



FOR LEASE | OFFICE

MEDICAL/GENERAL OFFICE

420 W Mahoney Ave, Mesa, AZ 85210

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

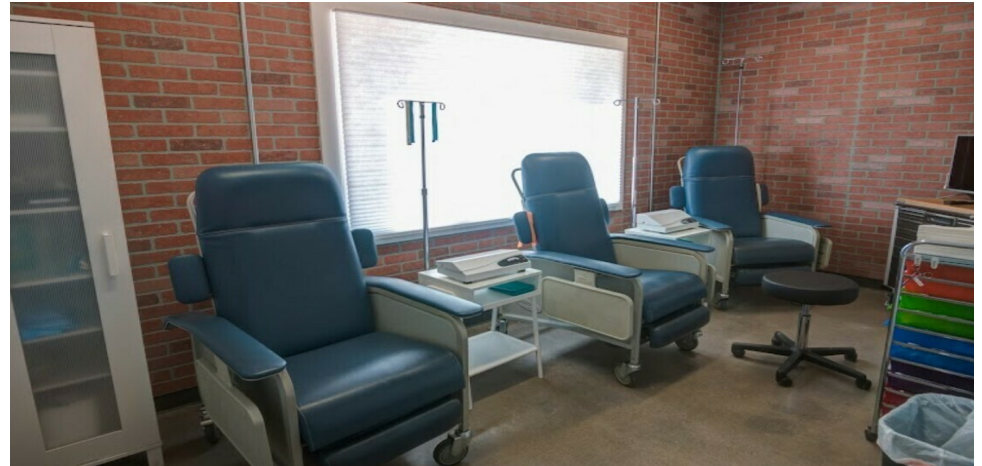
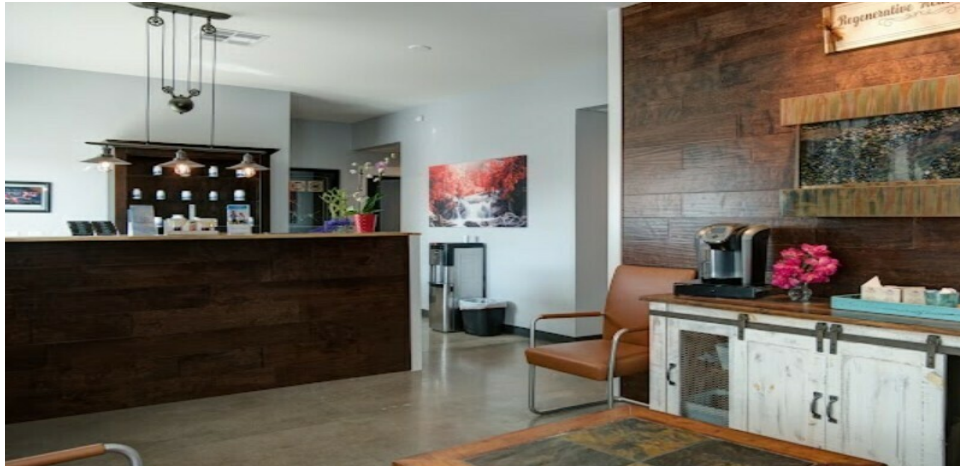


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PROPERTY SUMMARY

Lease Price:	\$14 SF/Yr (NNN)
Building Size:	1,550 SF
Year Built:	1950
Cross Streets:	Country Club Dr & Main St
Parking:	14/1000 ratio

PROPERTY OVERVIEW

Ideal for office or medical use, the property at 420 W Mahoney Ave in Mesa, AZ offers a 1,550 SF space. Featuring excellent potential for expansion and modernization, this strategic location in Mesa's thriving commercial corridor provides an ideal setting for your business.

PROPERTY HIGHLIGHTS

- Suitable for office or medical use
- 5-minute drive to US-60
- Potential for expansion and modernization
- Versatile and adaptable space
- Front office includes a Reception area, 6 Patient Offices, and 1 Restroom

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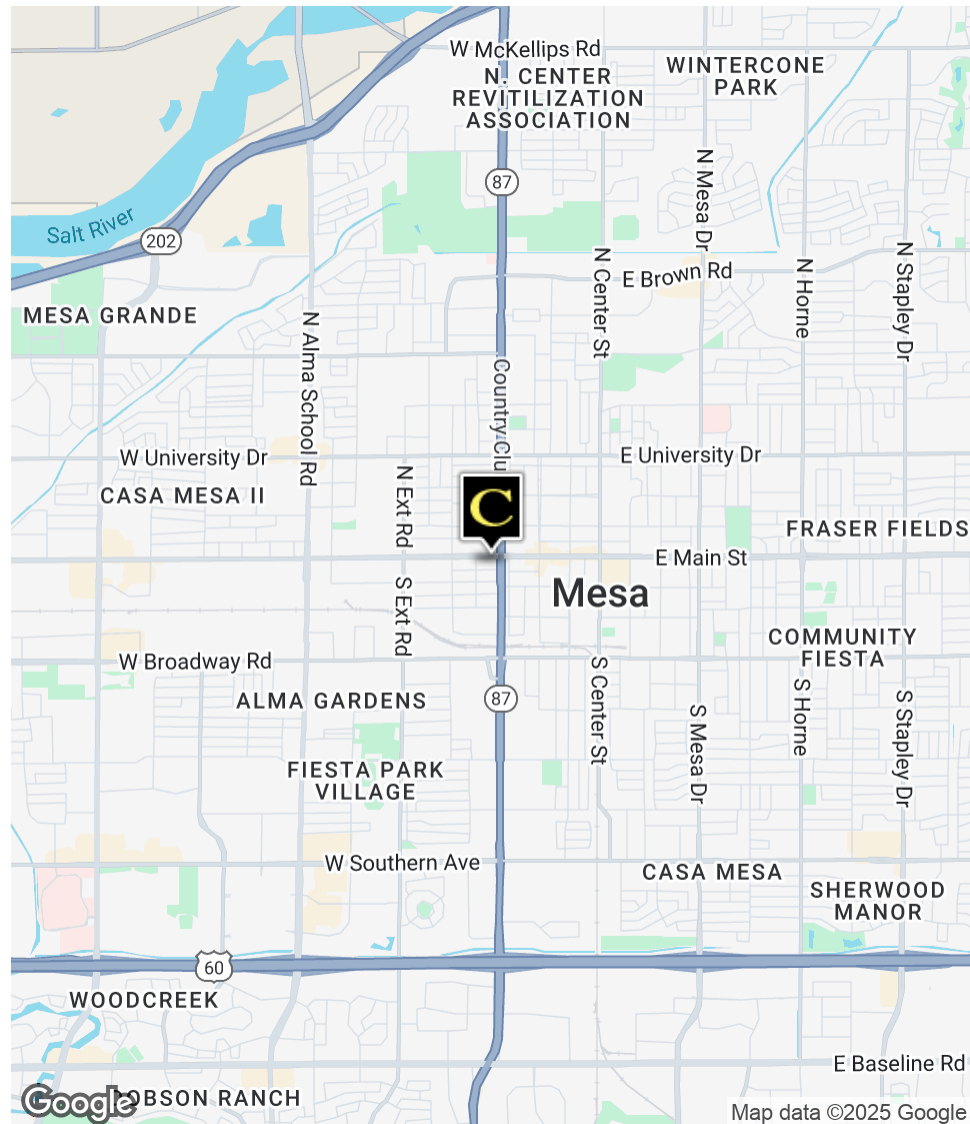
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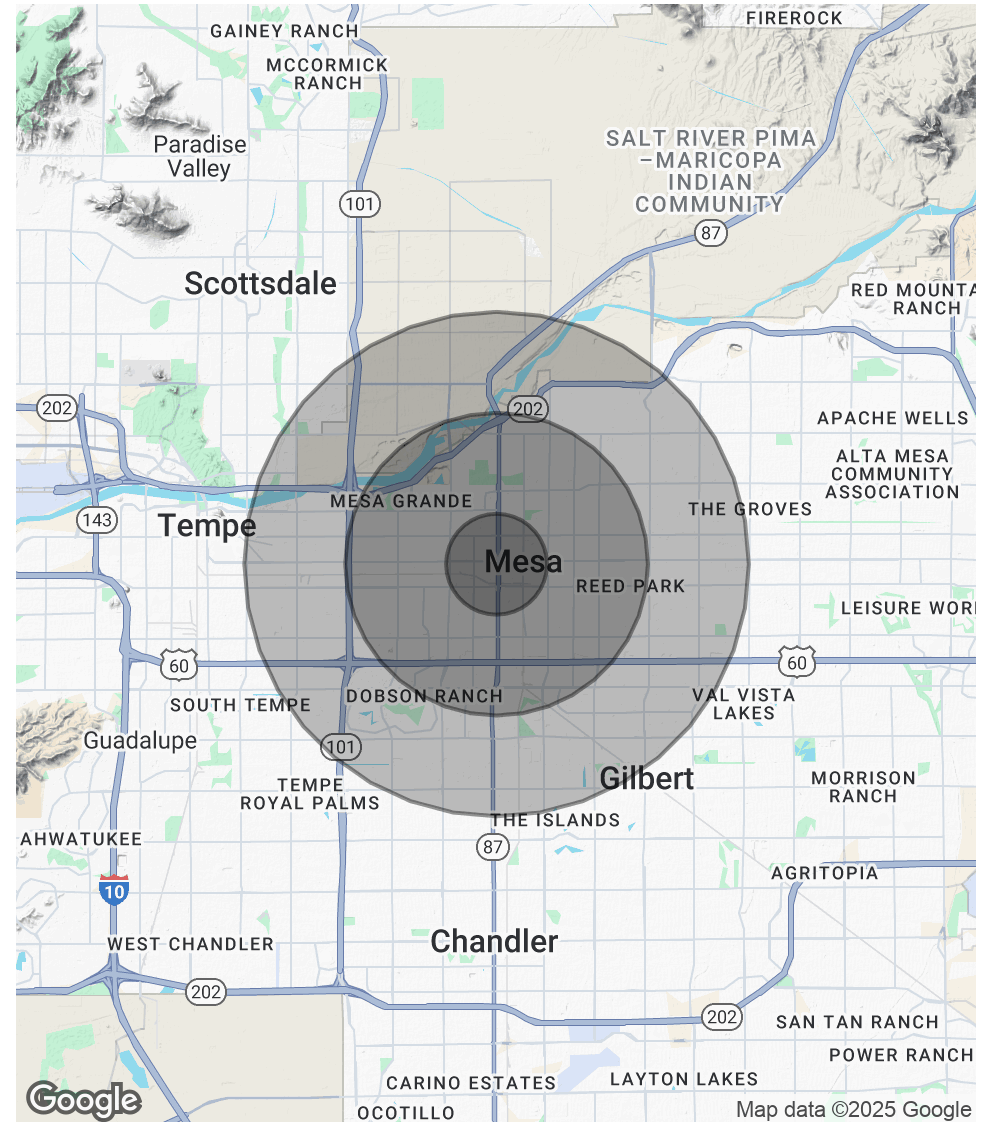
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,766	172,995	376,309
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,438	65,164	146,004
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$60,724	\$75,810	\$91,470
Average House Value	\$333,492	\$352,973	\$398,860

* Demographic data derived from 2020 ACS - US Census



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