



**FOR SALE | OFFICE**

# STAND-ALONE OFFICE SUITE

238 W 2nd St, Mesa, AZ 85201

**Dave Collins** VP, Associate Broker | 480.610.2400 | [dave@coberealestate.com](mailto:dave@coberealestate.com)



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

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## PROPERTY SUMMARY

Sale Price: \$525,000

Lease Price: \$22/SF/YR (MG)

Lot Size: 0.19 Acres

Building Size: 1,308 SF

Building Class: C

Year Built: 1937

Zoning: DR-2

Cross Streets: Country Club & Main



## PROPERTY OVERVIEW

Located just east of Country Club Drive on 2nd Street, this property sits **in the heart of Mesa's Historic District**. Just a few blocks from Main Street and the light rail, this address provides **easy access to Mesa's growing downtown scene**. The area continues to see **revitalization and investment**, attracting local businesses, residents, and visitors alike. Whether you're drawn to the walkable neighborhood atmosphere, proximity to city amenities, or the architectural character that defines the Historic District, 238 W 2nd Street offers a uniquely positioned location in one of Mesa's most desirable downtown corridors.

## PROPERTY HIGHLIGHTS

- 1,308 SF General Office for Sale or Lease
- Buildout includes: Lobby/Reception, 3 Offices, Storage, Conference Room, Work Area and Restroom
- Monument Signage Available
- **Covered parking**
- Within 1/2 mile of Light Rail Station and 2.5 miles to US 60 Superstition Freeway

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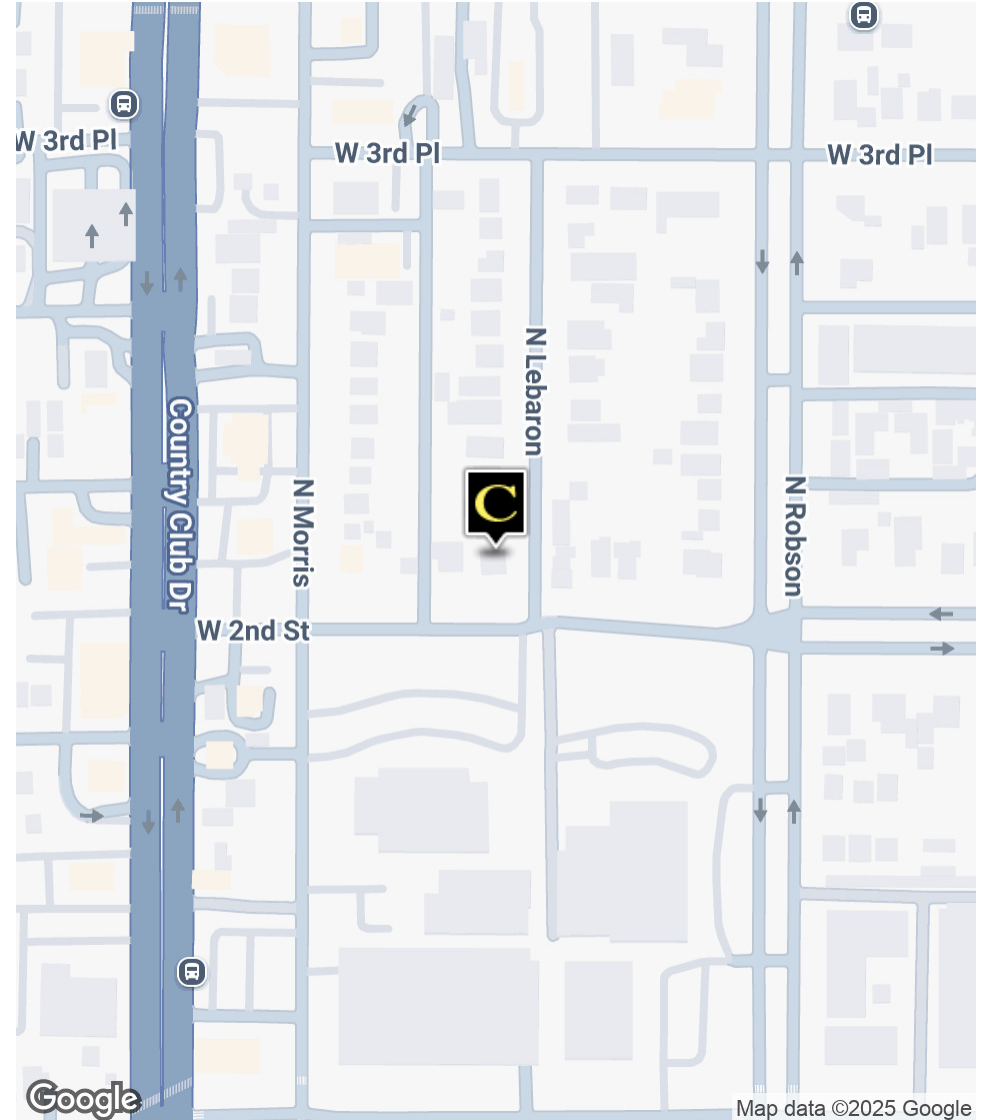
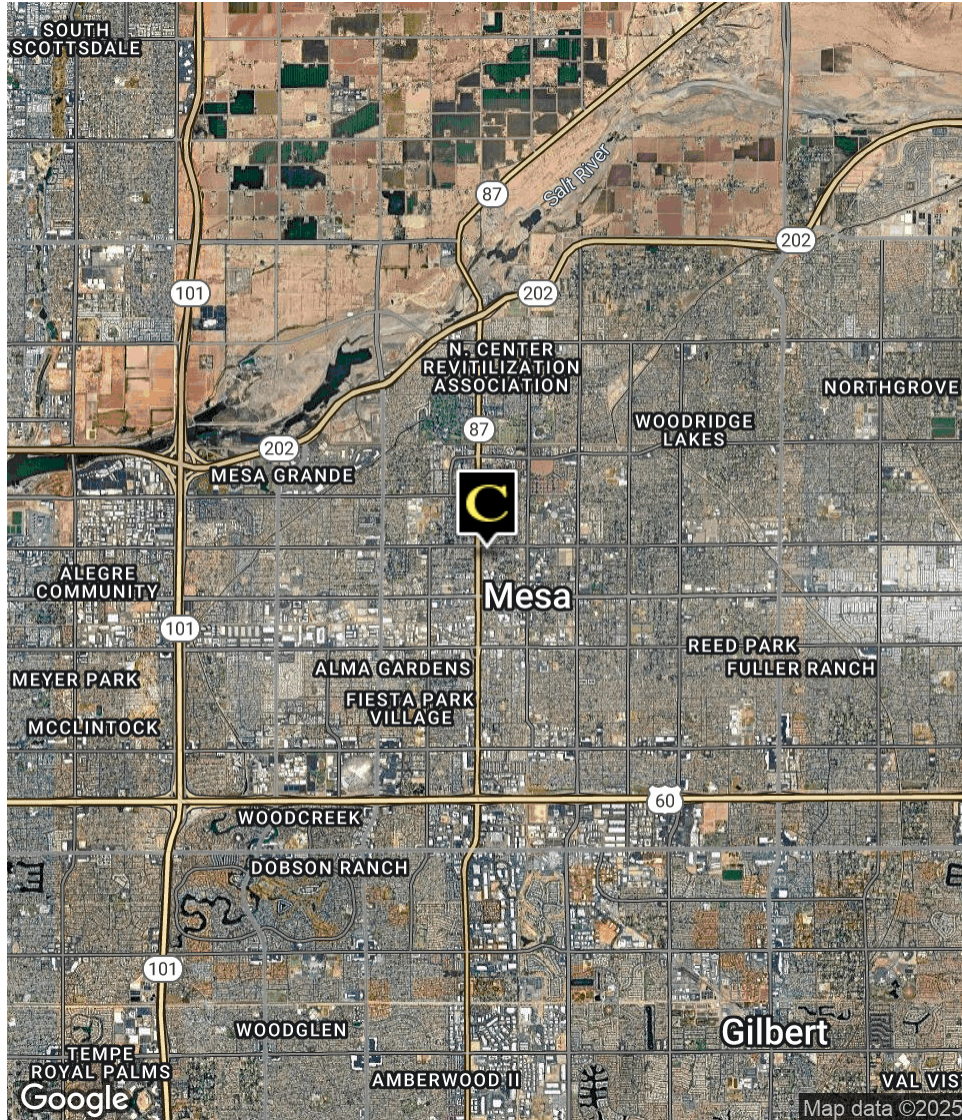
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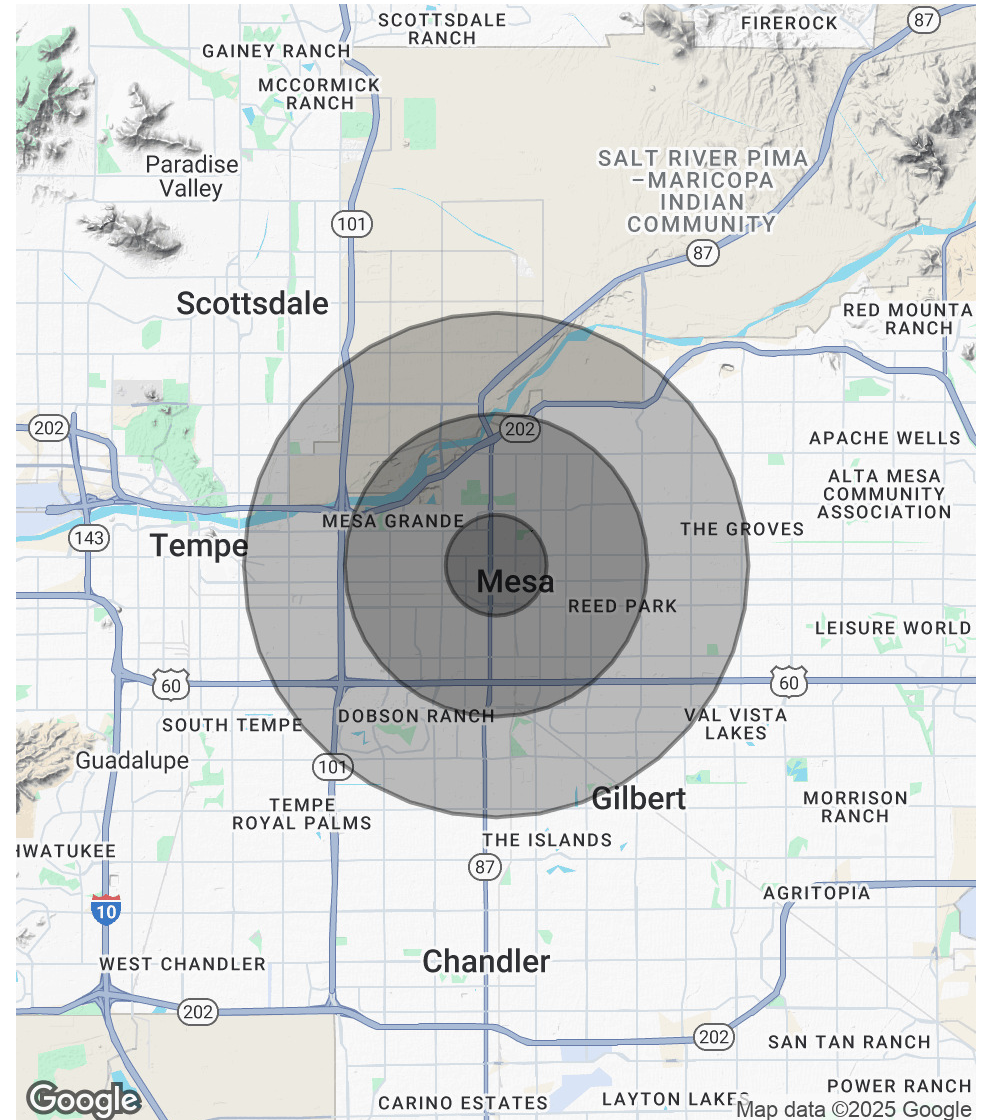
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,522	165,222	373,218
Average Age	38	35	37
Average Age (Male)	36	34	36
Average Age (Female)	39	36	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,961	61,827	143,998
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$61,935	\$74,914	\$92,680
Average House Value	\$398,333	\$355,872	\$406,224

Demographics data derived from AlphaMap



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