



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



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PROPERTY SUMMARY

Rate Lease Type:	1.22 Acres
Building Size:	1,155 SF
Zoning:	RM-4
Cross Streets:	Mesa Dr. & University Dr.
Year Built:	1968
Renovated:	2019

AVAILABLE SPACES

Suite	SF Available	Rate Lease Type:
8W-102	104	\$500/mo (FS)
8W-104	100	\$500/mo (FS)
8W-108	80	\$400/mo (FS)
7	1,250	\$13.00 SF/yr(MG)
16	1,165	\$14.00 SF/yr(MG)

PROPERTY OVERVIEW

Property is a 4-building garden-style office complex, fully remodeled in 2019. Situated in the heart of Mesa, conveniently accessible from Mesa Dr., just north of University Dr. Plaza is also located next to KPC Promise Hospital of Phoenix.

Suite 7 buildout includes a lobby, 3 offices, a copy room, a break room, a storage room, & a restroom.

Each of suite 8's individual office/room unit has access to common areas, including a reception/waiting area, a kitchen, and restrooms.

Suite 16 buildout includes a lobby, 4 offices, electrical/storage room, and a restroom.

PROPERTY HIGHLIGHTS

- 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

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SUITE 7



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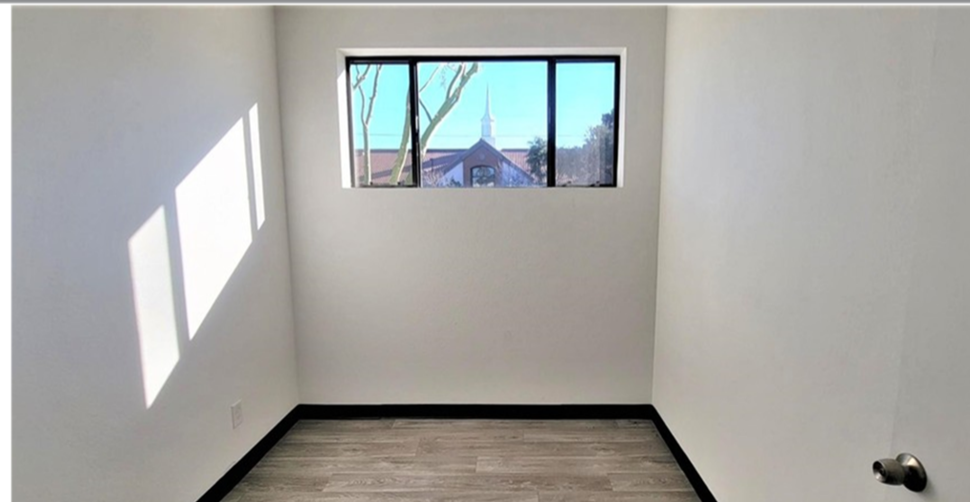
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SUITE 8



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SUITE 16



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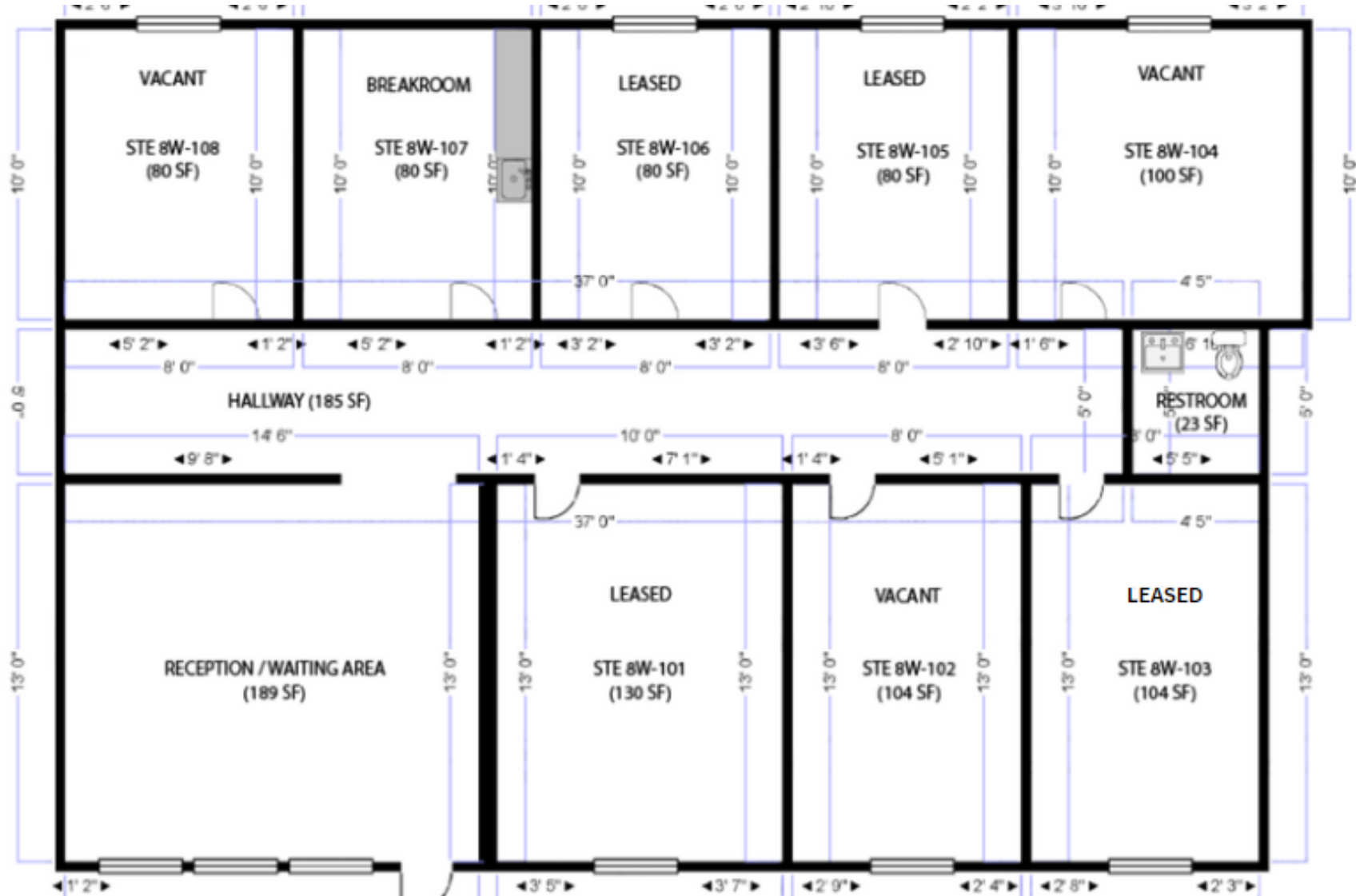
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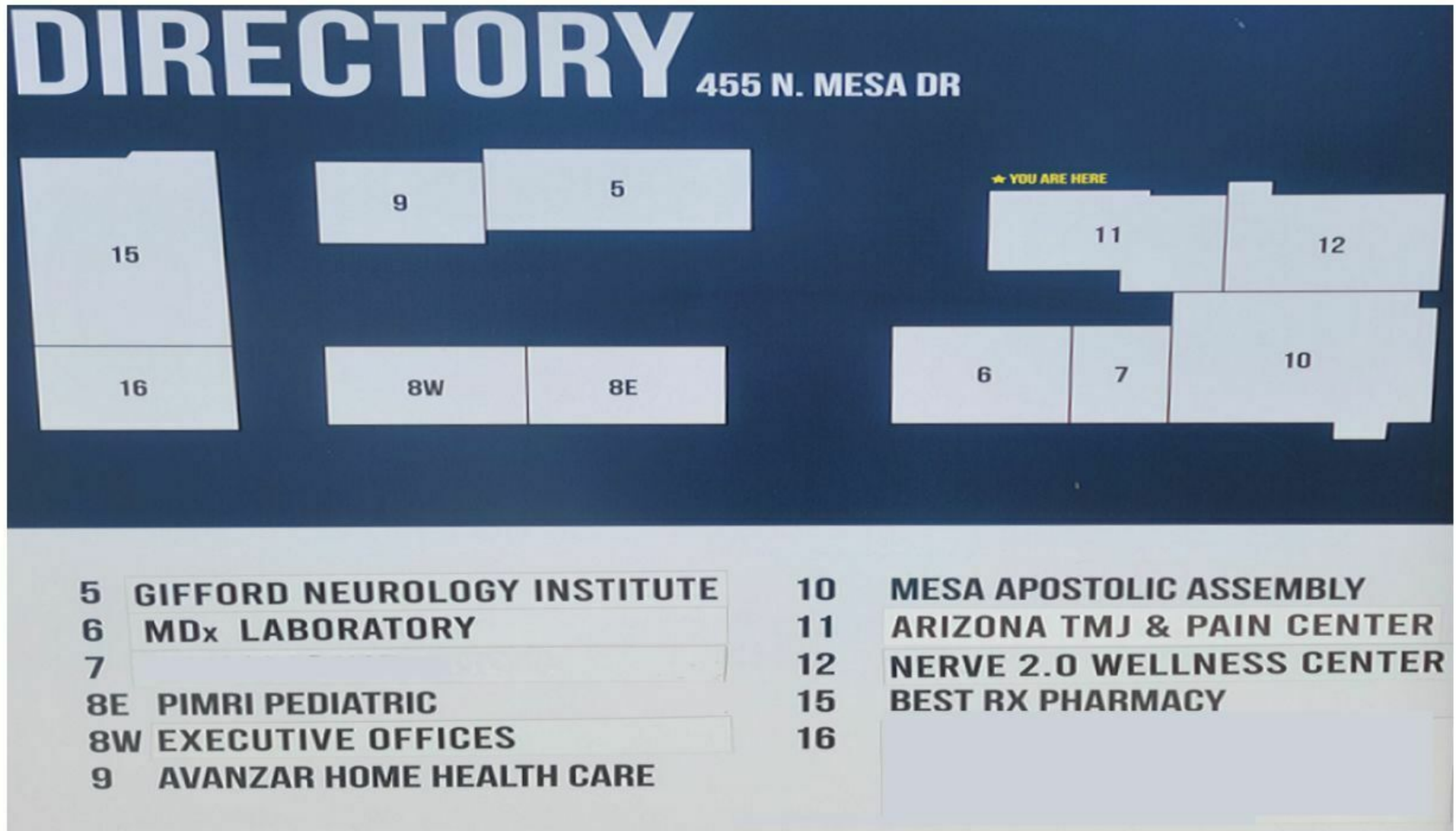
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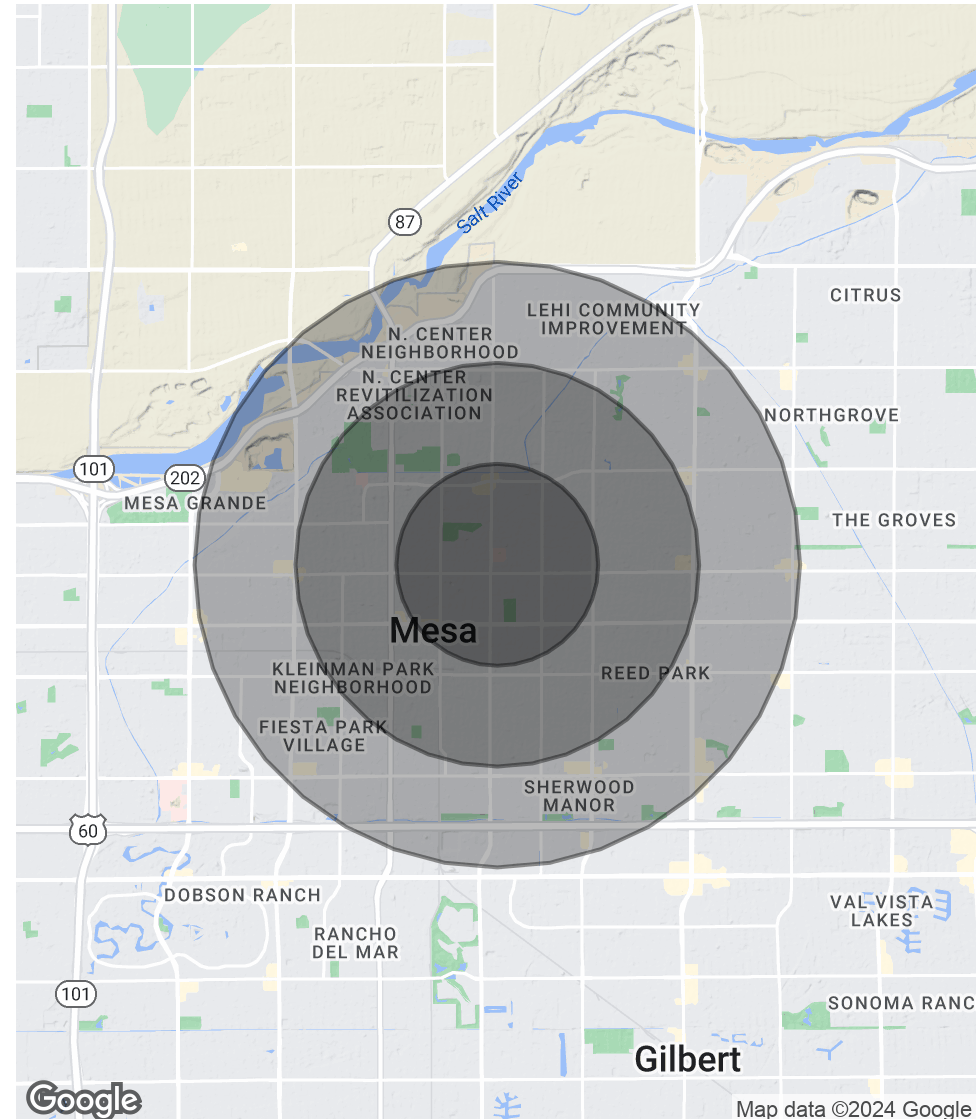
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,382	77,601	150,498
Average Age	32.9	30.1	30.0
Average Age (Male)	31.4	29.4	29.3
Average Age (Female)	34.7	31.1	31.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,216	26,538	51,513
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$51,116	\$51,513	\$52,517
Average House Value	\$179,058	\$182,859	\$180,328

* Demographic data derived from 2020 ACS - US Census



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