



**FOR LEASE | OFFICE**

## DOWNTOWN MESA GARDEN OFFICE SUITES

20 West 1st Street, Mesa, AZ 85201

**Zach Collins** Advisor | 480.610.2400 | [zach@coberealestate.com](mailto:zach@coberealestate.com)



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

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## PROPERTY SUMMARY

Available SF:	228 - 1788 SF
Lot Size:	0.59 Acres
Building Size:	12,758 SF
Zoning:	DC- Downtown Core District
Cross Streets:	Center & 1st St

## AVAILABLE SPACES

Suite	SF Available	Available SF:
Suite 101	1,753	\$17.00 SF/yr
Suite 205	1,788	\$16.00 SF/yr
Suite 206	228	\$500 per month

## LOCATION OVERVIEW

Located in the thriving revitalization area of Downtown Mesa. Property is within walking distance of Mesa Convention Center, Art Center, City of Mesa Offices, Chamber of Commerce, and Municipal Court. Only 2 Blocks to Light Rail Station, Main Street retail, boutiques, offices and restaurants.

## PROPERTY HIGHLIGHTS

- Downtown Mesa Garden Office Suites for Lease Starting at \$16.00/SF Full Service
- Common Area Restrooms
- Monument Signage and Covered Parking Available

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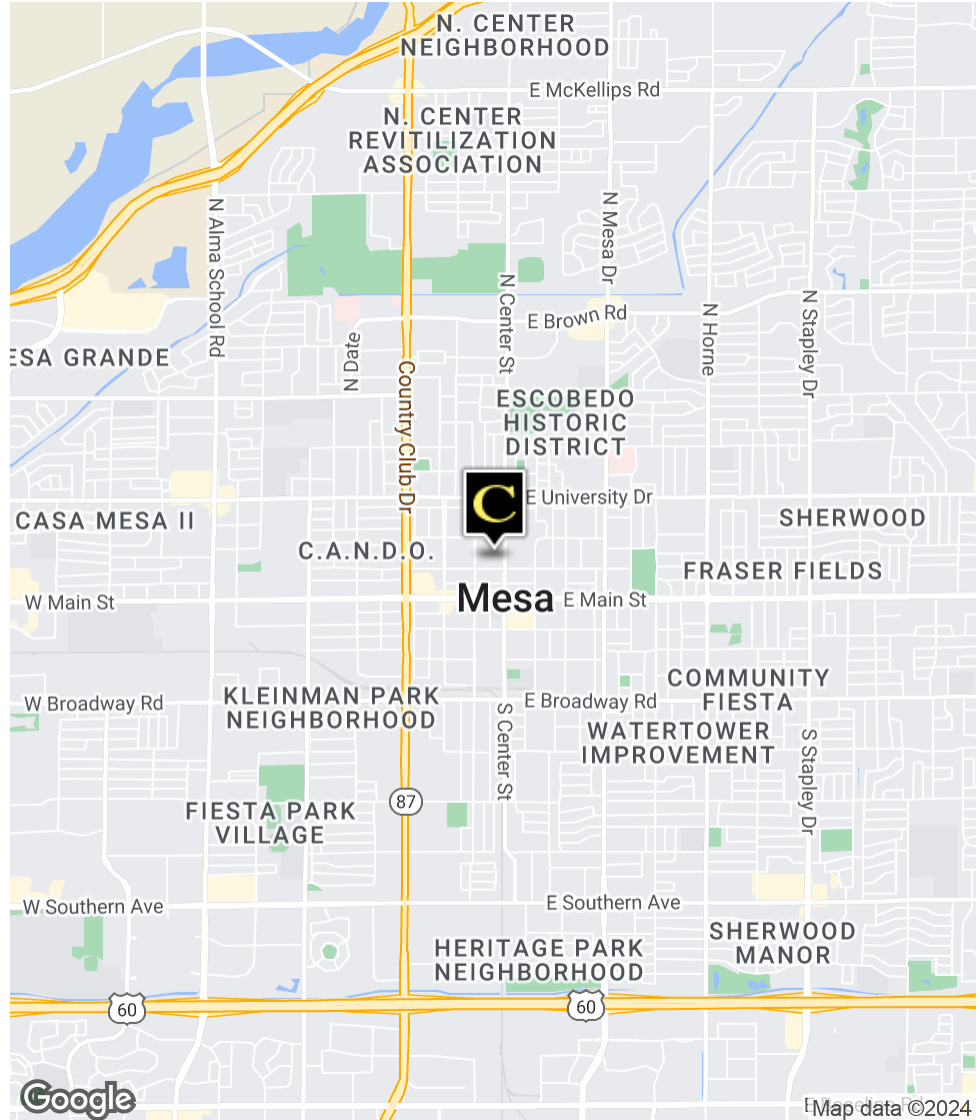
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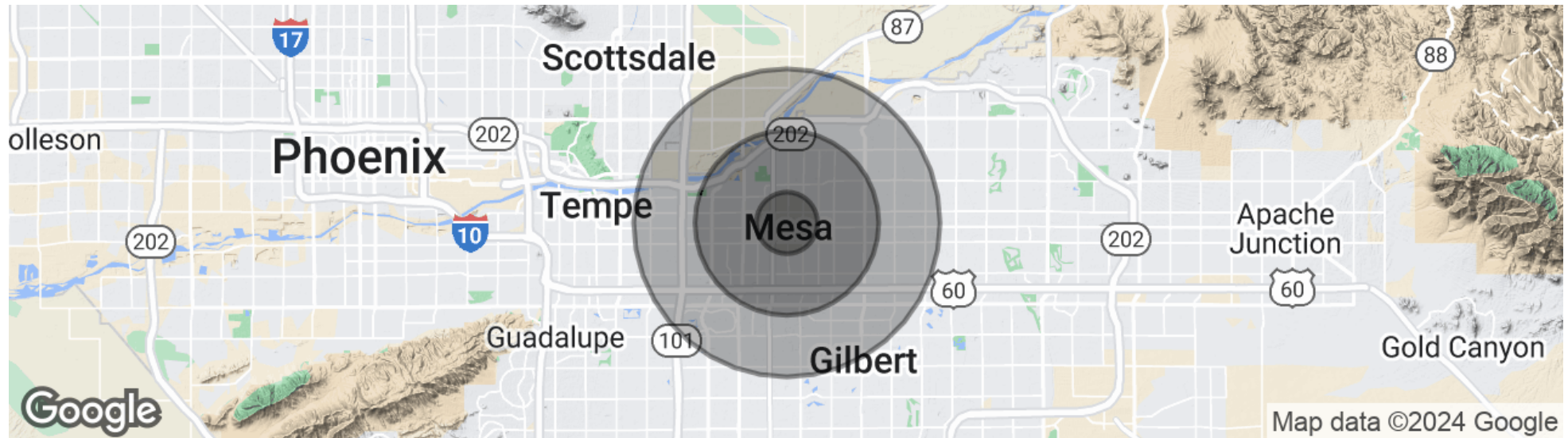
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## POPULATION

Total population

### 1 MILE

16,672

### 3 MILES

157,976

### 5 MILES

321,807

Median age

31.7

29.5

31.4

Median age (Male)

30.3

29.0

30.4

Median age (Female)

34.5

30.3

32.7

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total households

6,027

56,215

118,674

# of persons per HH

2.8

2.8

2.7

Average HH income

\$45,643

\$49,424

\$57,918

Average house value

\$167,130

\$162,905

\$209,562

*\* Demographic data derived from 2020 ACS - US Census*

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