



# Falcon Commerce Square #120



## Falcon Commerce Square

4450 E MCLELLAN RD #120, MESA, AZ 85205

### PRESENTED BY:

**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com

## PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Falcon Commerce Square
PROPERTY TYPE	Flex Industrial
LEASE RATE	\$16.00 PSF
LEASE TYPE	NNN
AVAILABLE SF	1,694 SF
YEAR BUILT	2004
OFFICE/WAREHOUSE RATIO	35 / 65
POWER	200 Amp, 3 Phase, 120v
APN	141-34-428
ZONING	Light Industrial (LI)
PARKING RATIO	2.76 / 1,000
TRAFFIC COUNT	±22,096 VPD (Williams Field Rd)

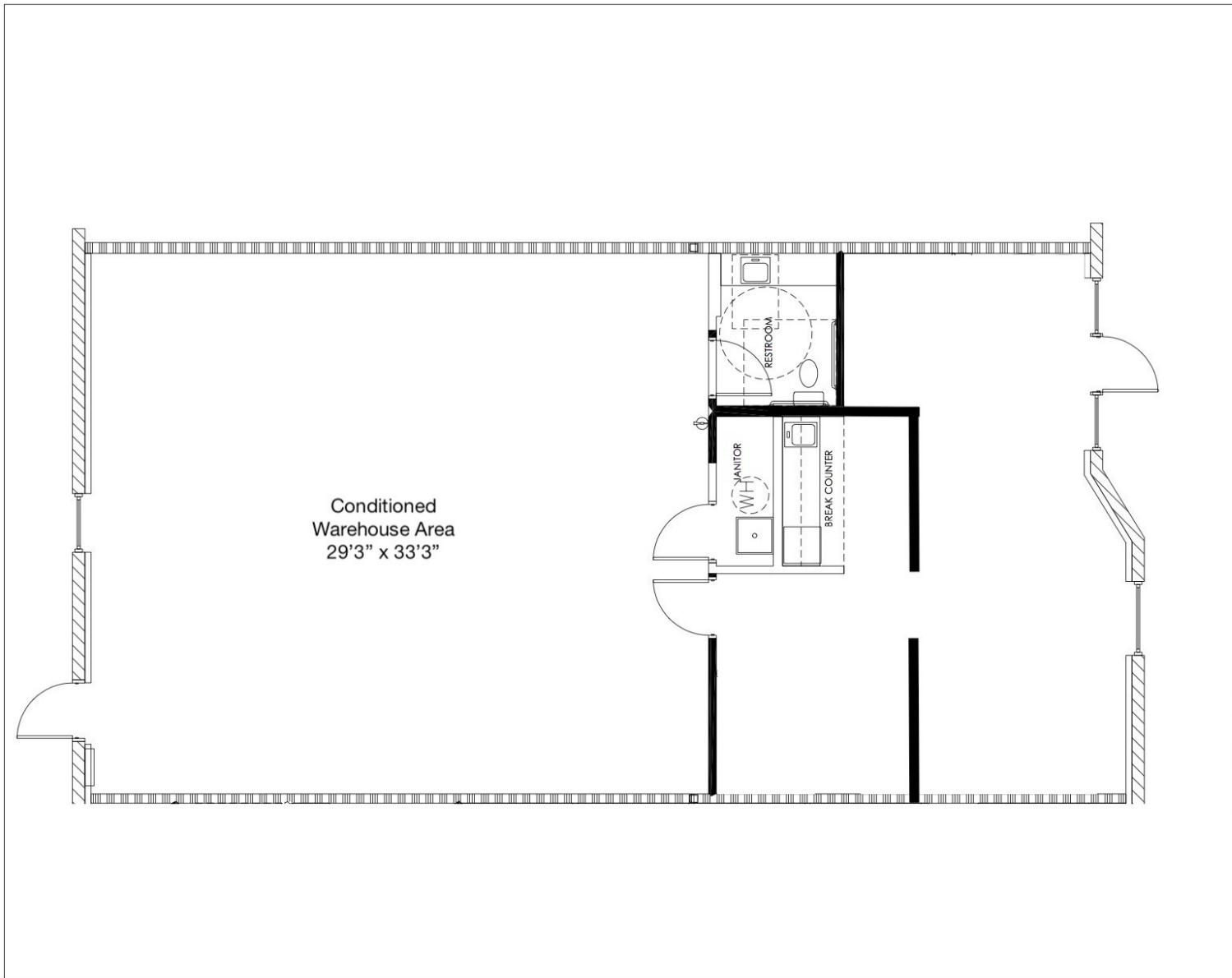
SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease, suite 102 at Falcon Commerce Square Industrial Development. This ±1,694 SF flex office is buildout for a multitude of uses with a large air conditioned warehouse in the back and a open reception area, front office and a small break room. Recently remodeled with upgraded flooring in the office portion and polished concrete in the warehouse, this space is perfect for a growing small business that needs storage along with office / retail space.



- Industrial Flex Office for Lease
- Move-In Ready | Front Reception / Retail area | Single Office | Break area | Private Restroom | Air Condition warehouse
- Immediate access off of Greenfield Rd.
- Just south of Falcon Field Airpark and Loop-202
- Numerous Developments in immediate area
- Heavy Industrial use in greater Falcon Field Airpark
- 200 Amp, 3-Phase, 120v/208v onsite

## PROPERTY PHOTOS





Located off of North Greenfield Road just south of the Loop-202 in the Falcon Commerce Square Industrial development the suite is easy to get to from anywhere in the valley and is located in the North East corner of Mesa. Within the immediate proximity of the property lie a multitude of employers and destinations including, Falcon Field Airport, Boeing, Northrop Grumman, The Commemorative Air Force, Longbow Golf Course, Walmart Supercenter and numerous residential developments and lifestyle destinations.





### CITY OF MESA, AZ

The city of Mesa, located in the most eastern portion of the greater Phoenix area is the third most populated city in Arizona and is the 38th largest city in the United States. Mesa is bordered by Tempe to the west, the cities of Chandler & Gilbert to the south and is just 12 miles from downtown Phoenix. The city boasts a highly skilled workforce which has contributed to its economic expansion, rapid population growth, and numerous development activities. Mesa development activities have seen a focus on aerospace with the help of the Phoenix-Mesa Gateway Airport and Falcon Field. The City's economic development efforts are also centered around healthcare and technology. The city is home to Banner Desert Medical Center, the largest comprehensive hospital in the East Valley.

### MESA HIGHLIGHTS

- Mesa ranked No. 21 among the top 100 "Best Cities for Job Seekers" - Nerd Wallet
- Ranked No. 7 among the "Best Suburbs for Millennials in Arizona" - Niche
- Ranch "Extremely Livable" due to local amenities, sunny weather, and high income per capita - Areavibes
- Mesa is ranked among the top 50 "Fastest-Growing Large Cities" in the nation - WalletHub
- 22% of Mesa residents are within the key renter age group of 18 - 35

## MESA ATTRACTIONS



### MESA ELLIOT TECHNOLOGY PARK

Mesa Elliot Technology Park is a master-planned business park located just east of the loop 202. The business park sits on a total land area of 270 acres and will feature 2.8 million square feet of office, industrial, and commercial space. Cyrus One, a premier global data center has purchase 68 acres to develop its data center cloud campus at the park. Build to Suit, ground leases, and land sales are all options for businesses looking to expand to this development, bringing jobs and a positive economic impact on the city of Mesa.

### ARIZONA STATE UNIVERSITY

Mesa's City council approved a 99-year lease that will bring Arizona State University to downtown Mesa. The project is estimated to cost \$70 million and will feature a 115,000 square foot building and a two-acre plaza. Arizona State University is ranked #1 in innovation by the U.S. News and World Report and plans to grow its film and media programs in Mesa. The university's presence and increase in student population is anticipated to help generate an economic impact of \$9.2 million annually.

### FALCON FIELD DISTRICT

AQST Space Systems announced that they will be moving their headquarters to Mesa's Falcon District. Mesa's Falcon District is centered around Falcon Field Airport, a general aviation port owned by the City of Mesa that serves as a relief to Phoenix sky Harbor and Phoenix-Mesa Gateway Airports. By the end of 2018, the AQST Space Systems facility will be fully operational and support up to 125 employees. In addition, Piper Plastics Inc. will invest \$10 million to build a new facility that will support more than 175 new jobs over the next three years.

## MESA EMPLOYMENT



## MESA EMPLOYMENT

Mesa, AZ is a growing center for employment that boasts jobs in aviation, defense, healthcare, and technology fields. The city prides itself on having an abundant, affordable, and high quality workforce that can meet the needs of all companies. Leading employers like Boeing, Lockheed Martin and Banner Medical Center benefit from Mesa's well educated workforce. More than 33% of Mesa's workforce have an associates degree or higher. The labor force in the Phoenix-Mesa MSA has seen an increase of 11.8% from 2006-2016. In addition to the current workforce, more than 30,000 students are enrolled in Mesa higher education, including Arizona State University's Polytechnic Campus located at Mesa-Gateway Airport, Mesa

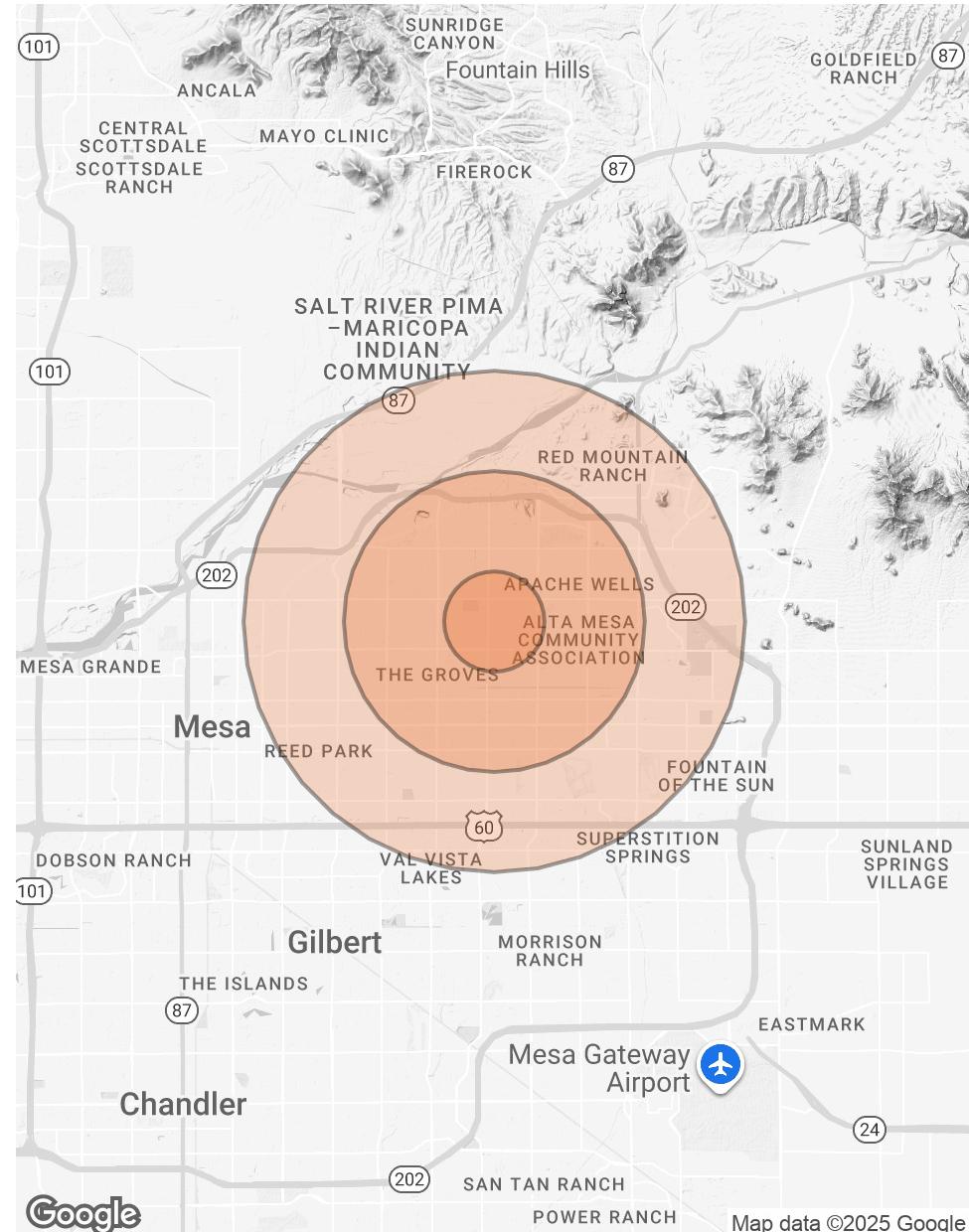
## TOP EMPLOYERS

COMPANY	# OF EMPLOYEES
<b>BANNER HEALTH</b>	8,740
<b>MESA PUBLIC SCHOOLS</b>	8,440
<b>BOEING</b>	4,200
<b>CITY OF MESA</b>	3,530
<b>DRIVETIME AUTO GROUP</b>	1,280
<b>AT&amp;T</b>	1,276
<b>COUNTY OF MARICOPA</b>	990

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,353	84,090	223,509
<b>AVERAGE AGE</b>	36.9	47.3	42.1
<b>AVERAGE AGE (MALE)</b>	36.8	45.8	40.9
<b>AVERAGE AGE (FEMALE)</b>	37.6	48.3	43.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,138	35,959	90,132
<b># OF PERSONS PER HH</b>	3.0	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$93,611	\$64,369	\$66,303
<b>AVERAGE HOUSE VALUE</b>	\$251,506	\$192,340	\$214,273

2020 American Community Survey (ACS)



Map data ©2025 Google



# Collective Strength, Accelerated Growth

5343 N. 16TH STREET, SUITE  
100  
PHOENIX, AZ 85016



[SVNDESERTCOMMERCIAL.COM](http://SVNDESERTCOMMERCIAL.COM)