

FOR LEASE | OFFICE

# LA MESA MEDICAL PLAZA SUITES

455 N Mesa Dr. , Mesa, AZ 85201

Steve Beck President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF:	849 - 1,434 SF
Lease Rate:	\$18 SF/yr (MG)
Lot Size:	1.22 Acres
Building Class:	B
Year Built:	1968
Renovated:	2019
Cross Streets:	Mesa Dr & University Dr.
Zoning:	RM-4



## PROPERTY HIGHLIGHTS

- Office/retail suites available as full-service or modified gross lease
- Office spaces with shared access of common areas; restrooms, reception, & breakroom.
- Recently renovated plaza located in the heart of Mesa
- Convenient directory signage displayed by walkways
- 3.8/1,000 RSF parking ratio
- High traffic count on Mesa & University Dr, exceeding 44,900 Vehicles Per Day

## AVAILABLE SUITES

Suite	SF Available	Lease Rate
12	979	\$18/SF/YR MG
8E	849	\$18/SF/YR MG
6	1,434	\$18/SF/YR MG

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SUITE 8



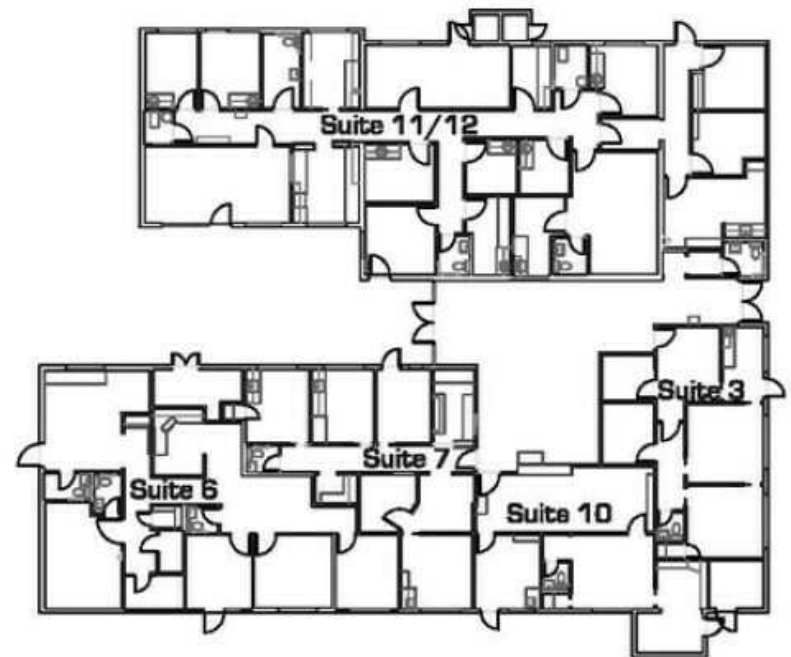
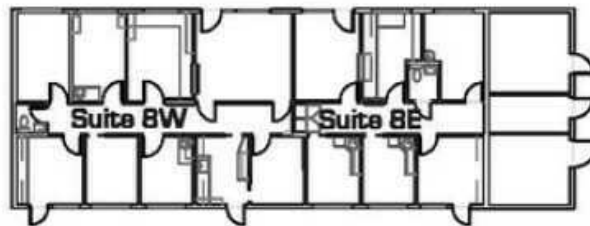
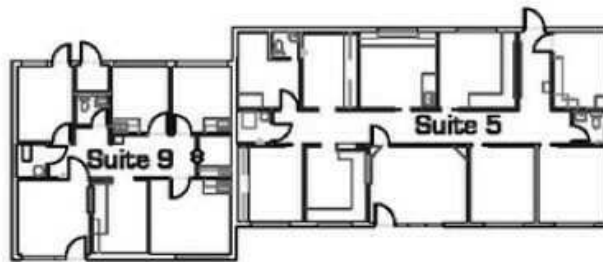
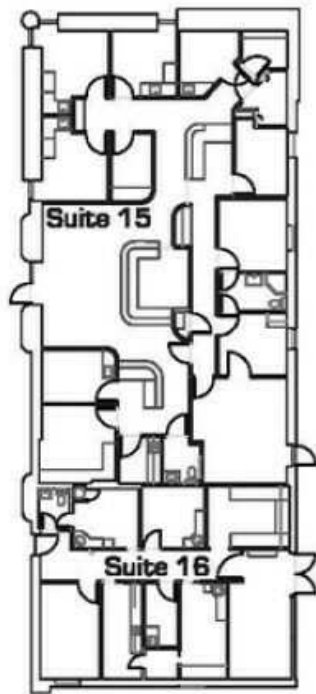
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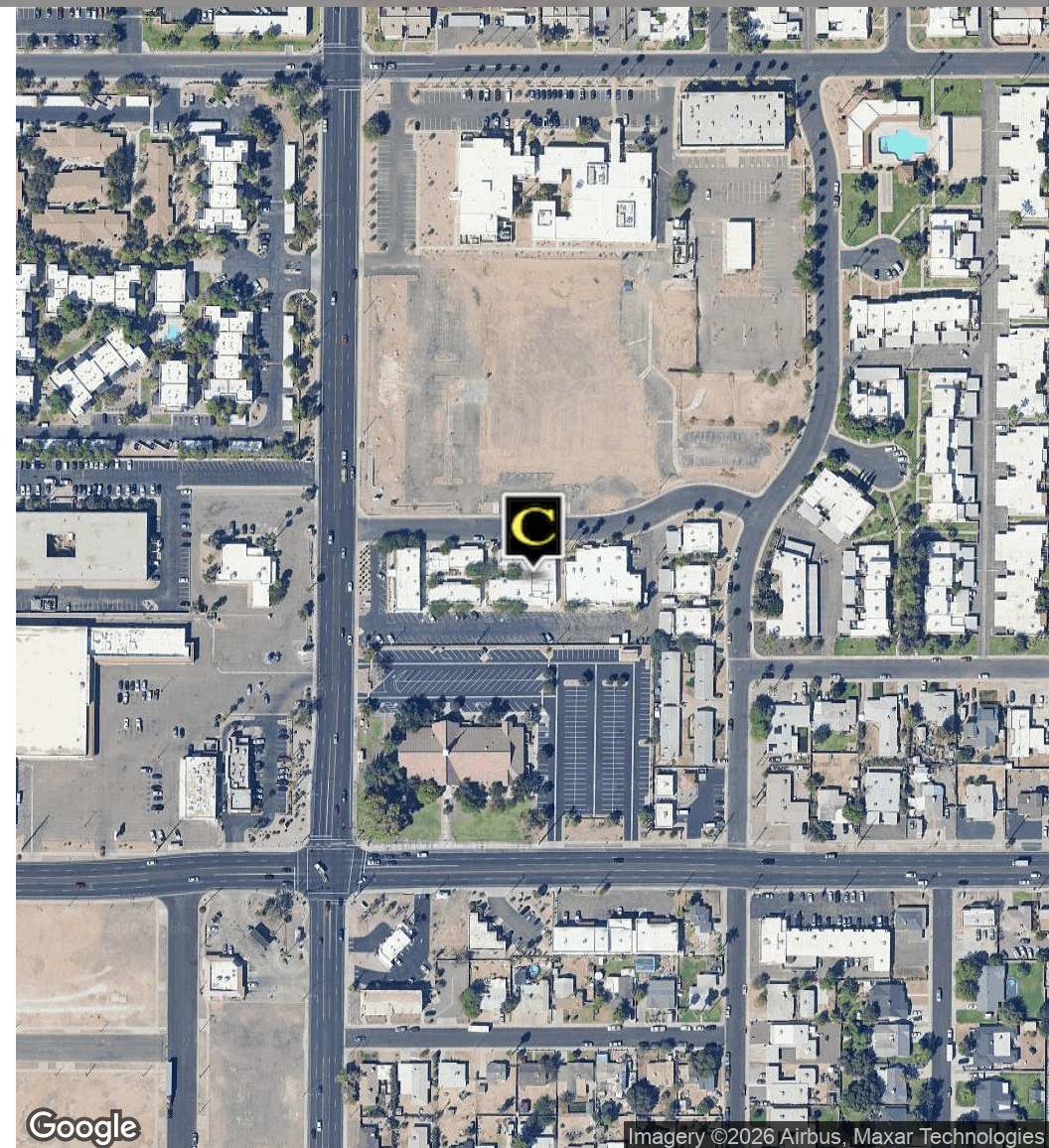
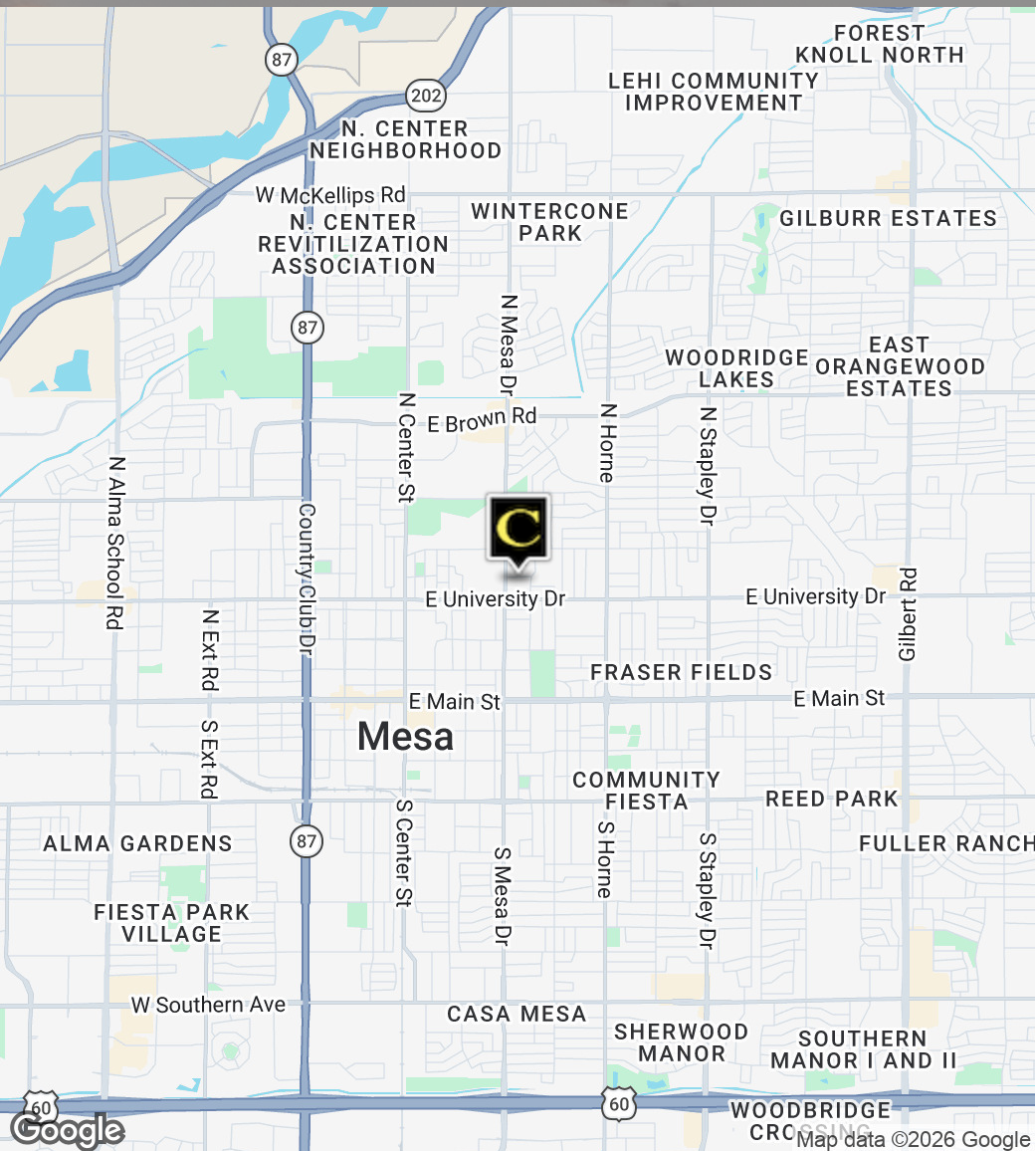
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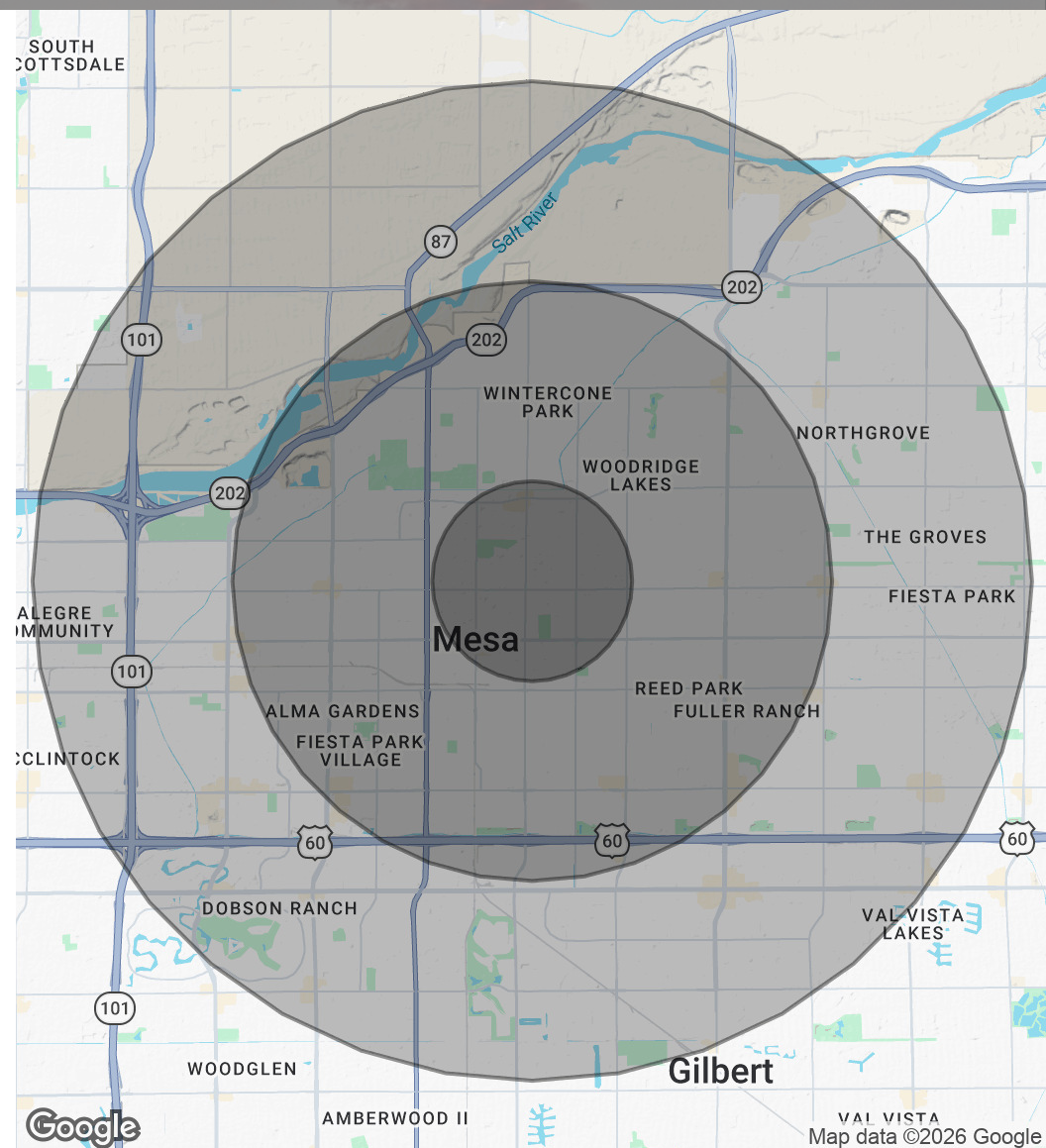
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,952	167,108	328,157
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	39	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,537	59,144	123,240
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$70,489	\$81,872	\$93,690
Average House Value	\$433,864	\$378,574	\$414,138

\* Demographic data derived from 2020 ACS - US Census



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