



FOR LEASE | OFFICE/RETAIL

# ALPHAGRAPHICS PLAZA

535 W Baseline Rd, Mesa, AZ 85210

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



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## PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Building Size:	13,296 SF
Zoning:	C-2
Cross Streets:	W of SWC Country Club & Baseline Rds

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
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## LOCATION OVERVIEW

Excellent Mesa location of Country Club and Baseline with Baseline Frontage. Major arterial for retail, restaurant and office with incredible traffic counts exceeding 29,800 on Baseline and 51,000 on Country Club. Daytime employment exceeding 12,400 in 1 mile radius. US 60 Superstition Freeway just 1 mile away.

## PROPERTY HIGHLIGHTS

- Aggressive Lease Rate starting at \$15/SF NNN
- Excellent Space for Restaurant, Fitness Center, Retail or Office
- Anchor Tenant (Alphagraphics)
- Highly Visible Monument and Building Signage Available
- Suite 108 - 1,400 SF Gray Shell Space; Open Area w/ Restroom
- Prominent Building with Front Door Park and Covered Parking Available
- US 60 Superstition Freeway Located Just 1 Mile Away

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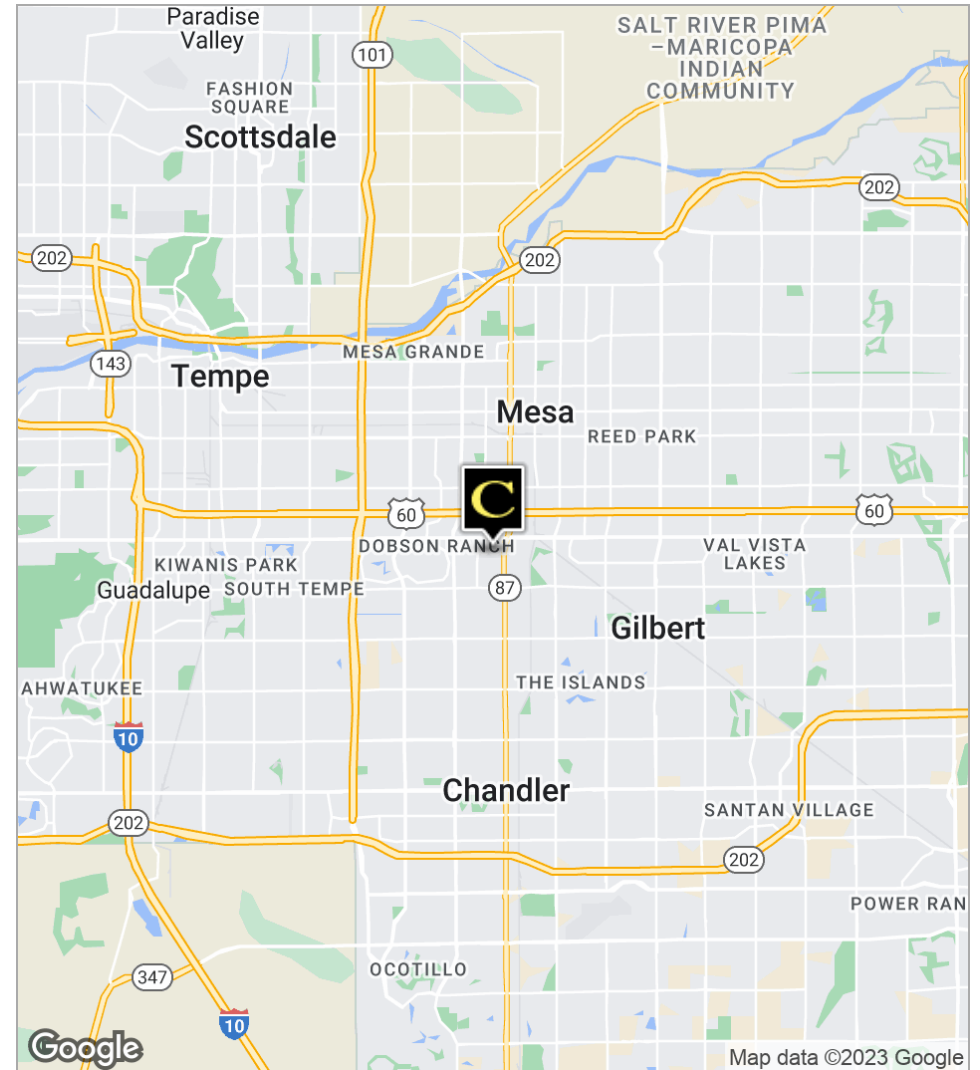
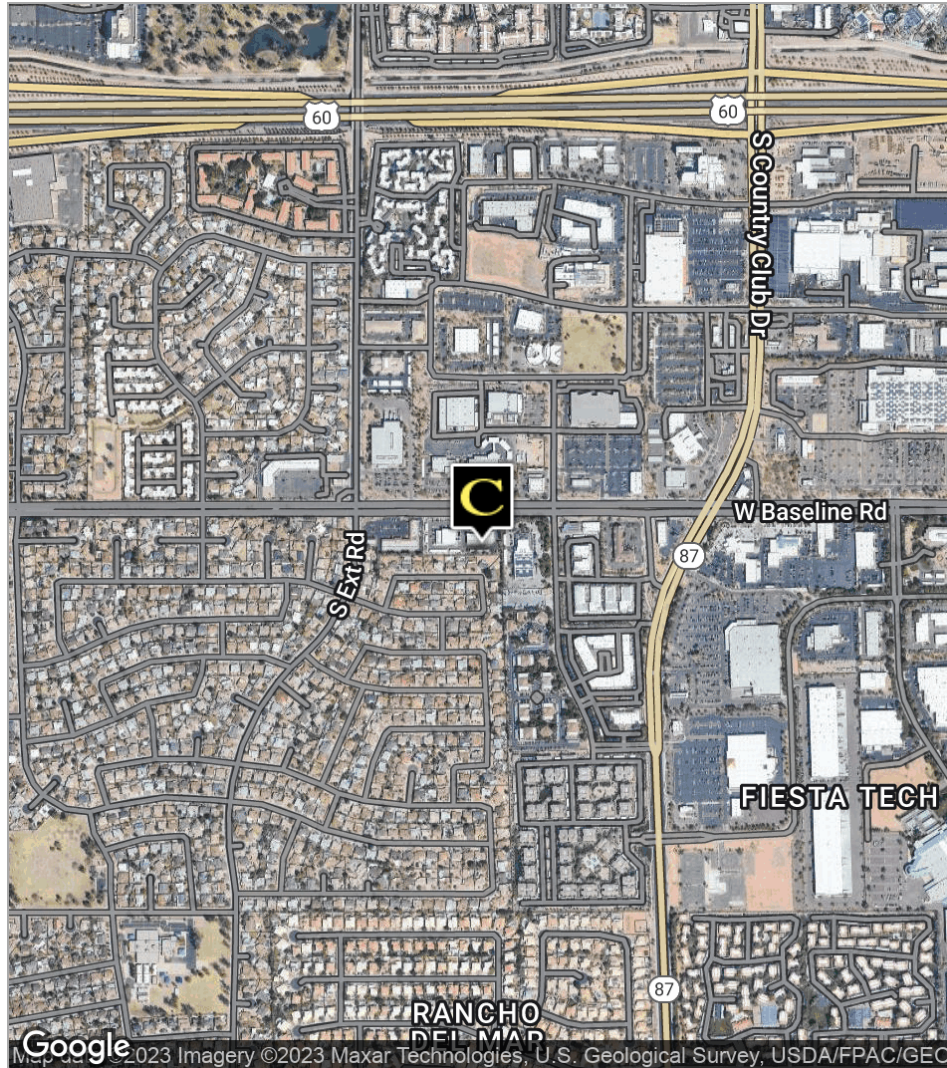
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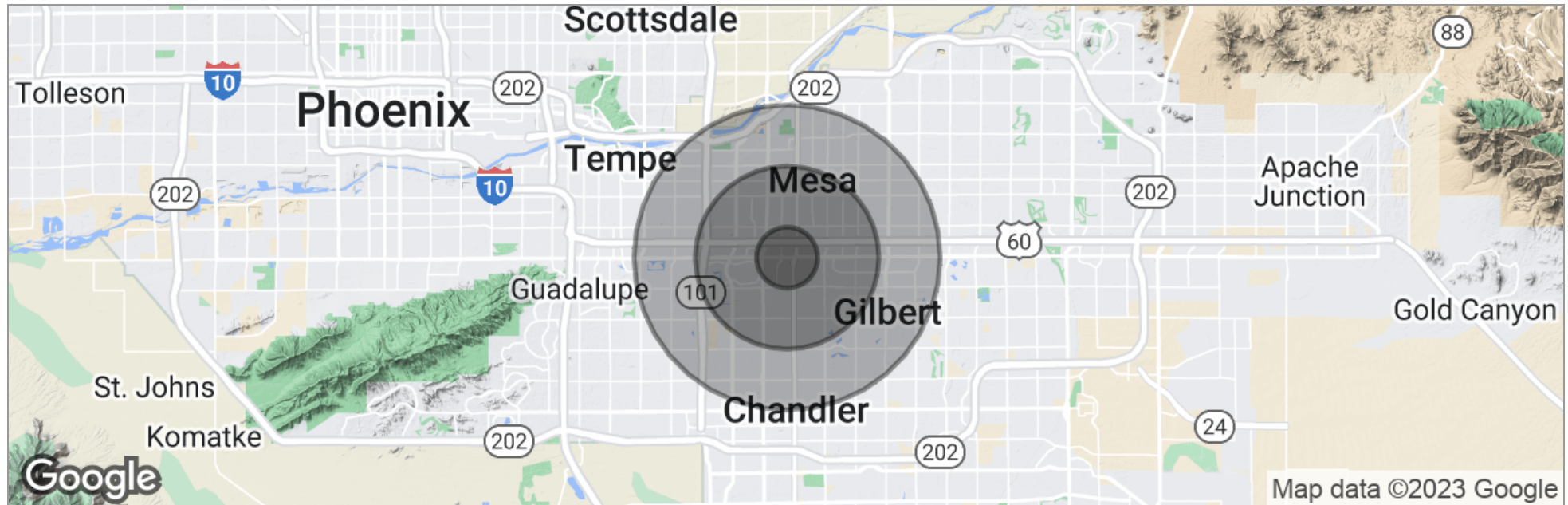
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	1 Mile	3 Miles	5 Miles
Total Population	13,292	139,865	401,217
Population Density	4,231	4,947	5,108
Median Age	31.4	30.8	31.5
Median Age (Male)	28.6	29.9	30.4
Median Age (Female)	32.9	31.8	32.5
Total Households	4,887	52,898	147,828
# of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$65,099	\$58,761	\$63,547
Average House Value	\$176,227	\$211,682	\$235,480

\* Demographic data derived from 2020 ACS - US Census

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