



FOR SALE/LEASE | OFFICE

MEDICAL/DENTAL OFFICE

1635 N Greenfield, Suites 102-103, Mesa, AZ 85205

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



coberealestate.com

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1635 N Greenfield Rd, Ste 102-103, Mesa, AZ 85205



PROPERTY SUMMARY

Sale Price:	\$1,200,000
Lease Rate	\$23/SF NNN
Suite Size	3,010 SF
Zoning:	LI
Cross Streets:	Greenfield Rd & McLellan Rd

PROPERTY OVERVIEW

3,010 SF fully built-out and vacant medical/dental office is now available for sale and lease. The office build-out includes a reception, a waiting area, 2 executive offices, 8 operatories, 1 workroom, 1 kitchen/break room, and 3 restrooms. Covered parking, building and monument signage are also included.

Situated in Greenfield Professional Village with a strong medical/dental and professional tenant mix. Centered in one of the highest East Valley demographic regions with easy access from the Loop 202 Red Mountain Fwy. High visibility at frontage on Greenfield Rd, just south of McKellips Rd with an average VPD of 23,000.

PROPERTY HIGHLIGHTS

- 3,010 SF medical/dental office for sale at \$1,200,000 and lease at \$23/SF NNN
- Ideal for orthodontic or pedodontic office
- Strong medical/dental and professional tenant mix at Greenfield Professional Village
- Located in one of the highest East Valley demographic regions, with easy access to Loop 202
- Covered parking, building and monument signage are also included

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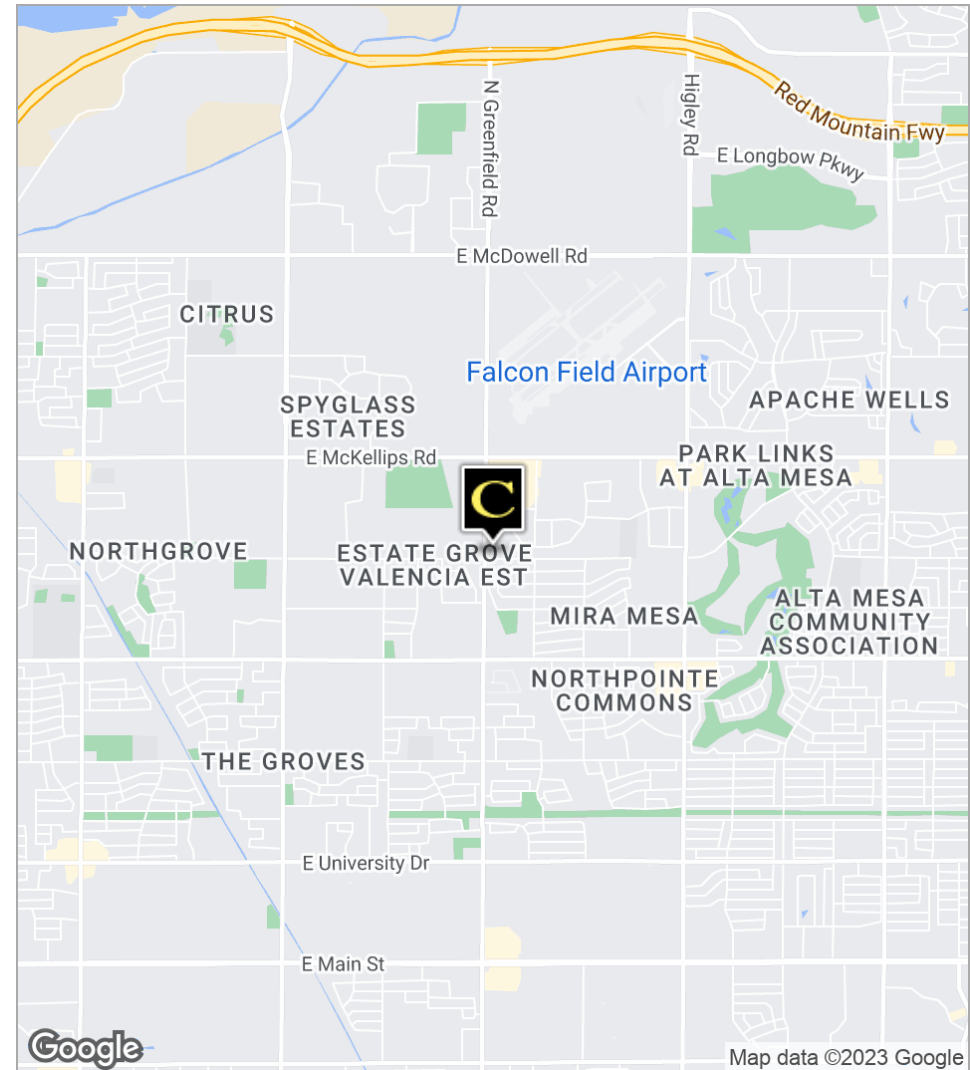
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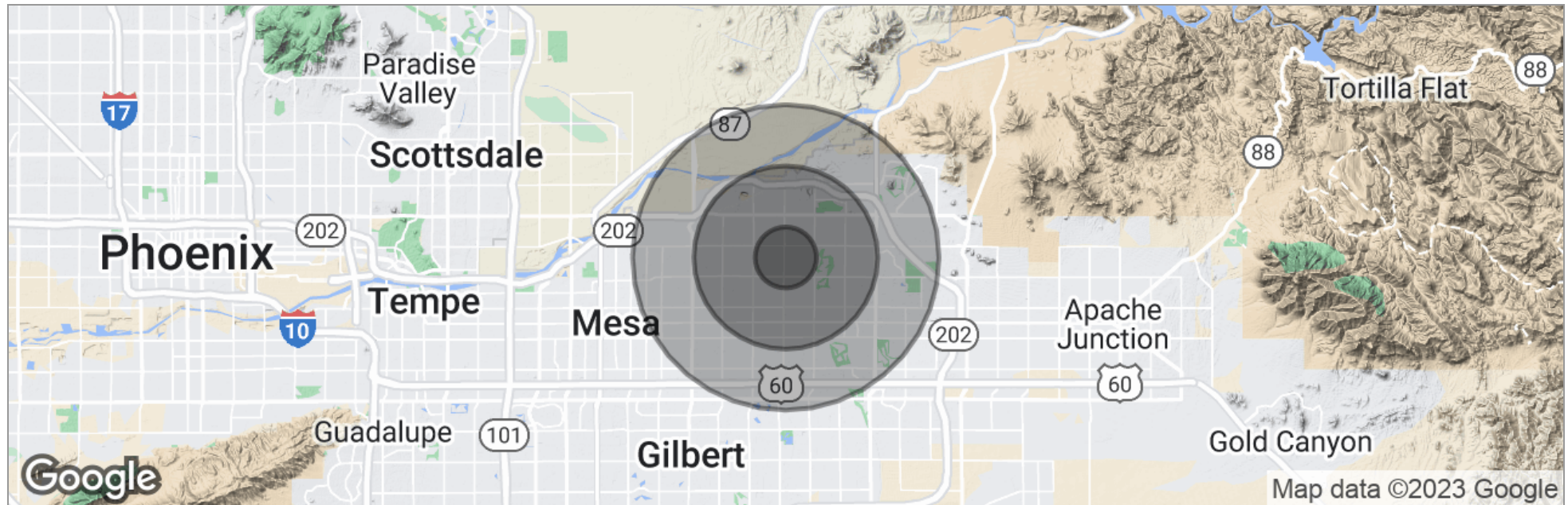
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	1 Mile	3 Miles	5 Miles
Total Population	11,975	66,580	158,795
Population Density	3,812	2,355	2,022
Median Age	35.4	41.4	40.1
Median Age (Male)	33.4	39.5	38.6
Median Age (Female)	37.2	43.8	41.9
Total Households	4,021	25,031	60,064
# of Persons Per HH	3.0	2.7	2.6
Average HH Income	\$77,336	\$66,718	\$62,421
Average House Value	\$154,752	\$195,603	\$197,895

* Demographic data derived from 2020 ACS - US Census

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