



FOR SUBLEASE | OFFICE

STAND ALONE OFFICE BUILDING

4702 E Southern Ave, Mesa, AZ 85206

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:

Lease Rate: N/A

Building Size: 4,045 SF

Zoning: OC- Office Commercial

Cross Streets: Southern, Between Higley and Greenfield

LOCATION OVERVIEW

Great Mesa location with Southern Avenue frontage. Situated in an excellent office and retail corridor within 1 mile to US-60 Superstition Freeway with easy access from either Higley or Greenfield Rd. Average of 13,800 VPD.

PROPERTY HIGHLIGHTS

- 4,045 SF Office Sublease Available
- Build out includes 7 large Offices, 2 Conference Rooms, 2 Large Bullpens, Break Room, and Men's & Women's Restrooms.
- Suite and Monument Signage Available
- Southern Ave Frontage with Average of 13,800 VPD
- 1 mile to US-60 Superstition Freeway with easy access from either Higley or Greenfield Rd.

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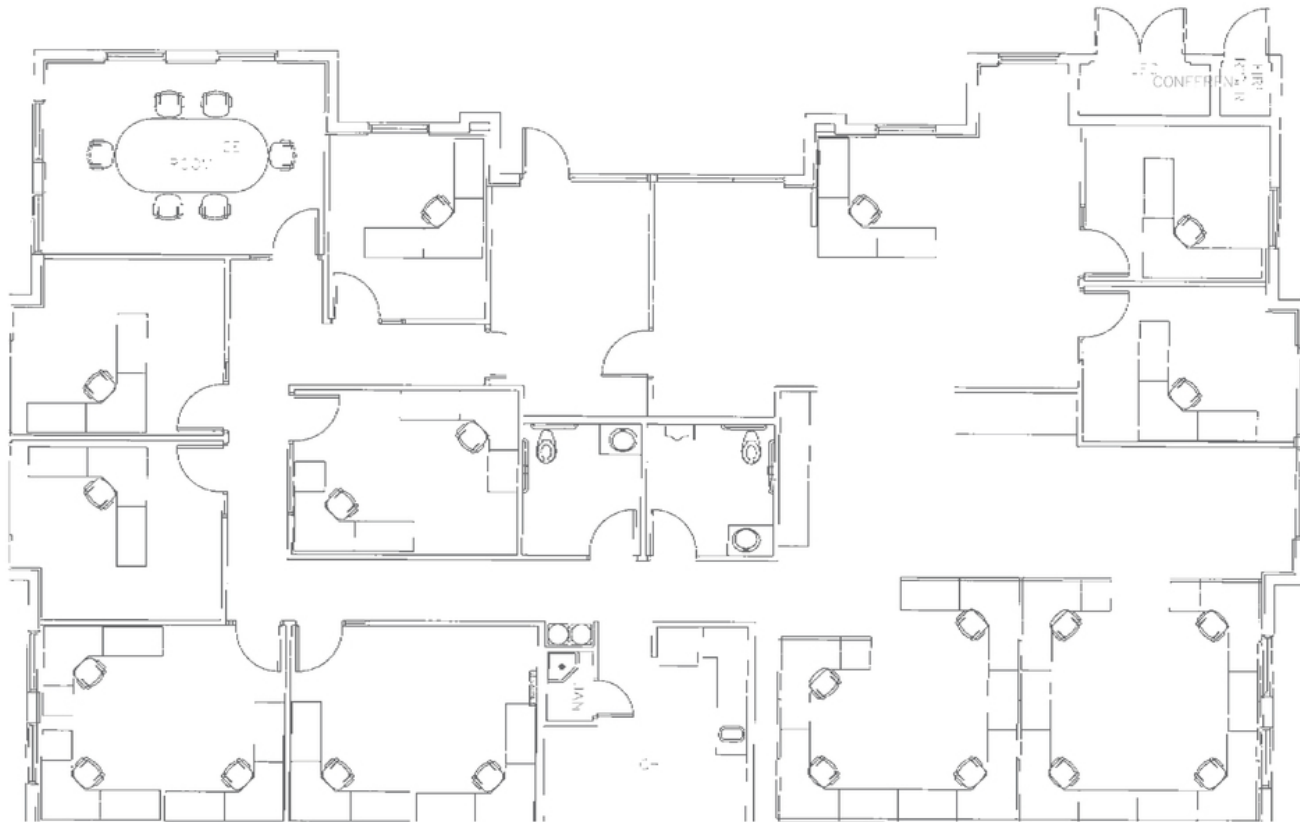
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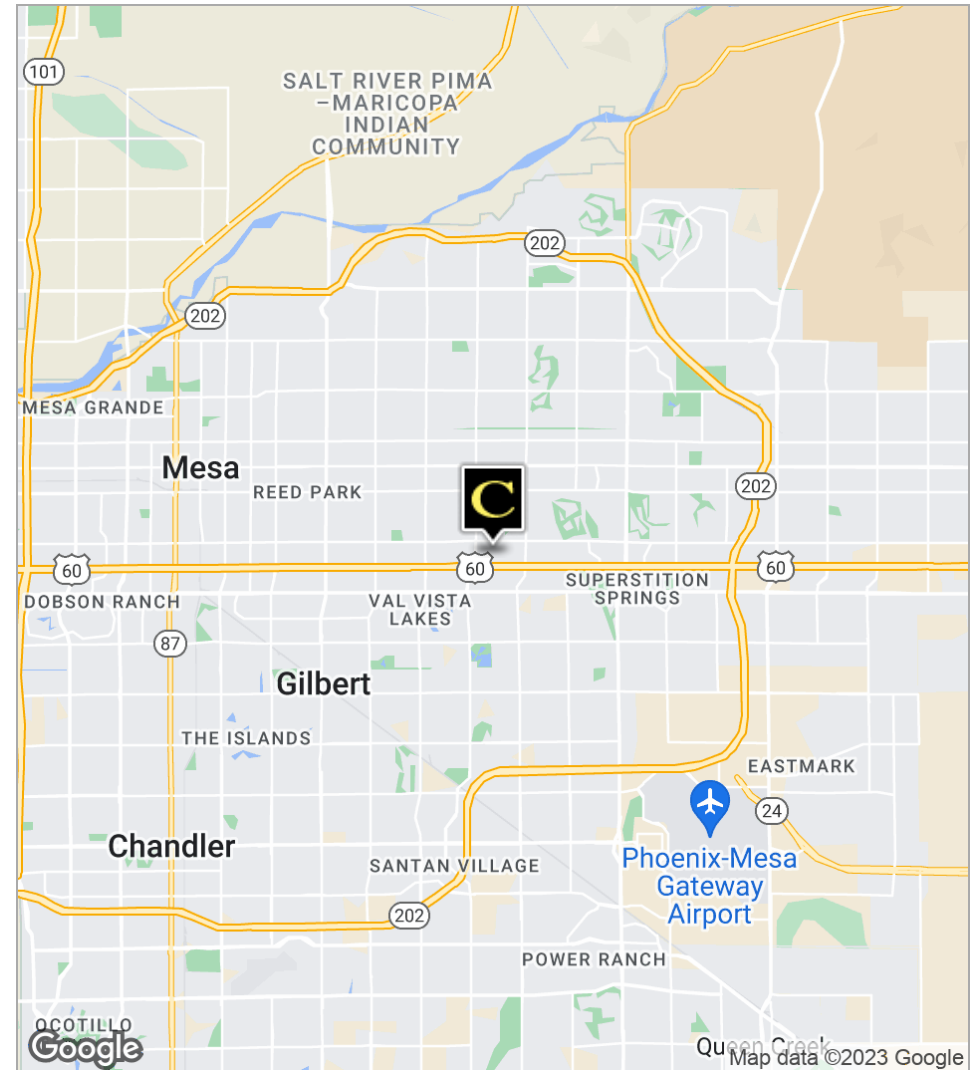
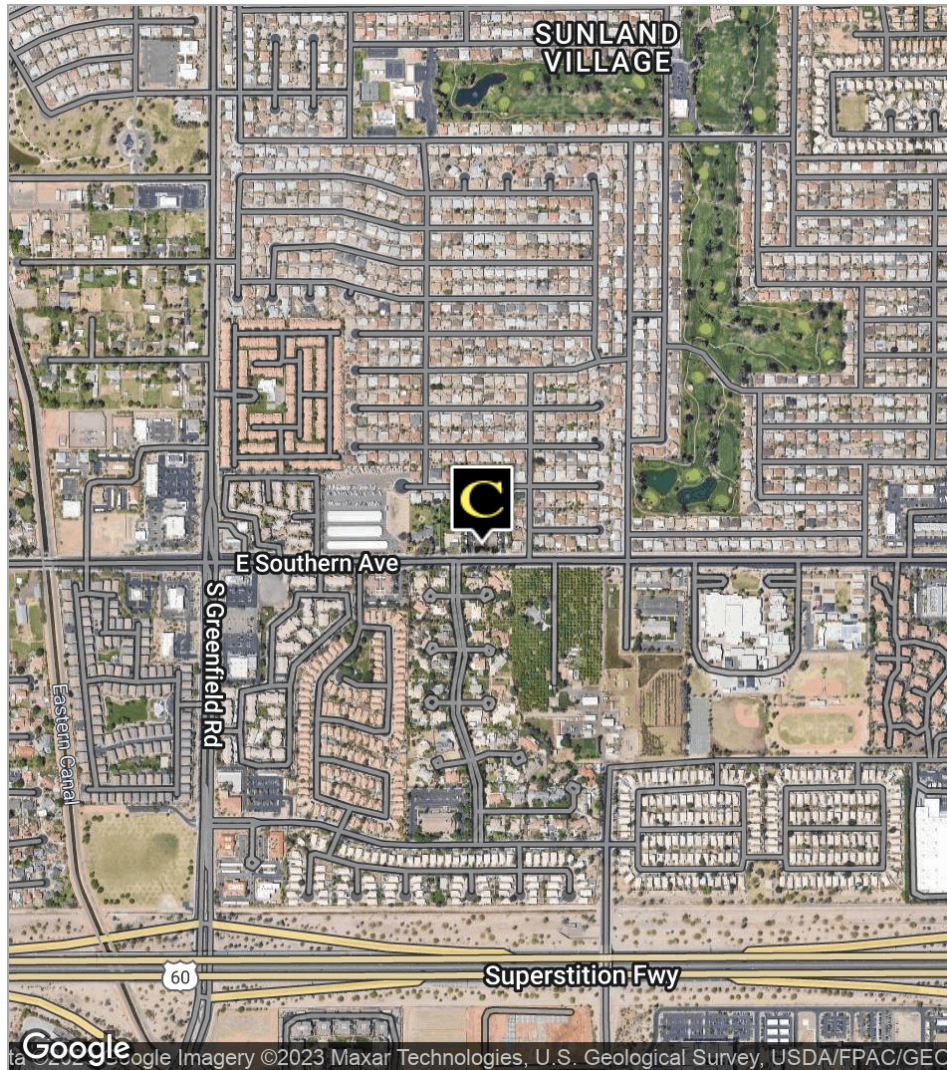
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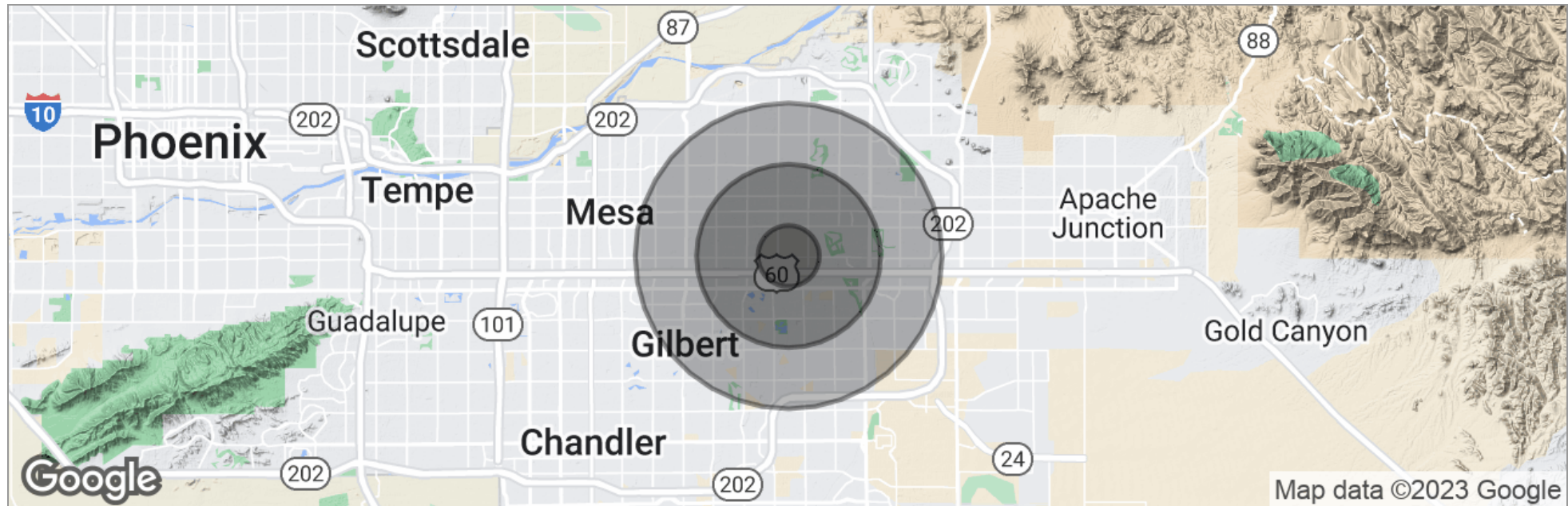
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	1 Mile	3 Miles	5 Miles
Total Population	11,949	119,764	307,467
Population Density	3,803	4,236	3,915
Median Age	51.7	43.0	38.6
Median Age (Male)	50.0	42.1	37.6
Median Age (Female)	53.6	44.0	39.7
Total Households	5,571	49,196	116,839
# of Persons Per HH	2.1	2.4	2.6
Average HH Income	\$58,497	\$65,831	\$68,374
Average House Value	\$249,181	\$192,630	\$223,617

* Demographic data derived from 2020 ACS - US Census