



FOR SALE | OFFICE

61 N Hibbert

61 N Hibbert | Mesa, AZ 85201

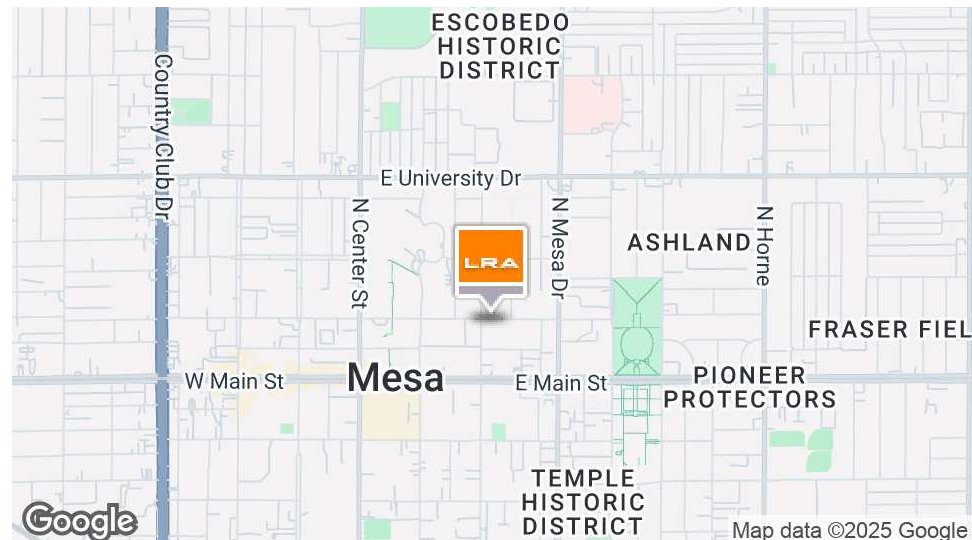
PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com



Beautiful Space In Downtown Mesa

61 N Hibbert | Mesa, AZ 85201



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	4,022 SF
Lot Size:	9,765 SF
Price / SF:	\$223.52
Year Built:	1956
Zoning:	DC

PROPERTY OVERVIEW

Prime investment opportunity in Mesa, AZ! This 4,022 SF 1956 office building, zoned DC, offers versatile potential for office use or redevelopment. With its standout design and strategic location, it's a compelling option for value-driven investors.

PROPERTY HIGHLIGHTS

- 4,022 SF office building
- Built in 1956
- Zoned DC
- Strategic Mesa location

LRA

FOR SALE | OFFICE

61 N Hibbert

61 N Hibbert | Mesa, AZ 85201

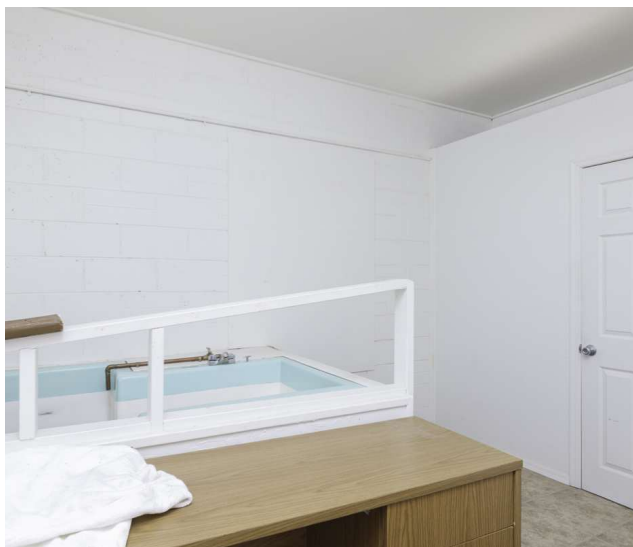


LRA

FOR SALE | OFFICE

61 N Hibbert

61 N Hibbert | Mesa, AZ 85201



www.lrarealestate.com

DON MORTENSEN
Principal, Broker
C 602.451.3684
don@lraphx.com

LRA

High-Traffic Business Opportunity

61 N Hibbert | Mesa, AZ 85201



61 N Hibbert

61 N Hibbert | Mesa, AZ 85201

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	992	2,761	19,760
Average Age	37	37	36
Average Age (Male)	36	36	34
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	482	1,175	7,151
# of Persons per HH	2.1	2.3	2.8
Average HH Income	\$69,273	\$59,950	\$62,130
Average House Value	\$334,782	\$337,180	\$388,882

Demographics data derived from AlphaMap

