



**FOR LEASE | OFFICE**

# MEDICAL OFFICE SUITE

2919 S Ellsworth Rd, Suite 125, Mesa, AZ 85212

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## PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Suite Size:	2,010 SF
Year Built:	2005
Zoning:	C-2
Cross Streets:	SEC Ellsworth Rd & Guadalupe Rd
Total Population:	66,551 + within 3 mi

## PROPERTY OVERVIEW

This beautiful 2,010 SF medical office provides a fantastic opportunity to establish/expand a medical practice near one of the fastest growing areas in the valley. Turn-key medical office build out includes a reception desk, waiting room, 5 exam rooms, office, lab, storage closet & a restroom. Building and monument signage, plus 2 covered parking spaces available.

## LOCATION OVERVIEW

Located in the Augusta Ranch Professional Village with a strong medical/dental and professional tenant mix. Convenient Mesa location adjacent to Gilbert & Queen Creek. Visible frontage and easy access from Guadalupe Rd with a 35,300 VPD at Ellsworth Rd intersection. Near Eastmark Development with easy access from US-60/Loop 202 & Phx-Mesa Gateway Airport. Close proximity to Mountain Vista, Banner Baywood, Banner Gateway, and Mercy Gilbert hospitals.

## PROPERTY HIGHLIGHTS

- 2,010 SF turn-key medical office for lease available
- \$21/SF NNN with 3% annual increases
- Building and monument signage, & 2 covered parking available
- Dynamic Mesa location, adjacent to Gilbert & Queen Creek

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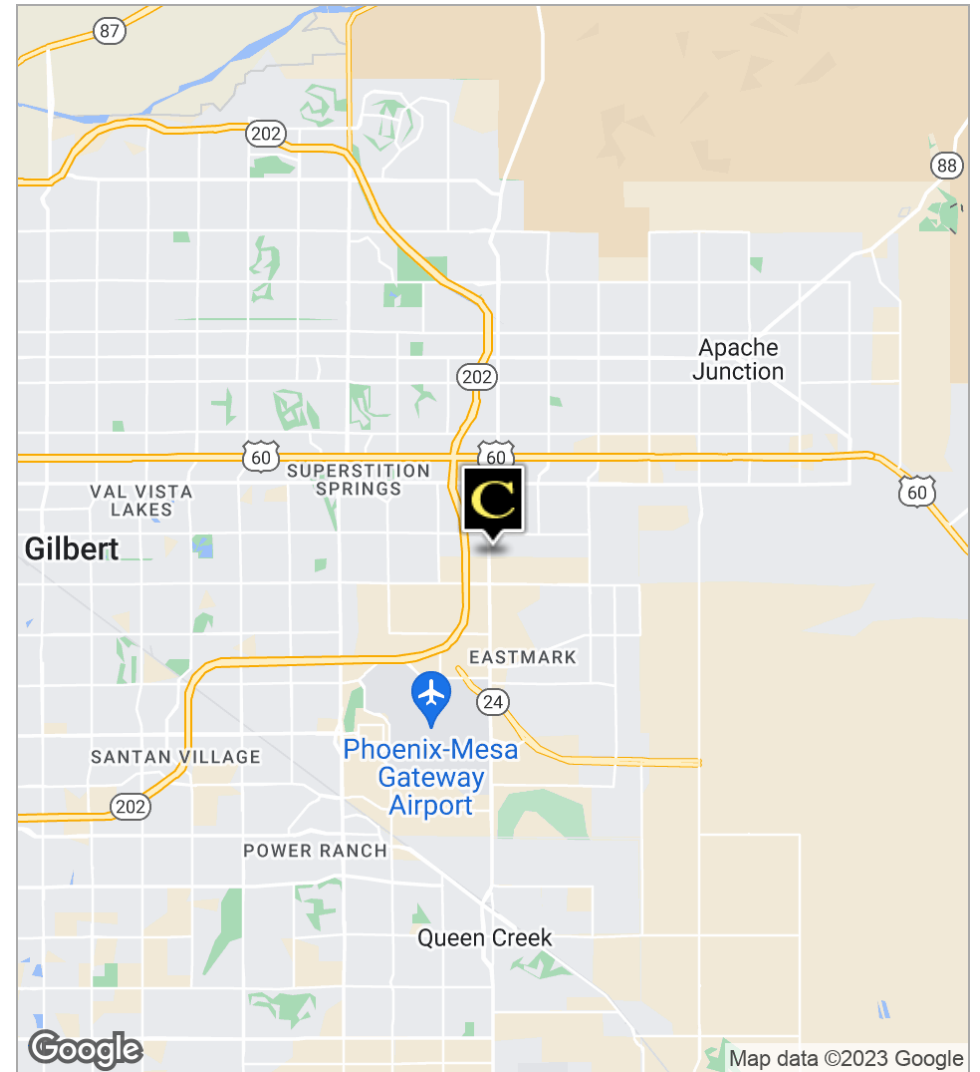
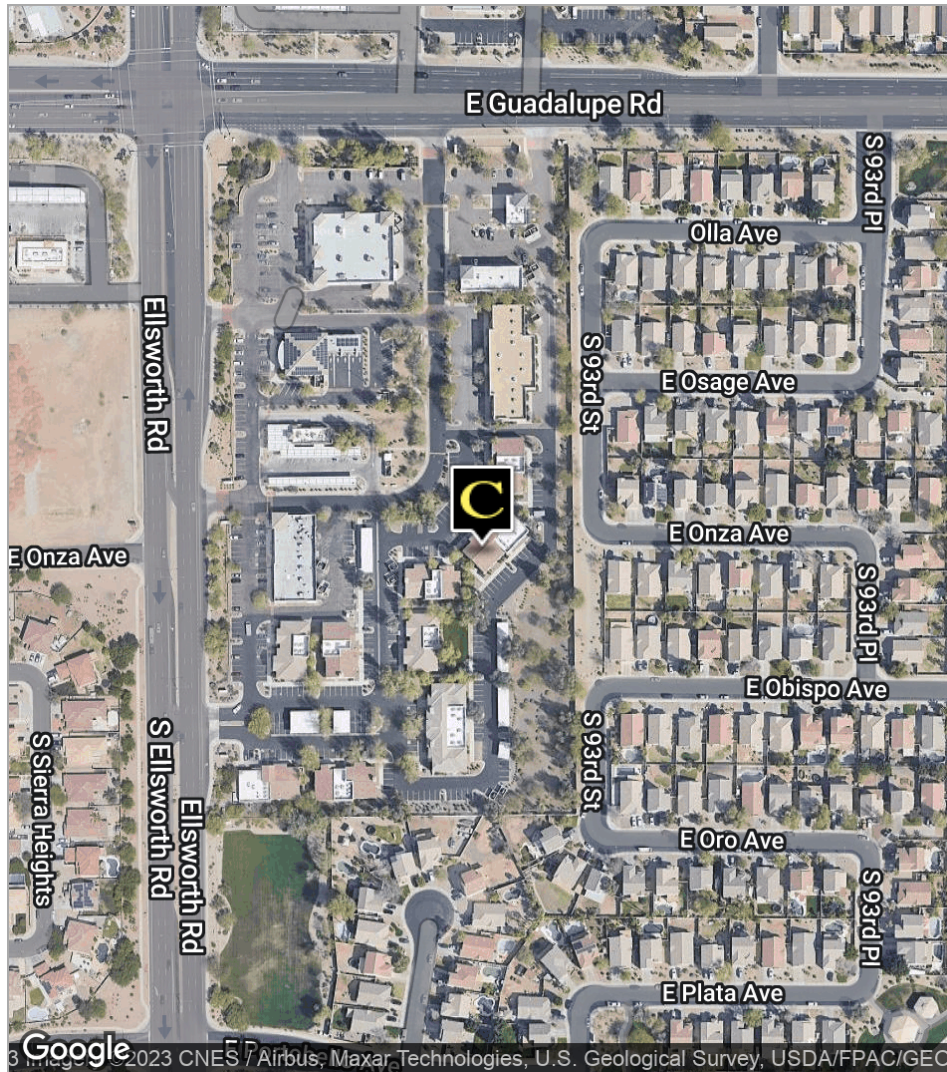
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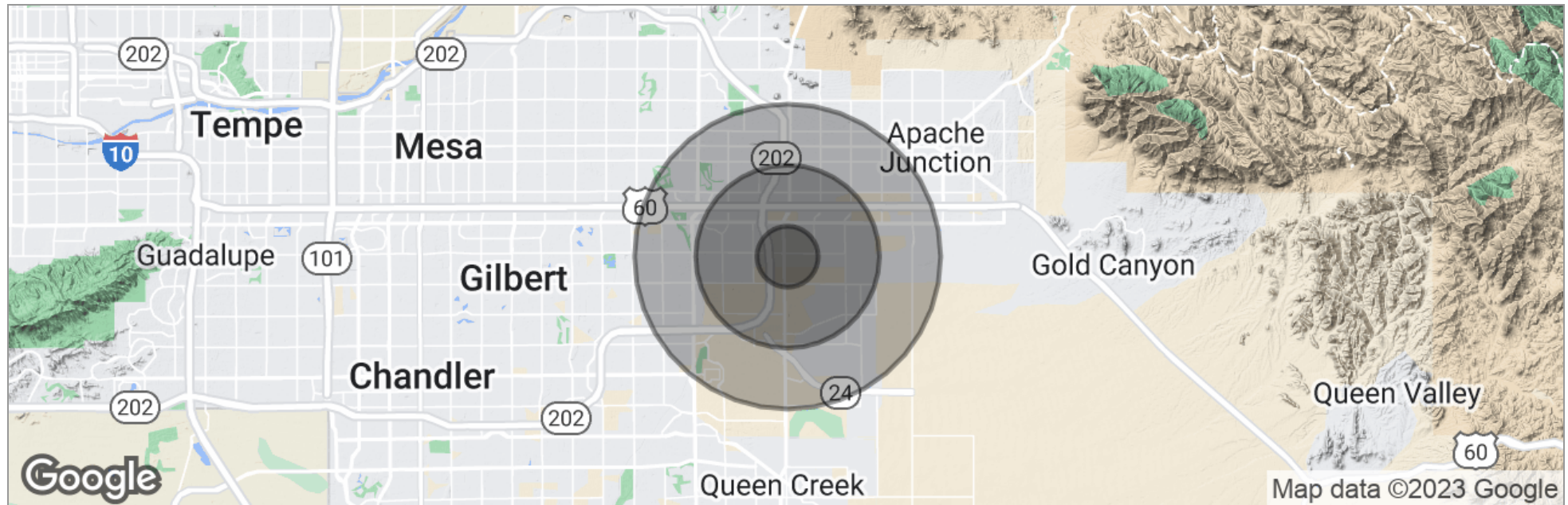
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	1 Mile	3 Miles	5 Miles
Total Population	11,956	66,551	158,593
Population Density	3,806	2,354	2,019
Median Age	35.4	41.4	40.1
Median Age (Male)	33.4	39.5	38.6
Median Age (Female)	37.2	43.8	41.9
Total Households	4,015	25,013	59,993
# of Persons Per HH	3.0	2.7	2.6
Average HH Income	\$77,328	\$66,731	\$62,423
Average House Value	\$154,752	\$195,655	\$197,907

\* Demographic data derived from 2020 ACS - US Census

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