

OFFICE/MEDICAL CONDOMINIUM FOR SALE

MCKELLIPS PROFESSIONAL

535 East McKellips Road, Building 2, Suite 105 | Mesa, AZ 85203

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LOCATION DESCRIPTION

Positioned directly along the highly trafficked McKellips Road corridor, this ±4,230SF office condo offers exceptional visibility, convenient access, and professional presence in the heart of Mesa. This is a rare opportunity for a professional or medical user to own rather than lease, with prominent monument signage and strong daily traffic counts, making it ideal for professional office or medical users seeking brand exposure and client convenience. Located near Loop 202 and major east valley thoroughfares, the area provides easy accessibility for employees and clients throughout Mesa, Tempe, Scottsdale, and Gilbert. Surrounded by established residential neighborhoods, retail amenities, restaurants, and service-oriented businesses, the location supports a wide range of office users, including legal, medical, financial, and professional services. Previously occupied as a law office, the suite offers a functional layout well-suited for firms seeking private offices, client meeting space, and a polished professional environment.

AREA CO-TENANTS

NextCare
URGENT CARE



DOLLAR TREE

Filiberto's
MEXICAN FOOD



Auto Zone

Walmart
Neighborhood Market

TITLEMAX



HONORHEALTH

PAPA MURPHY'S
HAND-MADE PIZZA

WELLS FARGO

Fru's
Marketplace

PROPERTY HIGHLIGHTS

- ±4,230 SF office/medical condominium available for sale
- APN: 136-24-387 & 136-24-388
- Excellent frontage and visibility along McKellips Road
- Monument signage opportunity
- Former law office with functional professional office layout
- Convenient access to Loop 202 and major east valley corridors
- Central Mesa location with strong surrounding demographics
- Ample nearby retail, dining, and service amenities
- Ideal owner-user opportunity for legal, financial, medical, or professional office users
- Condominium ownership eliminates landlord dependency and builds equity
- Professional image with strong client accessibility
- Located within an established office/business environment

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SUITE	SIZE	PLANS & VIRTUAL TOUR
105	4,230 SF	View Here

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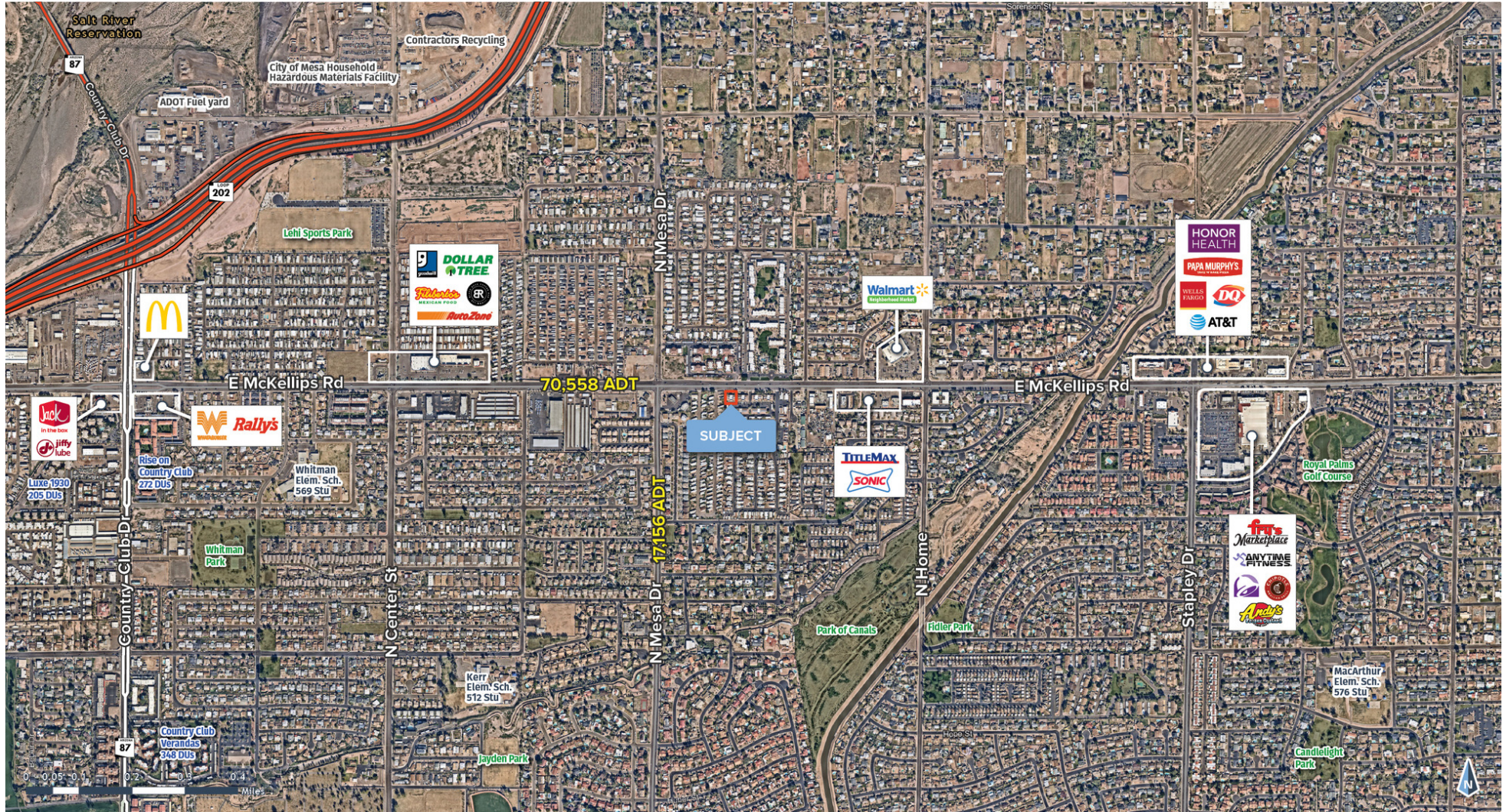
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,991	95,205	252,625
Median Age	35.4	34.9	34.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$71,374	\$74,315	\$69,869
Average	\$91,116	\$100,916	\$96,328



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	197	2,590	7,667
Employees	2,149	42,051	117,660
Daytime Population	10,684	95,714	270,584



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	37.4%	39.6%	38.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	56.6%	57.6%	56.9%
Services	20.1%	19.6%	20.6%
Blue Collar	23.3%	22.7%	22.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,551	35,233	96,597
Median Home Value	\$412,538	\$444,311	\$406,382

* 2025 Demographic data derived from ESRI

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