



**FOR SALE | OFFICE**

# VANDERBILT PLAZA OFFICE CONDOMINIUM

2152 S Vineyard Suite 136, Mesa, AZ 85210

**Steve Beck** President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,256,280
<b>Building Size:</b>	4332
<b>Building Class:</b>	B
<b>Year Built:</b>	2002
<b>Zoning:</b>	LI
<b>Cross Streets:</b>	Baseline Rd & Country Club Dr

## PROPERTY OVERVIEW

Beautiful general office condominium located in well established business area. Building is surrounded by lush landscaping and walkways. Covered parking, building and monument signage available.

## PROPERTY HIGHLIGHTS

- Build Out Includes: 14 Offices, Conference Room, Bullpen, Break Room, Storage Room and 2 Restrooms
- 5 Covered Parking Spaces Included
- Building and Monument Signage Included
- Traffic Counts Over 43,000 Vehicles Per Day on Country Club Drive
- Within 1 Mile of the US-60 Freeway
- Close Proximity to Maricopa County Superior Court, Banner Desert Medical Center and Fiesta Tech Center
- Well Established Business and Retail Area with Numerous Restaurants

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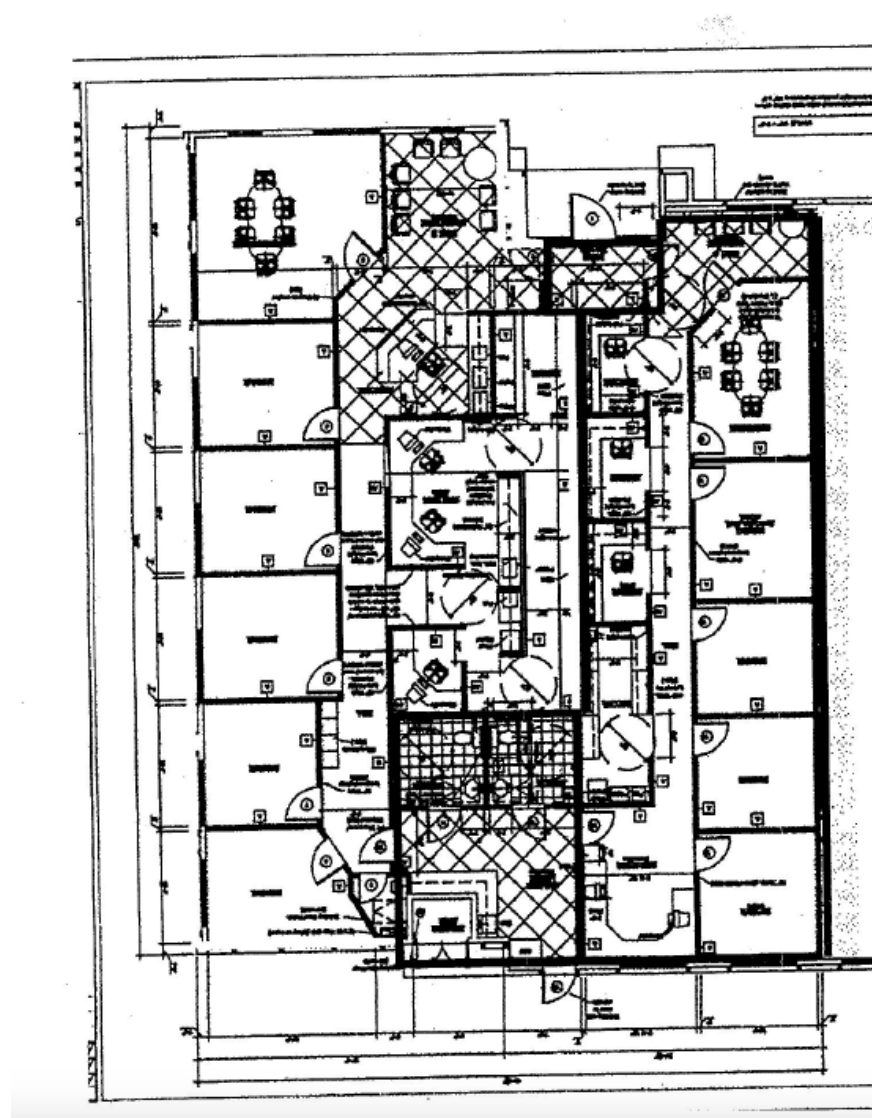
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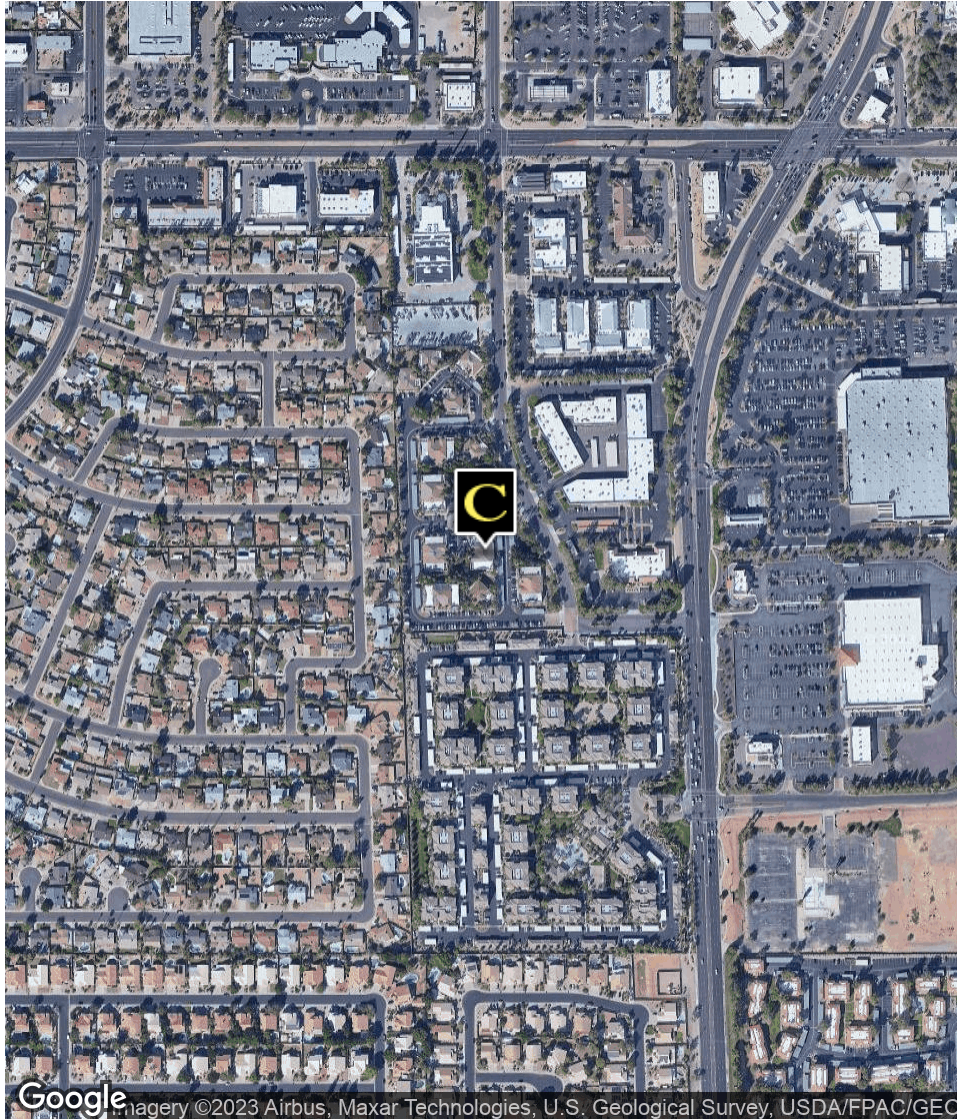
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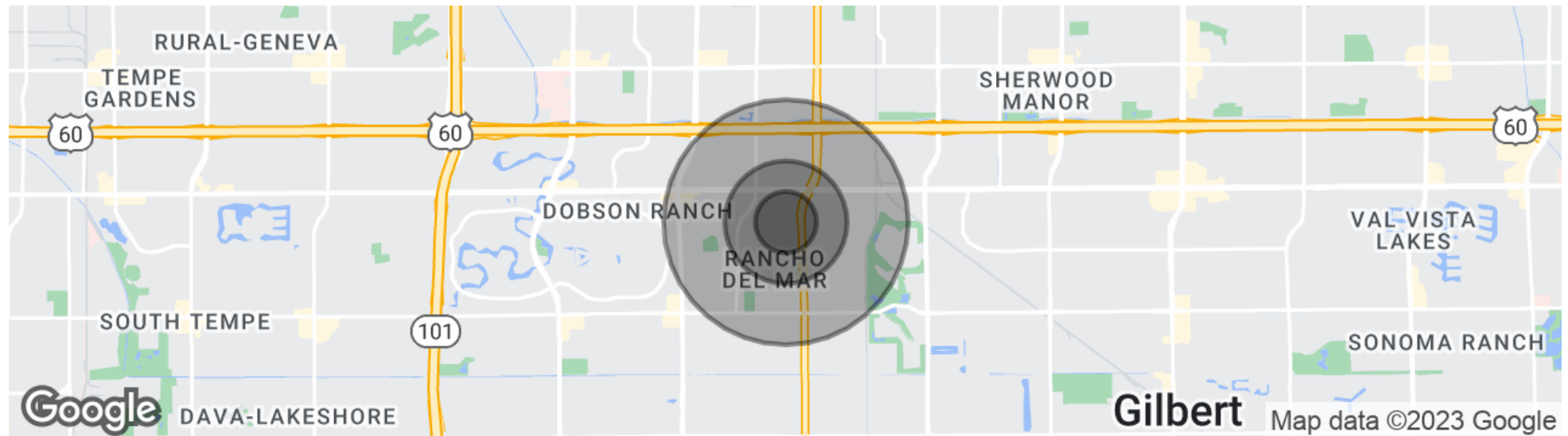
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,181	3,970	13,958
Average Age	34.6	34.9	35.2
Average Age (Male)	34.0	34.9	35.4
Average Age (Female)	38.6	37.3	35.8

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	407	1,577	6,029
# of Persons per HH	2.9	2.5	2.3
Average HH Income	\$96,904	\$83,469	\$75,491
Average House Value	\$284,423	\$227,783	\$213,484

\* Demographic data derived from 2020 ACS - US Census

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