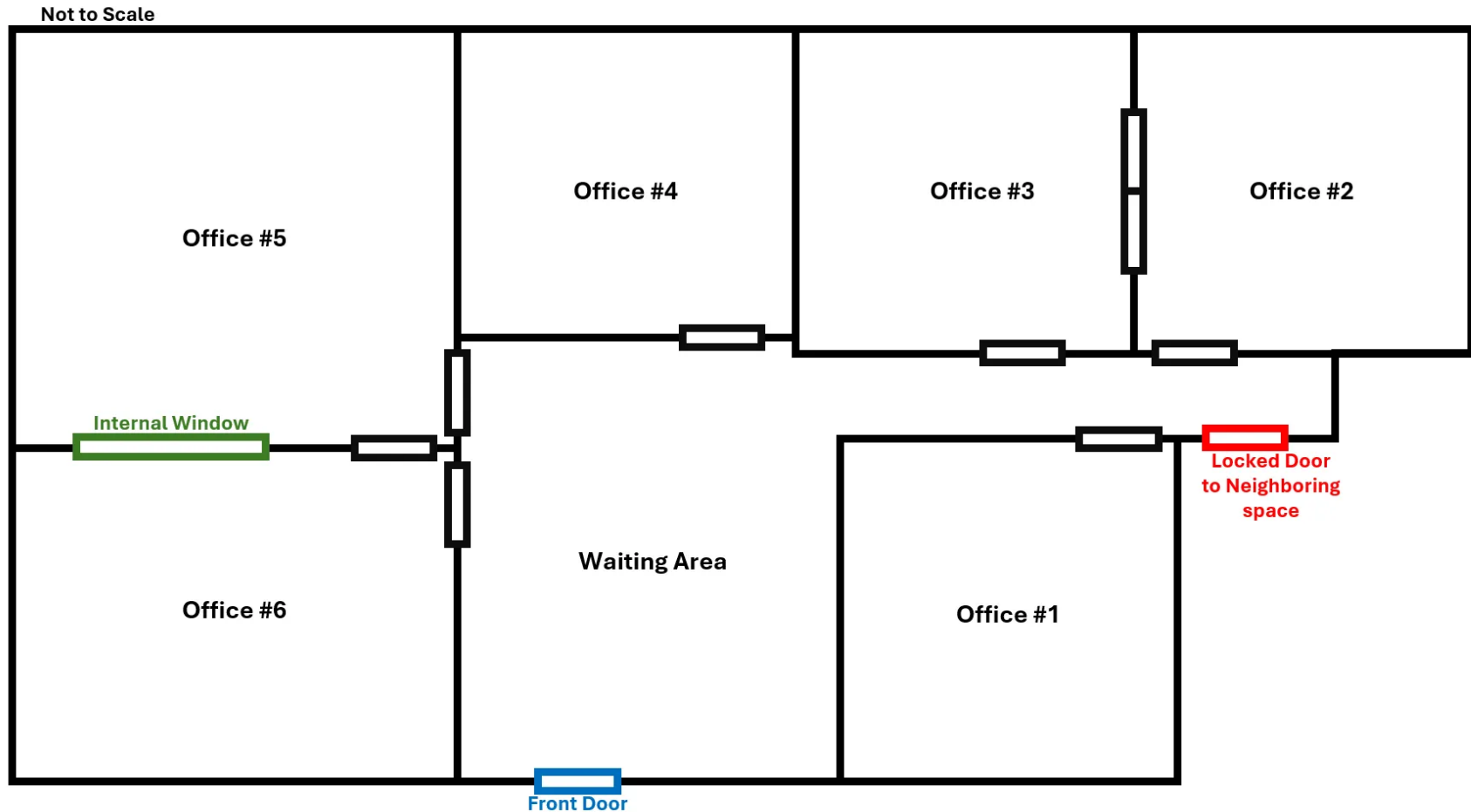
334
1,174
\$88,472

0.5 MILES

1,444
4,981
\$82,378

1 MILE

6,302
20,355
\$78,159





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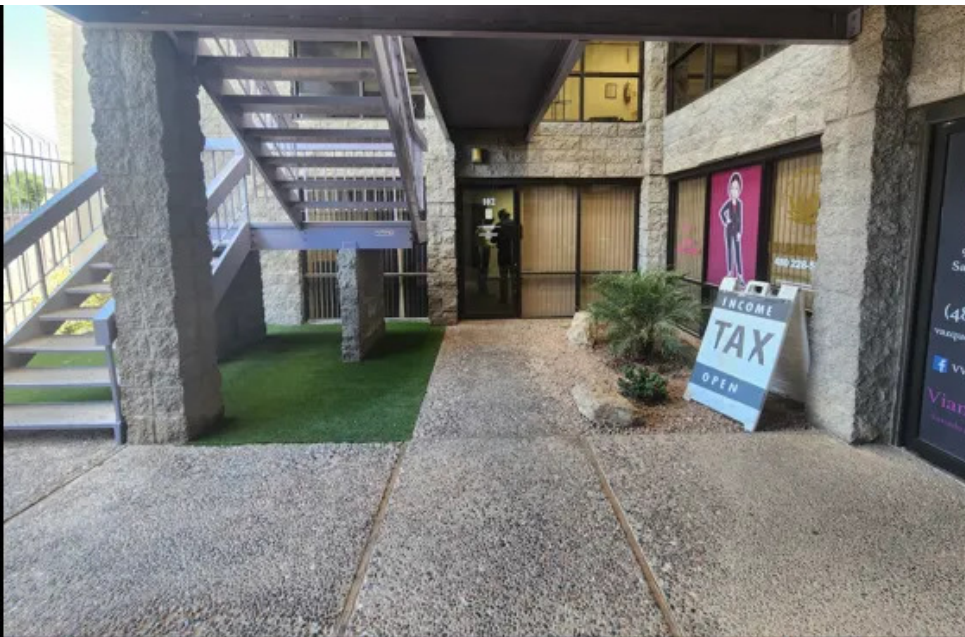


LRA

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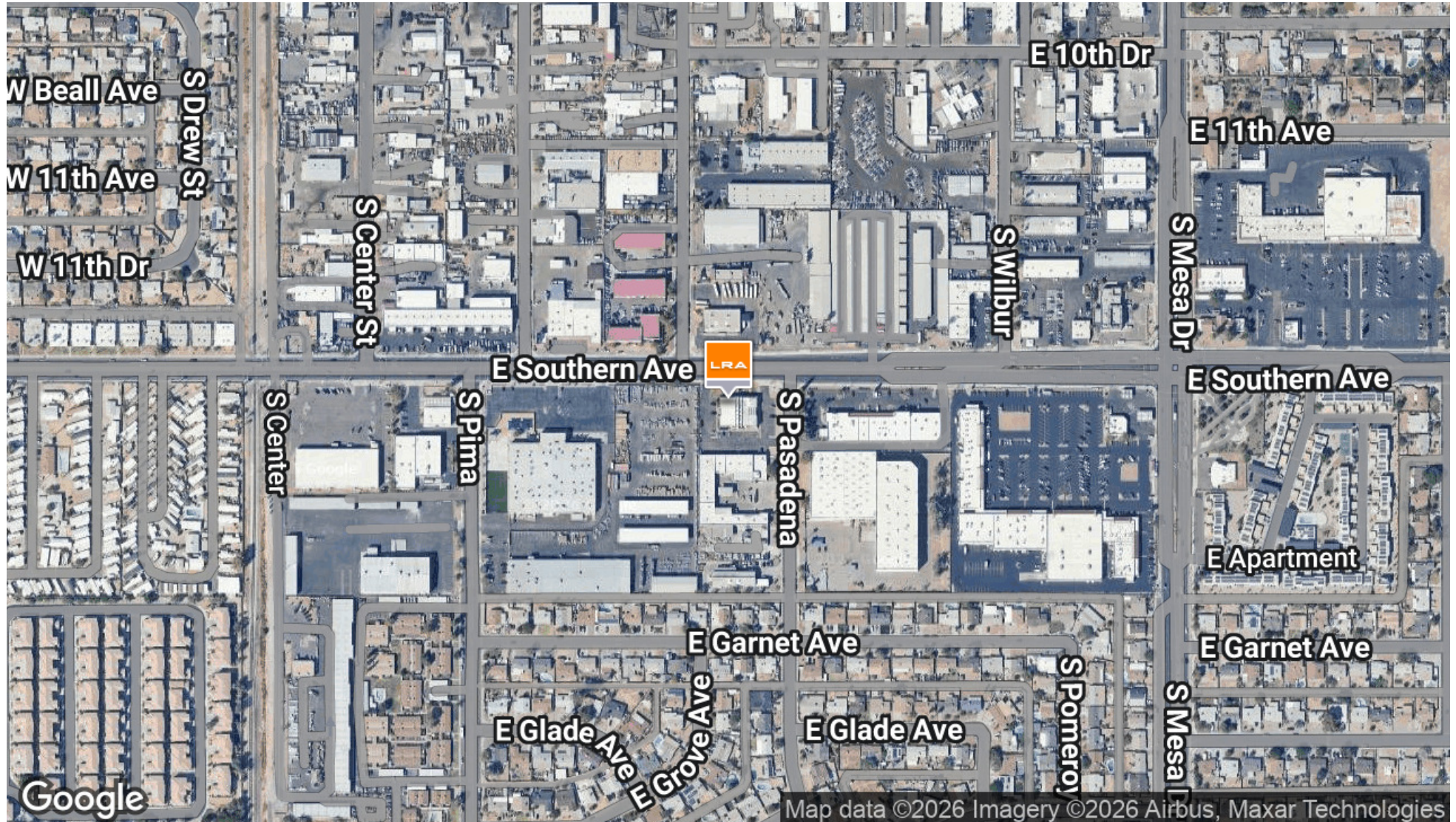
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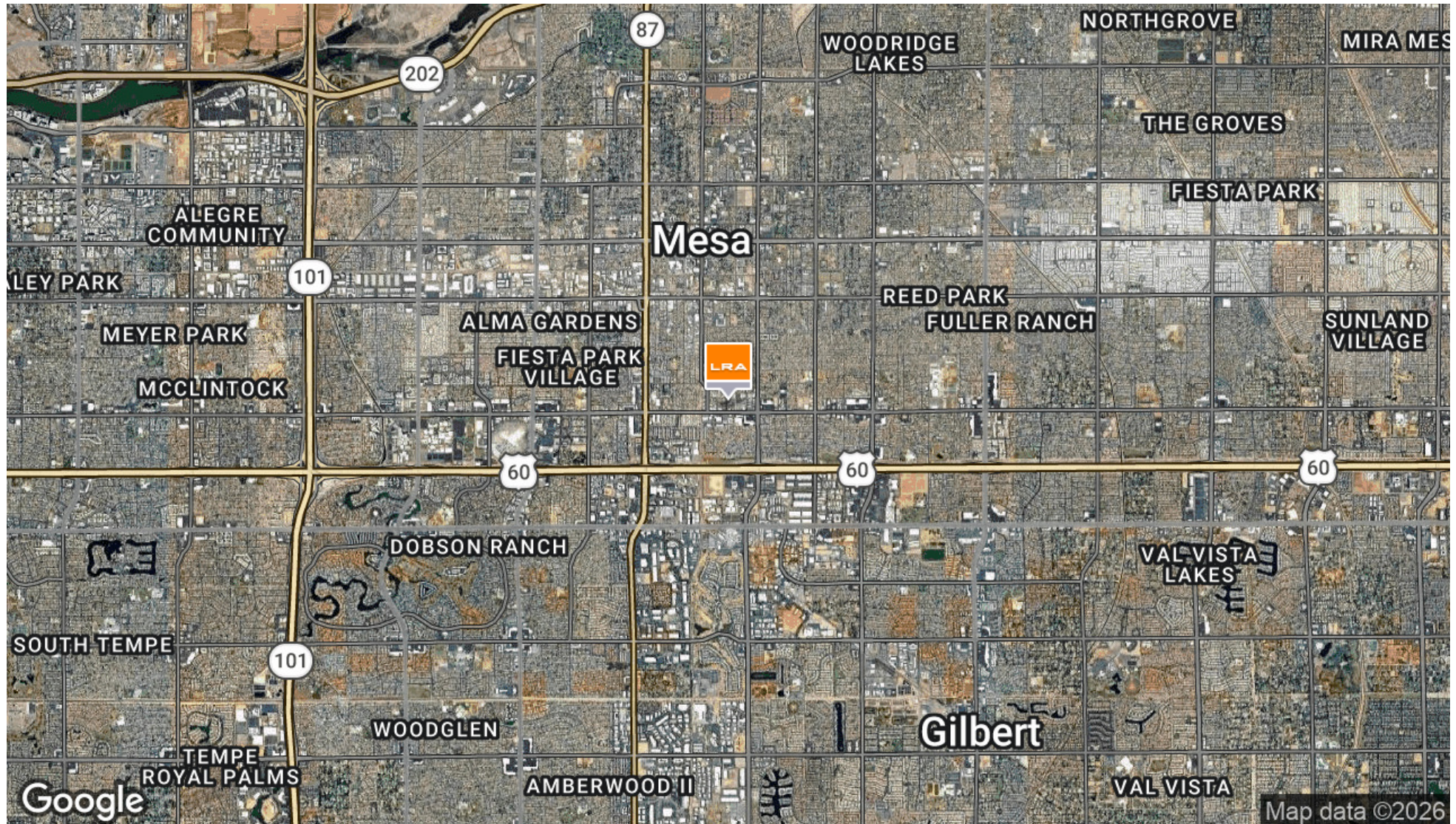
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,174	4,981	20,355
Average Age	30.4	31.6	29.6
Average Age (Male)	29.9	29.4	27.4
Average Age (Female)	31.8	31.2	30.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,444	6,302
# of Persons per HH	3.5	3.4	3.2
Average HH Income	\$88,472	\$82,378	\$78,159
Average House Value	\$222,352	\$236,120	\$258,194

2023 American Community Survey (ACS)

