

1345 E MCKELLIPS RD

MESA, AZ 85203

SHELL PROFESSIONAL/MEDICAL OFFICE FOR LEASE



REECE ELLERTSON

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MOB
MEDICAL OFFICE BROKERS

EXECUTIVE SUMMARY

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Situated along the high-traffic McKellips Road corridor, this shell space offers an excellent opportunity for medical or professional office users seeking visibility and convenience. Located directly adjacent to established providers such as SimonMed Imaging, Viva Diagnostic Imaging, and Semken Physical Therapy, the site benefits from built-in referral potential and patient foot traffic. The property offers easy access to Loop 202 and is positioned just minutes from Banner Baywood Medical Center, making it ideal for healthcare practices looking to serve the East Valley community.

PROPERTY HIGHLIGHTS

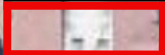
- Shell condition – ready for tenant build-out
- 1,372 RSF
- Generous Tenant Improvement (TI) allowance available – terms negotiable based on lease structure and tenant use
- Ample surface parking with convenient patient access
- Close proximity to Loop 202 and major arterial roads



PROPERTY OVERVIEW

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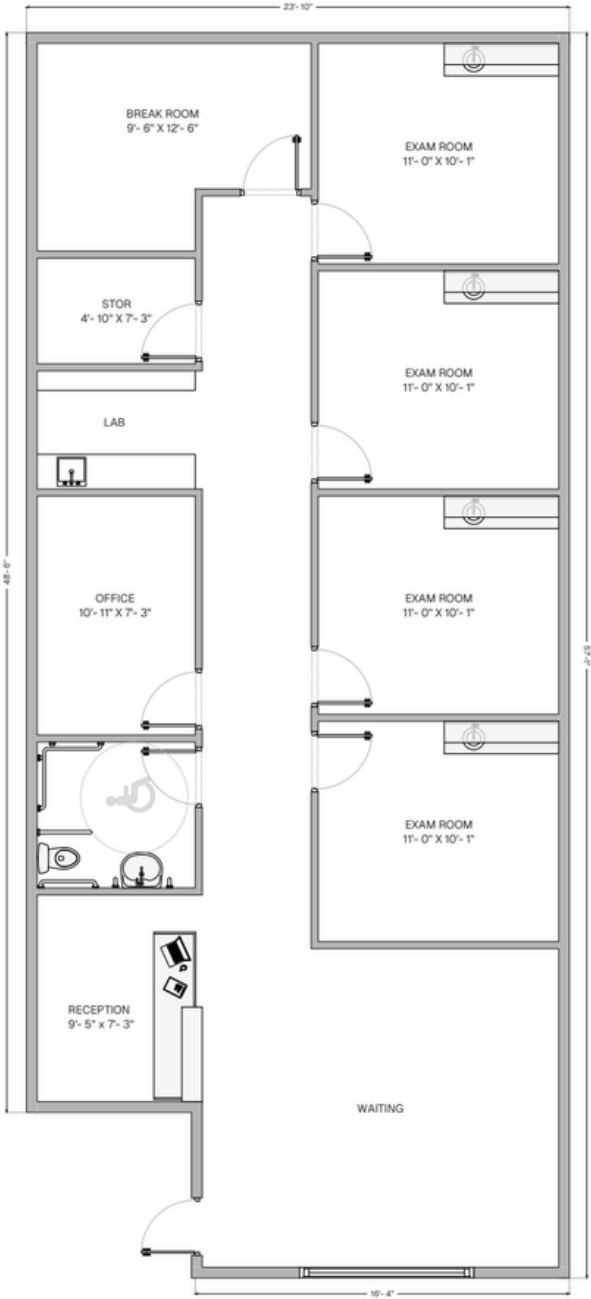
E MCKELLIPS RD



Semken Physical
Therapy

1,372 SF Vacant
Shell Space

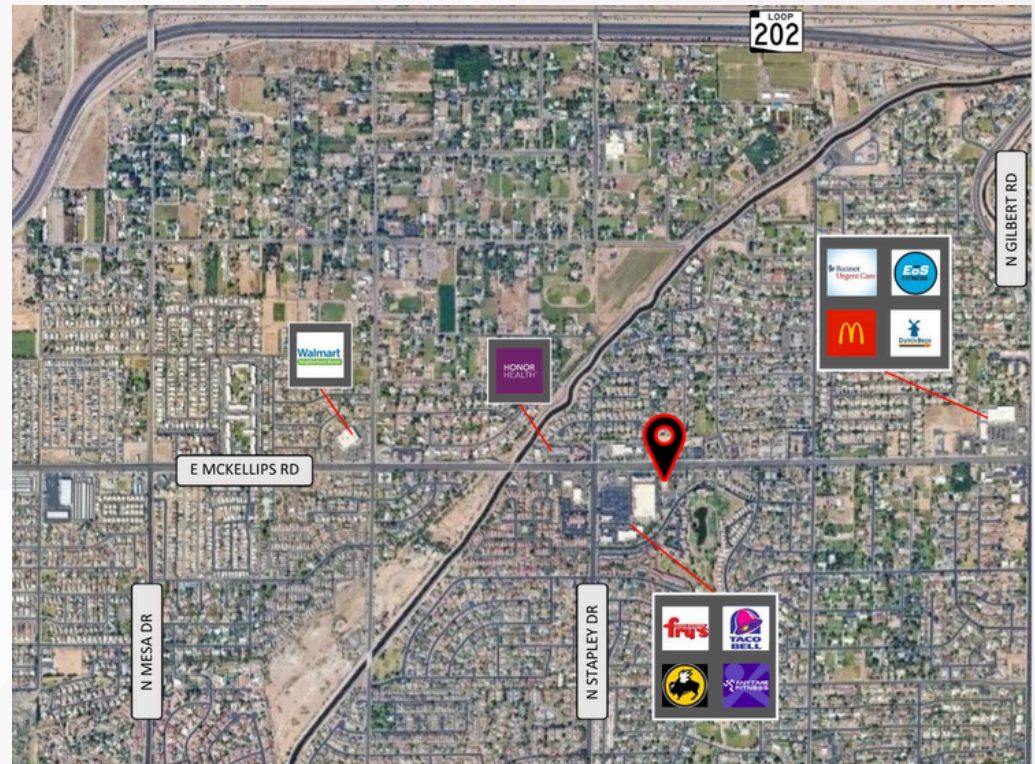
TEST FIT



DEMOGRAPHICS


1345 E MCKELLIPS RD
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Population	1 Mile	3 Mile	5 Mile
Residential Population	12,228	106,732	248,693
Average Age	37.5	34.9	35.3
Total Businesses	460	3,071	9,010
Households			
Total Households	4,222	37,607	90,590
# of Persons per HH	2.8	2.7	2.6
Income			
Average HH Income	\$107,661	\$87,692	\$80,134







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