

**FOR LEASE**

# Retail Strip Center

**502 S DOBSON RD**

Mesa, AZ 85202

**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

|               |                |
|---------------|----------------|
| LEASE RATE:   | \$20.00 PSF    |
| NNN'S:        | \$4.75 PSF     |
| AVAILABLE SF: | 846 - 3,236 SF |
| ZONING:       | C-2            |

PROPERTY HIGHLIGHTS

- Available For Lease or For Sale
- Prime Location in Mesa, AZ
- Frontage w/ High Traffic Counts (35,972 VPD)
- Prominent Visibility & Easy Access for Businesses
- Nearby Amenities & Public Transportation
- Close to Large Major Economic Drivers, Including ASU & Mesa Community College

SPACES AVAILABLE

LEASE INFORMATION

|              |                |             |               |
|--------------|----------------|-------------|---------------|
| LEASE TYPE:  | NNN            | LEASE TERM: | Negotiable    |
| TOTAL SPACE: | 846 - 3,236 SF | LEASE RATE: | \$20.00 SF/yr |

AVAILABLE SPACES

| SUITE       | TENANT    | SIZE     | TYPE | RATE          |
|-------------|-----------|----------|------|---------------|
| Suite 1-2   | Available | 2,482 SF | NNN  | \$20.00 SF/yr |
| Suite 3     | Available | 846 SF   | NNN  | \$20.00 SF/yr |
| Suite 7     | Available | 935 SF   | NNN  | \$20.00 SF/yr |
| Suite 8-9   | Available | 3,236 SF | NNN  | \$20.00 SF/yr |
| Suite 10-11 | Available | 1,870 SF | NNN  | \$20.00 SF/yr |
| Suite 12    | Available | 907 SF   | NNN  | \$20.00 SF/yr |
| Suite 13    | Available | 907 SF   | NNN  | \$20.00 SF/yr |
| Suite 15    | Available | 907 SF   | NNN  | \$20.00 SF/yr |



SUITE 1-2





## SUITE 7





SUITE 8-9





## SUITE 12



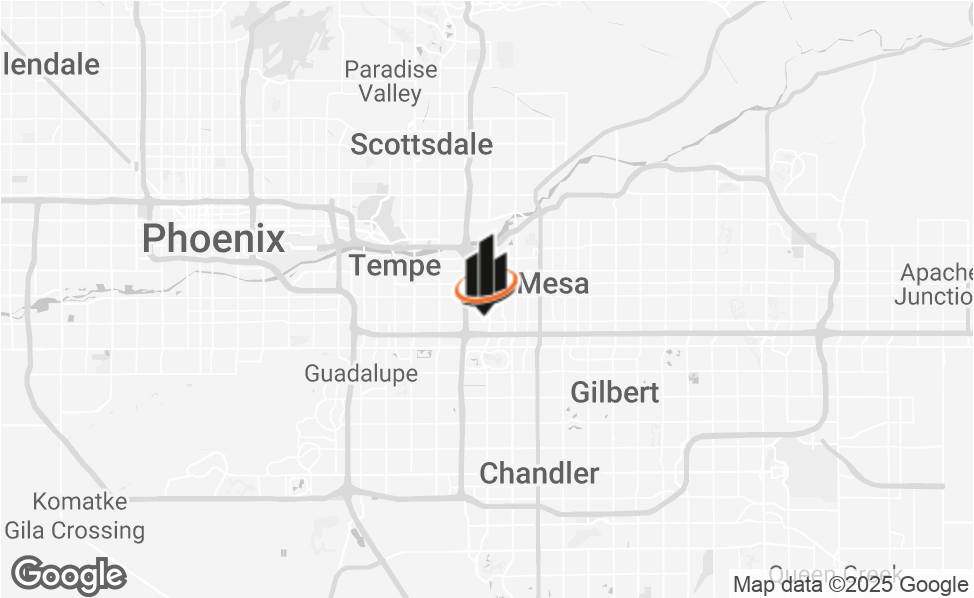
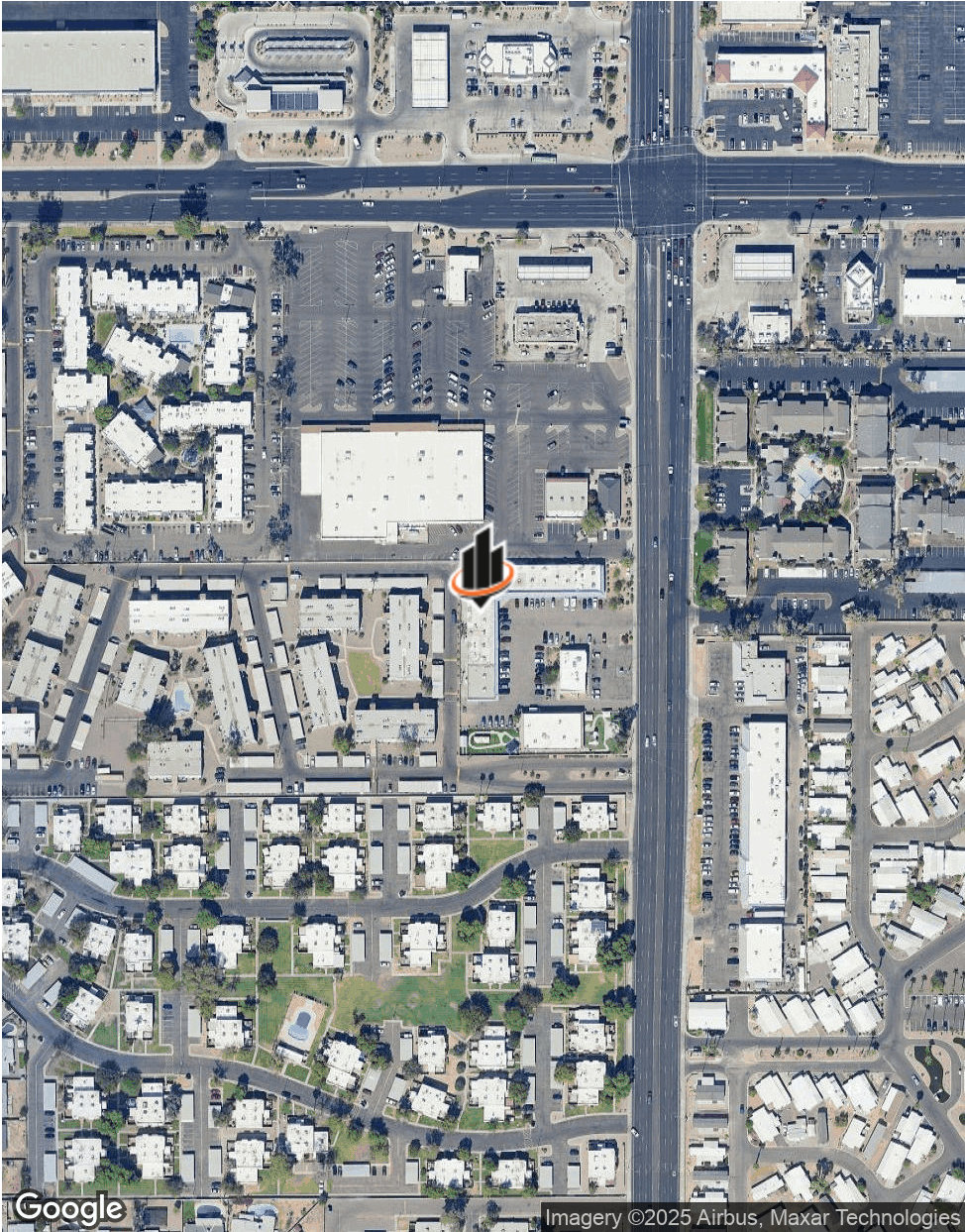


SUITE 15





LOCATION MAP



LOCATION OVERVIEW

Situated in a high-demand retail corridor, the subject property is surrounded by national retailers, restaurants, and local businesses, creating a strong draw for retail businesses. The property benefits from a dense residential and workforce population, ensuring a steady stream of potential customers. Additionally, its proximity to major attractions such as Mesa Community College, Banner Desert Medical Center, and the evolving Fiesta Mall redevelopment area enhances its desirability for businesses seeking a strategic location.



AERIAL MAP





# AREA RETAILER MAP





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