



**FOR LEASE | OFFICE**

# OFFICE SUITE

1050 E University Drive, Ste 3, Mesa, AZ 85203

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## PROPERTY SUMMARY

Building Size:	9,492 SF
Lot Size:	0.71 AC
Zoning:	R-4
Cross Streets:	University Ave & Stapley Dr

### AVAILABLE SPACES

Suite	SF Available	Lease Rate
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## PROPERTY OVERVIEW

An 894 SF office suite is now available for lease at multi-tenant office building. The office buildout includes a reception, bullpen, office, restroom, and storage room.

The property is located on University Ave, just west of Stapley Dr. Convenient frontage on University Ave and high visibility from busy traffic office corridor, exceeding 20,000 VPD. Situated within 3 miles of US 60 Superstition and 4 miles of Loop 202 Red Mountain Freeway.

## PROPERTY HIGHLIGHTS

- Available office buildout includes a reception, bullpen, office, restroom, and storage room
- Excellent mix of tenants onsite
- High traffic counts and high visibility with University frontage
- Monument signage available
- Excellent parking and covered parking spaces are available

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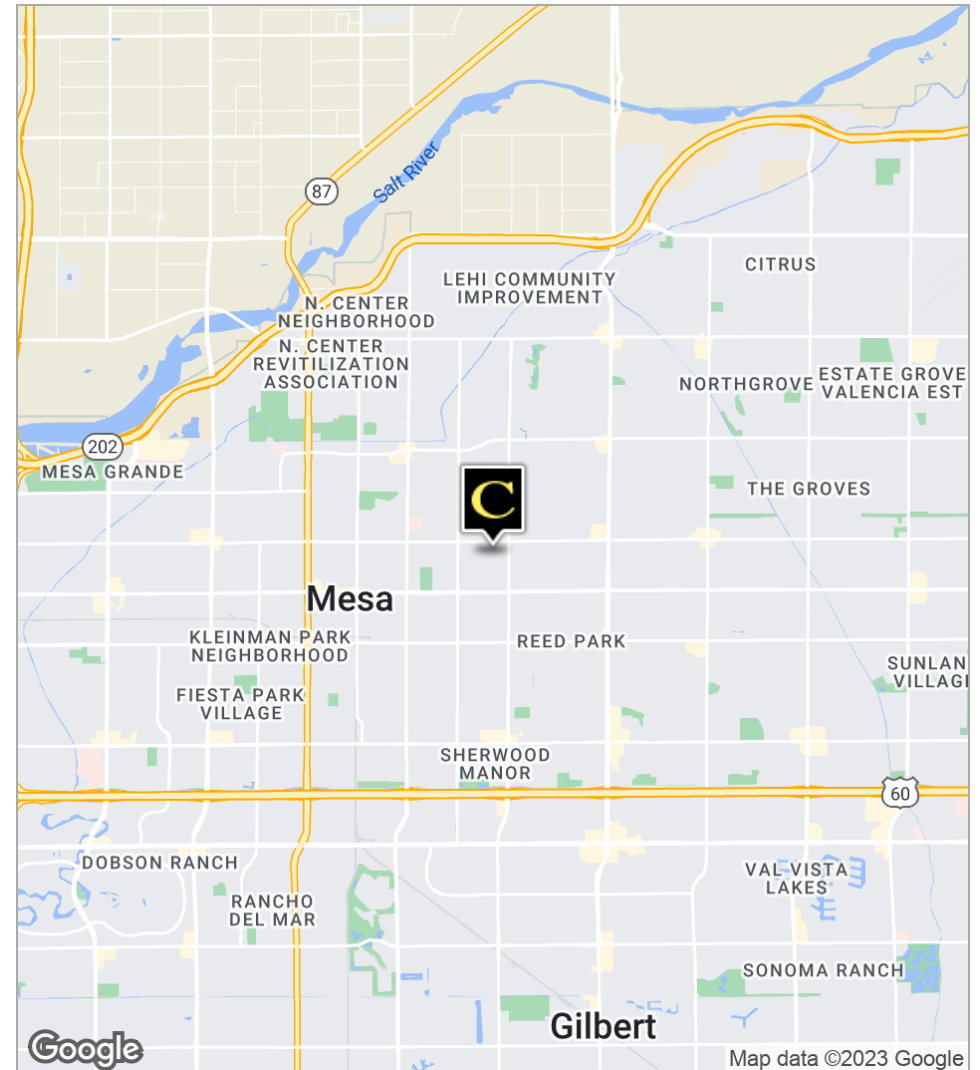
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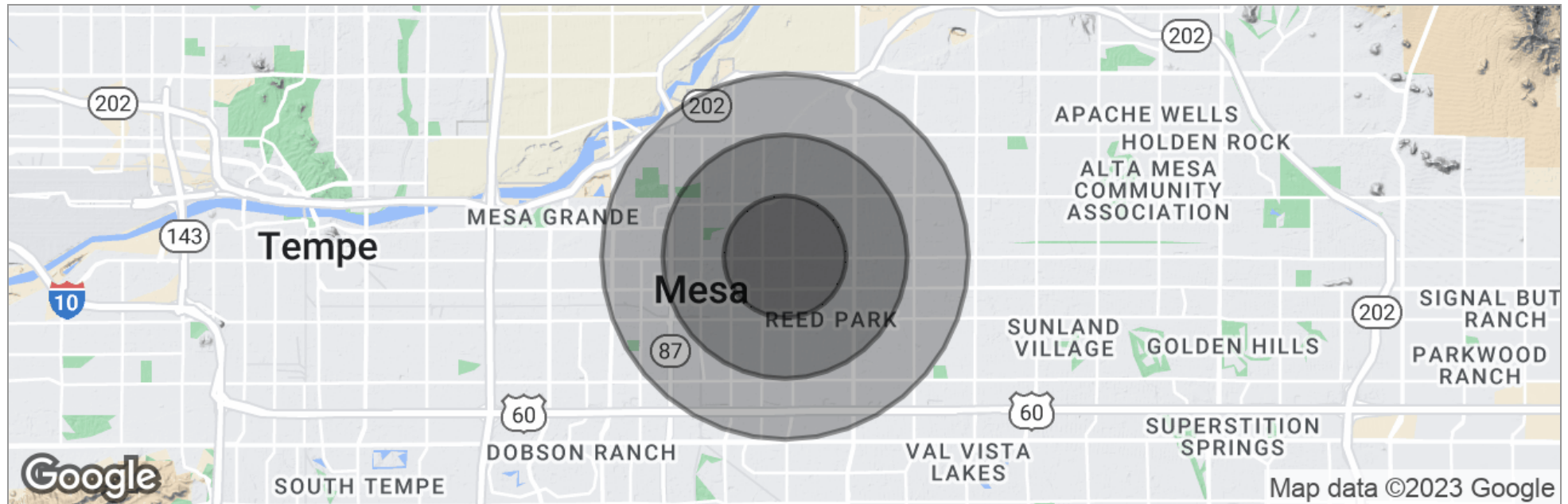
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	1 Mile	2 Miles	3 Miles
Total Population	18,369	76,091	152,678
Population Density	5,847	6,055	5,400
Median Age	30.4	30.9	31.2
Median Age (Male)	29.6	29.9	30.1
Median Age (Female)	30.9	32.2	32.6
Total Households	6,258	25,800	52,171
# of Persons Per HH	2.9	2.9	2.9
Average HH Income	\$53,866	\$53,743	\$55,985
Average House Value	\$174,601	\$180,580	\$186,931

\* Demographic data derived from 2020 ACS - US Census

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