



FOR LEASE | OFFICE

FREESTANDING OFFICE BUILDING

6703 E Avalon St , Mesa, AZ 85205

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:

Lease Rate:

N/A

Building Size:

1,000 SF

Zoning:

LC- Limited Commercial

Cross Streets:

Main & Power

LOCATION OVERVIEW

Stand Alone Office Building located on N. 67th St, North of Main St, Just West of Power. Close proximity to Superstition Springs Mall, Banner Baywood Medical Center, numerous restaurants and retail. Minutes to US-60 Superstition Springs Freeway.

PROPERTY HIGHLIGHTS

- 1,000 SF Office For Lease for \$18\SF NNN
- Open Office Buildout Includes: Bullpen, Office, Breakroom, Restroom and 2 Storage Sheds.
- 3 Miles from Loop 202 and US-60
- Close Proximity to Banner Medical Center, Numerous Restaurants and Retail Amenities.

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Property Improvements

INTERIOR:

- STRUCTURED WIRING FOR COMPUTERS (7 LOCATIONS)
- PHONE LINES FOR WORK STATIONS & KITCHEN (8 LOCATIONS)
- PROFESSIONAL PHONE SYSTEM WITH CPU, 4 HAND-SETS, & FRONT DOOR STATION
- DSC ALARM SYSTEM WITH MOTION, GLASSBREAK, SHOCK SENSORS & SMOKE DETECTORS
- IPDATATEL CELLULAR COMMUNICATOR FOR ALARM SYSTEM
- SPEAKERS & VOLUME CONTROLS IN LARGE OFFICE AREA, KITCHEN & CENTER OFFICE
- STEREO RECEIVER, CD PLAYER & DVD PLAYER INCLUDED
- 6-CAMERA SURVEILLANCE SYSTEM (NEEDS SOME WORK) W/ CELL APP FOR REMOTE VIEWING
- TV'S IN LARGE OFFICE AREA, KITCHEN & CENTER OFFICE
- COMPLETE REMODEL OF INTERIOR: paint on ceiling, walls, new baseboards, lighting, window coverings
- TILE FLOORING THROUGHOUT BUILDING & ON WALLS IN BATHROOM
- NEW CABINETRY & SINK IN KITCHEN, NEW FIXTURES IN BATHROOM
- 220-VOLT INSTANT HOT WATER HEATERS UNDER KITCHEN & BATHROOM SINKS
- CENTRAL VACUUM W/ HOSE & ATTACHMENTS
- NEW SECURITY SCREEN DOORS INSTALLED IN 2008
- MINI-BLINDS INSTALLED IN 2008

EXTERIOR:

- NEW EXTERIOR PAINT ON BUILDING & STORAGE BLDGS. IN 2007 & 2016
- 2" FOAM ROOF ADDED IN 2010. RE-COATED IN 2016
- ATTACHED FRAMED STORAGE BLDG ON REAR OF BUILDING
- DETACHED FRAMED 8' X 10' STORAGE BLDG AT REAR OF PROPERTY
- RESEALED PARKING LOT IN 2008 & 2016
- POSTS & CABLE INSTALLED AT DRIVEWAY SOUTH ENTRANCE
- SECURITY DOORS

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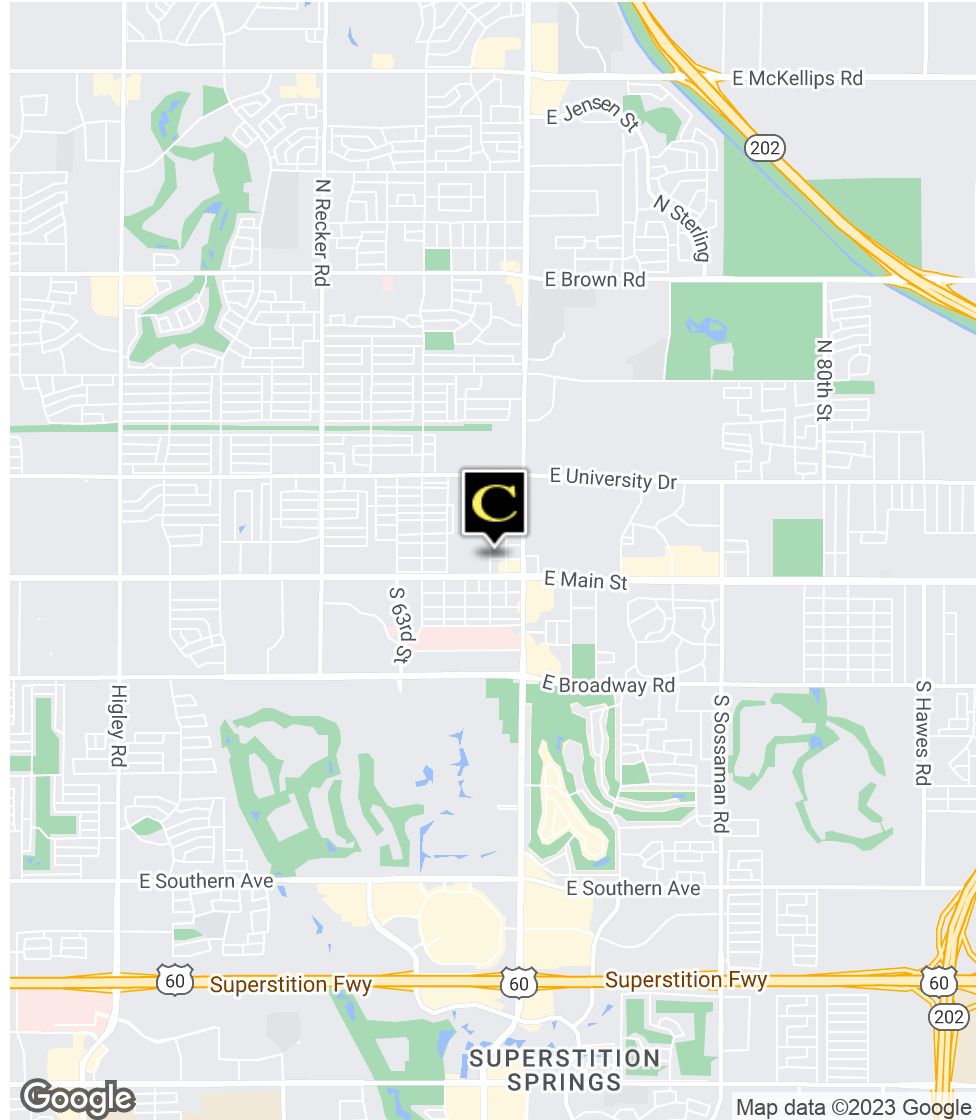
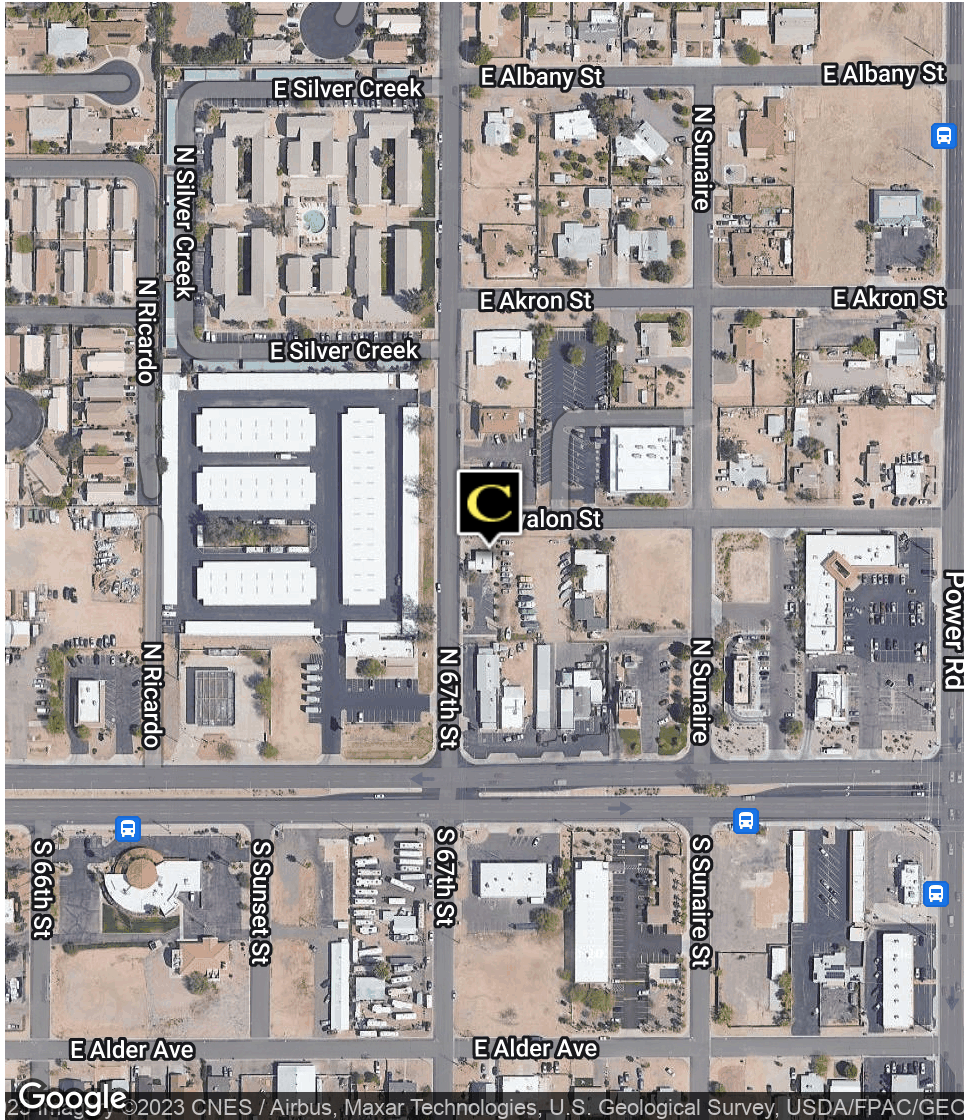
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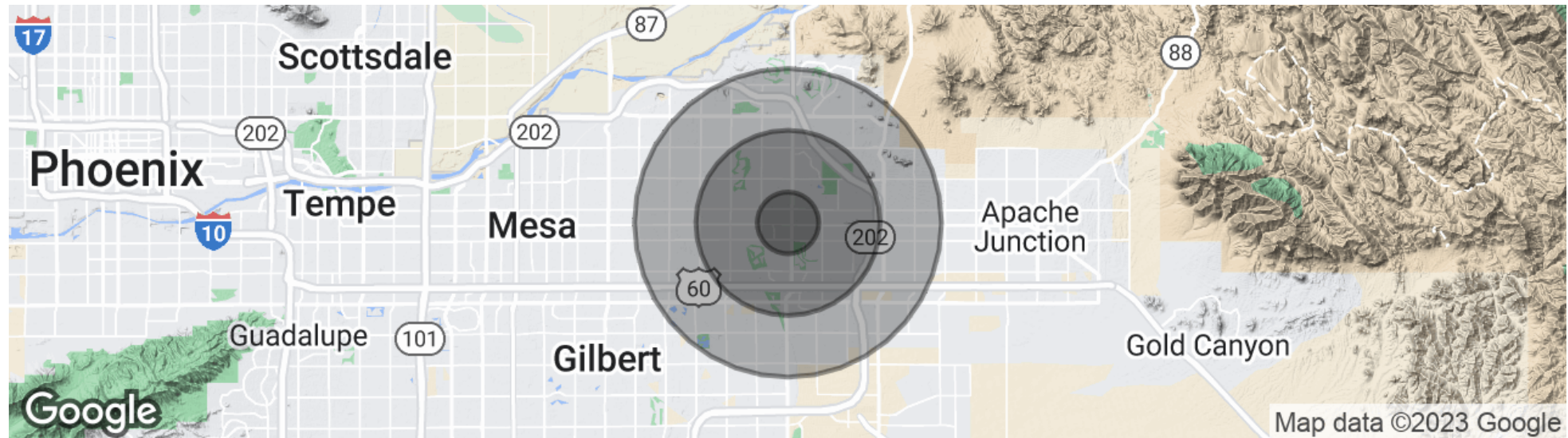
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,623	95,974	240,864
Median age	49.3	47.6	43.7
Median age (Male)	47.1	46.0	42.7
Median age (Female)	50.0	48.7	44.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,931	42,218	98,429
# of persons per HH	2.1	2.3	2.4
Average HH income	\$44,962	\$56,410	\$65,468
Average house value	\$138,946	\$165,814	\$207,356

* Demographic data derived from 2020 ACS - US Census

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