

FOR LEASE | OFFICE

LA MESA MEDICAL PLAZA SUITES

455 N Mesa Dr. , Mesa, AZ 85201

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	849 - 1,704 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	1.22 Acres
Building Class:	B
Year Built:	1968
Renovated:	2019
Cross Streets:	Mesa Dr & University Dr.
Zoning:	RM-4

PROPERTY HIGHLIGHTS

- Office/retail suites available as full-service or modified gross lease
- Office spaces with shared access of common areas; restrooms, reception, & breakroom.
- Recently renovated plaza located in the heart of Mesa
- Convenient directory signage displayed by walkways
- 3.8/1,000 RSF parking ratio
- High traffic count on Mesa & University Dr, exceeding 44,900 Vehicles Per Day

Suite	SF Available	Lease Rate
12	979	\$18/SF/YR MG
8E	849	\$18/SF/YR MG
8W	1,704	\$18/SF/YR MG

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SUITE 7



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SUITE 8



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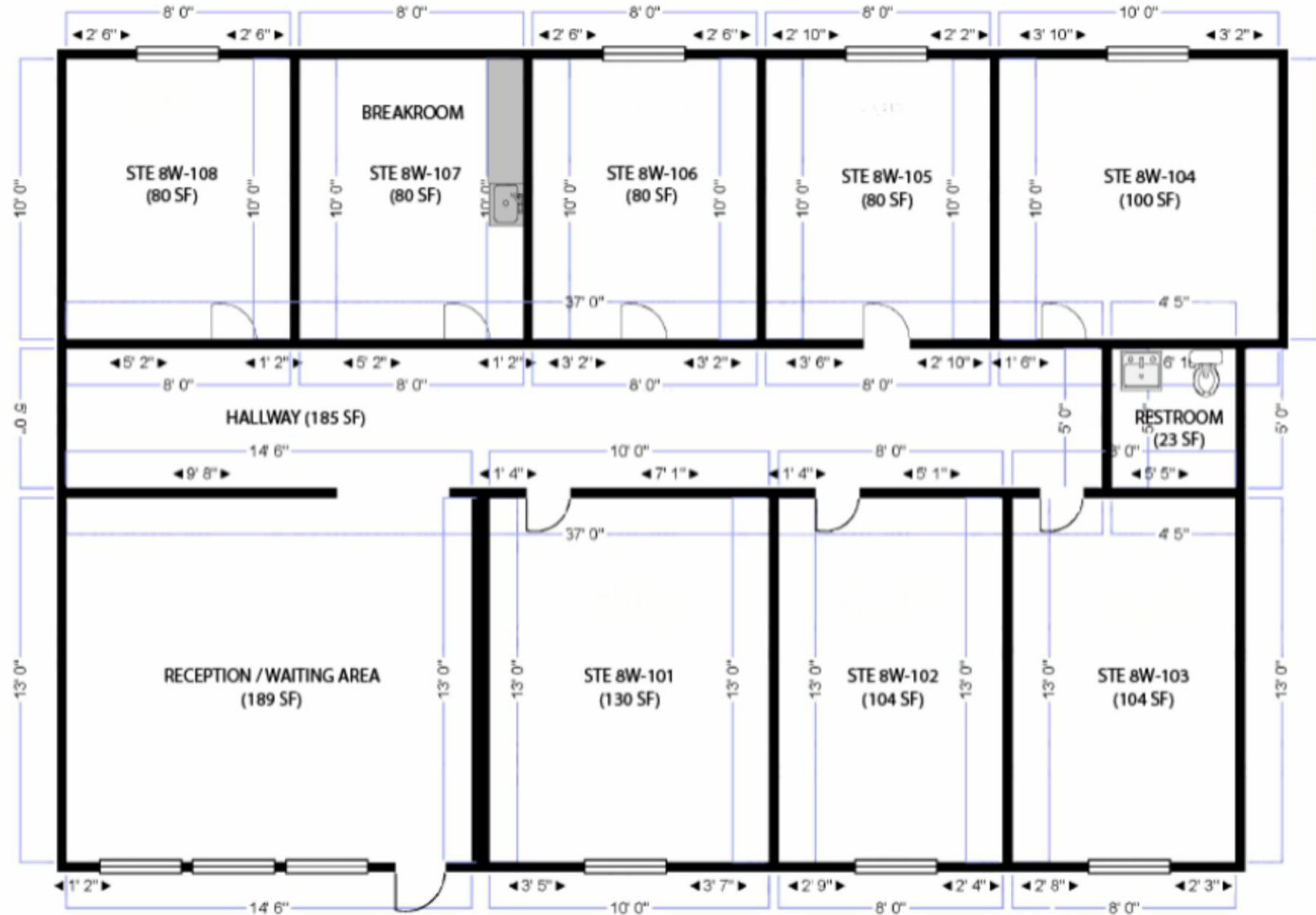


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Suite 8W



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DIRECTORY 455 N. MESA DR

The floor plan diagram shows the layout of the building. Spaces are numbered 5 through 16. Space 11 is highlighted with a yellow star and the text '★ YOU ARE HERE'. The spaces are arranged as follows: 15 and 16 are on the left; 9 and 5 are in the upper middle; 8W and 8E are in the lower middle; 11 and 12 are on the right; 6 and 7 are below 11; 10 is below 12.

5	GIFFORD NEUROLOGY INSTITUTE	10	MESA APOSTOLIC ASSEMBLY
6	MDx LABORATORY	11	ARIZONA TMJ & PAIN CENTER
7		12	NERVE 2.0 WELLNESS CENTER
8E	PIMRI PEDIATRIC	15	BEST RX PHARMACY
8W	EXECUTIVE OFFICES	16	
9	AVANZAR HOME HEALTH CARE		

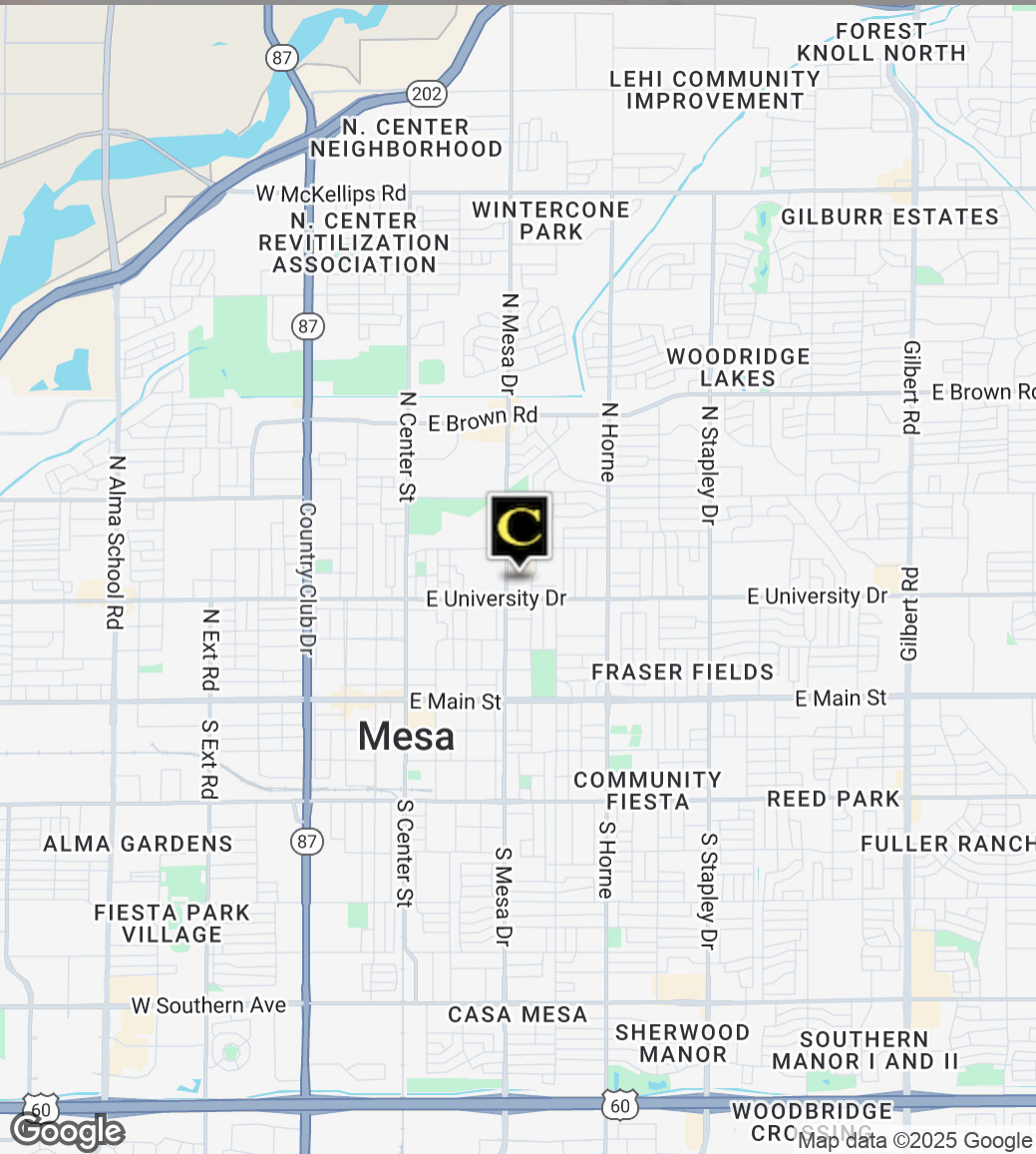
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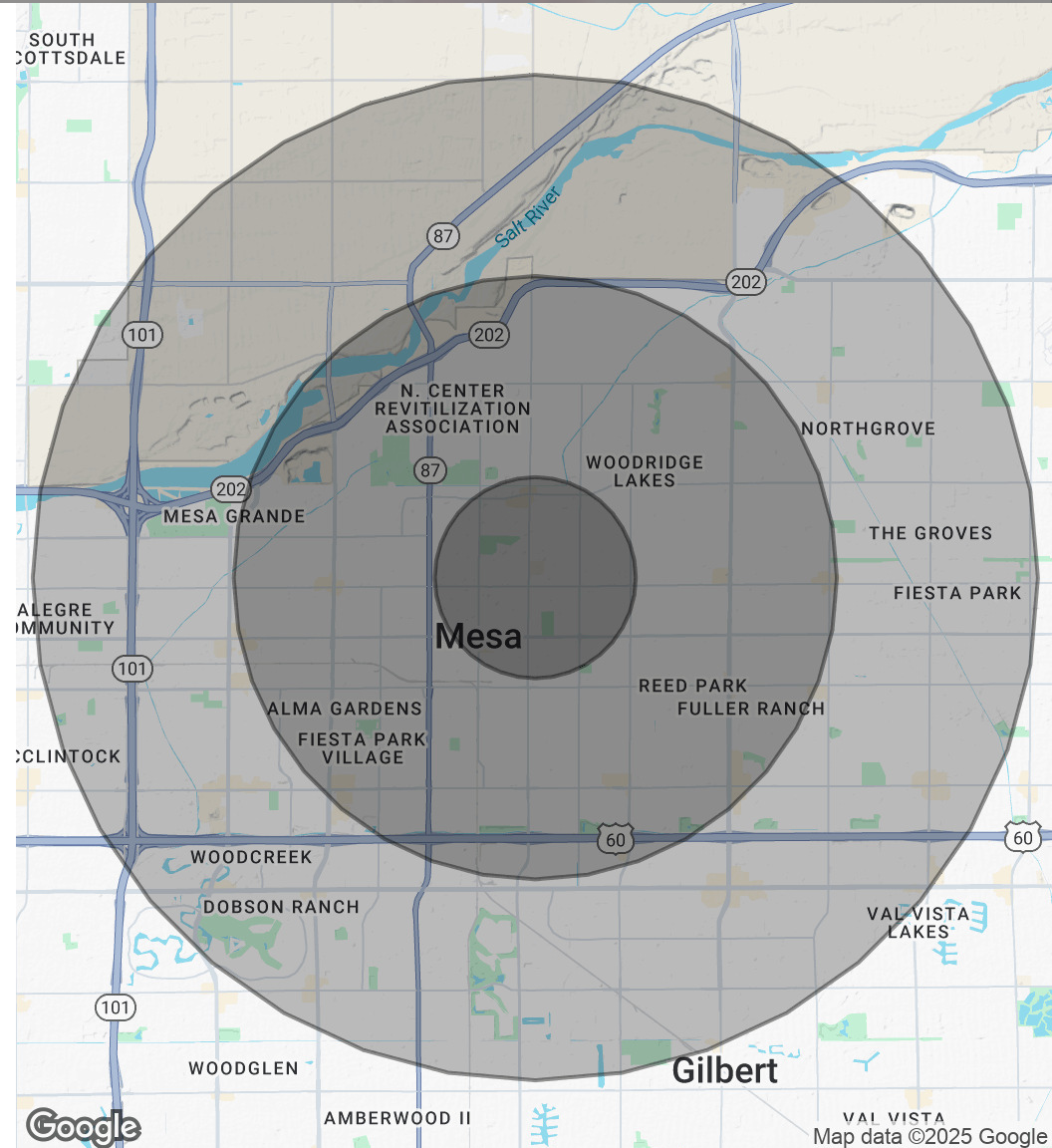
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,952	167,108	328,157
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,537	59,144	123,240
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$70,489	\$81,872	\$93,690
Average House Value	\$433,864	\$378,574	\$414,138

* Demographic data derived from 2020 ACS - US Census



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