

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



coberealestate.com

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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

PROPERTY SUMMARY

Available SF:	849 SF
Lease Rate:	\$18 SF/yr (MG)
Lot Size:	1.22 Acres
Building Size:	1,155 SF
Building Class:	B
Year Built:	1968
Renovated:	2019
Zoning:	RM-4
Cross Streets:	Mesa Dr. & University Dr.

AVAILABLE SUITES

Suite 8E:	849 SF
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SUITE 8



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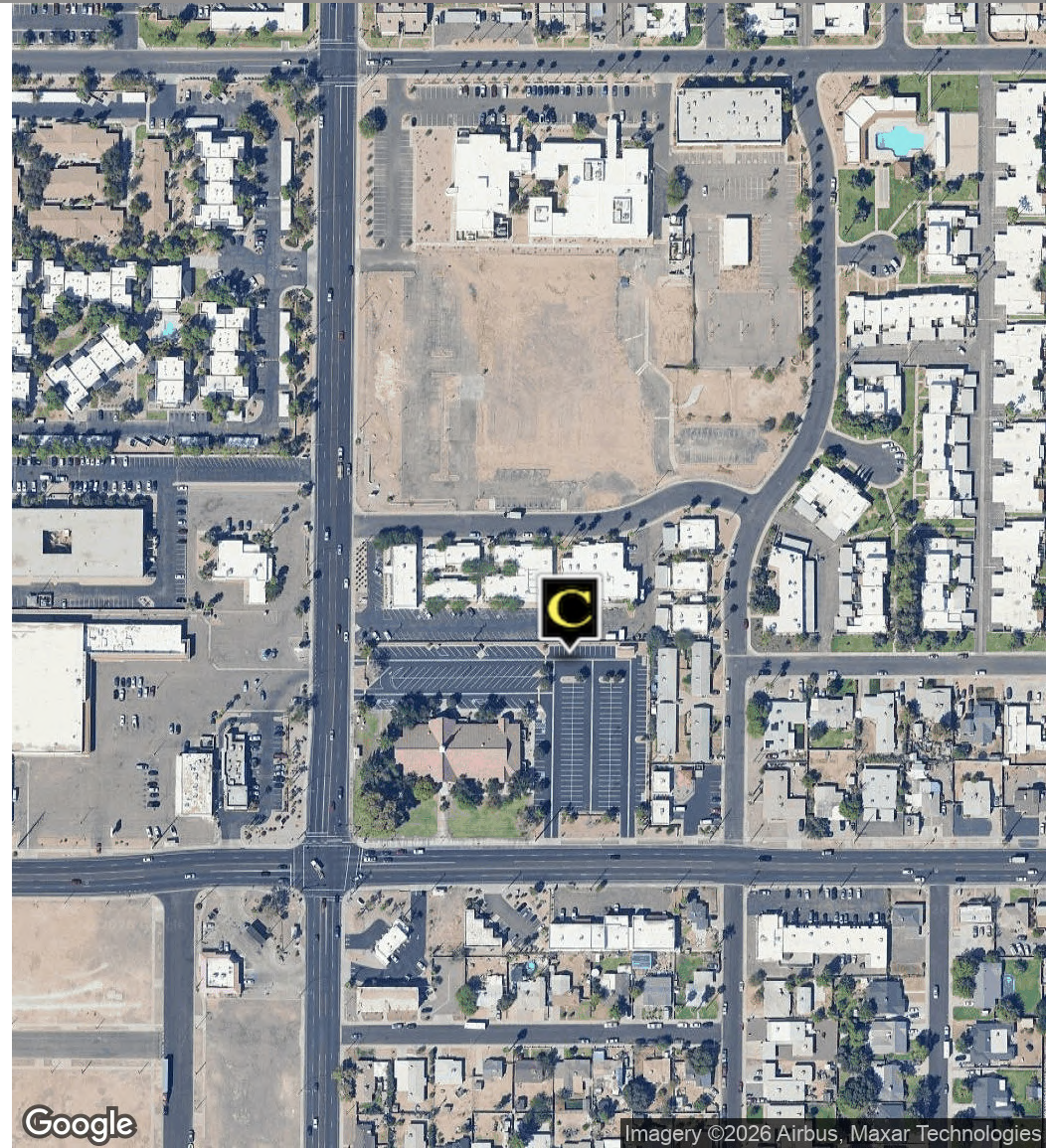
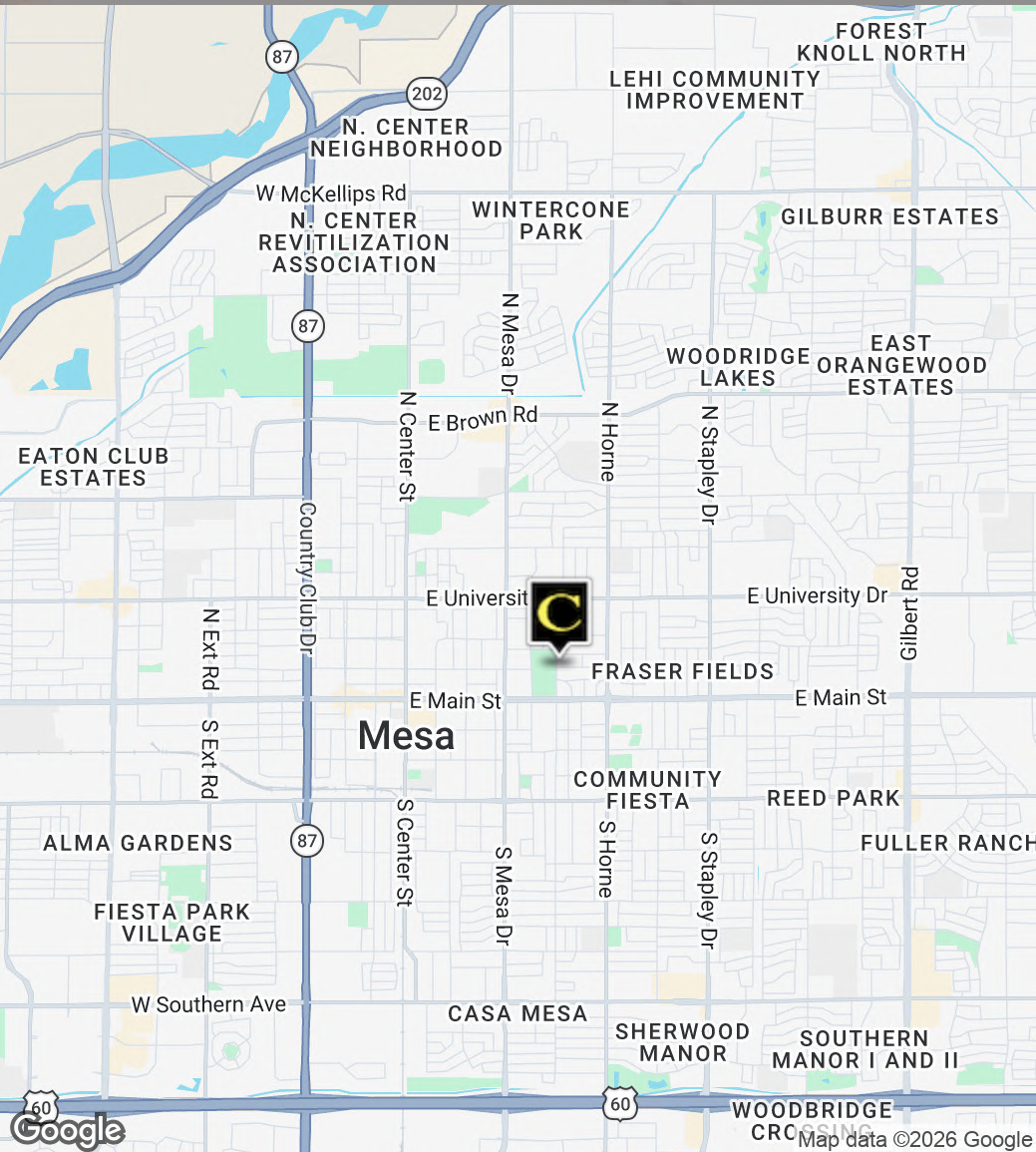
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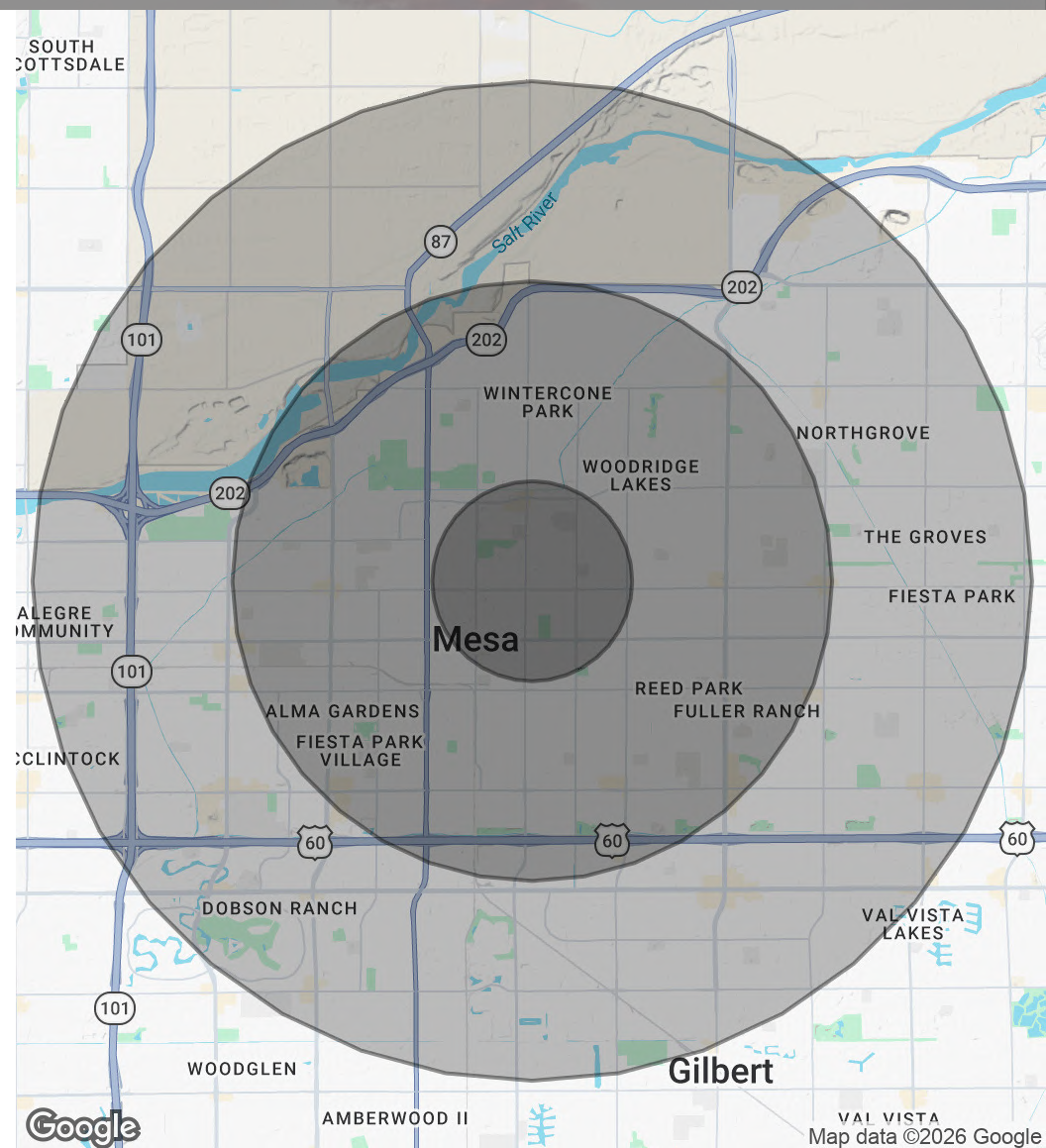
POPULATION

	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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