

Lakefront Office Space For Lease  
**LAKESIDE OFFICE PLAZA**  
1819 S. Dobson Rd • Mesa, AZ 85202



## FEATURES

- Part of a ±15,233 SF Multi-Tenant Office Plaza
- Lakefront Views & Attractive Landscaping
- Covered Parking and Monument Signage Available
- Frontage on Dobson Rd - Great Street Visibility
- C-2 Zoning, City of Mesa
- Direct Access to US-60, Site is Located 1/2 Mile South of Freeway
- 1 Mile From Loop 101

**Tyson Breinholt**  
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602.315.7131 (M)  
tbreinholt@cpiaz.com

**Cliff Jenkins**  
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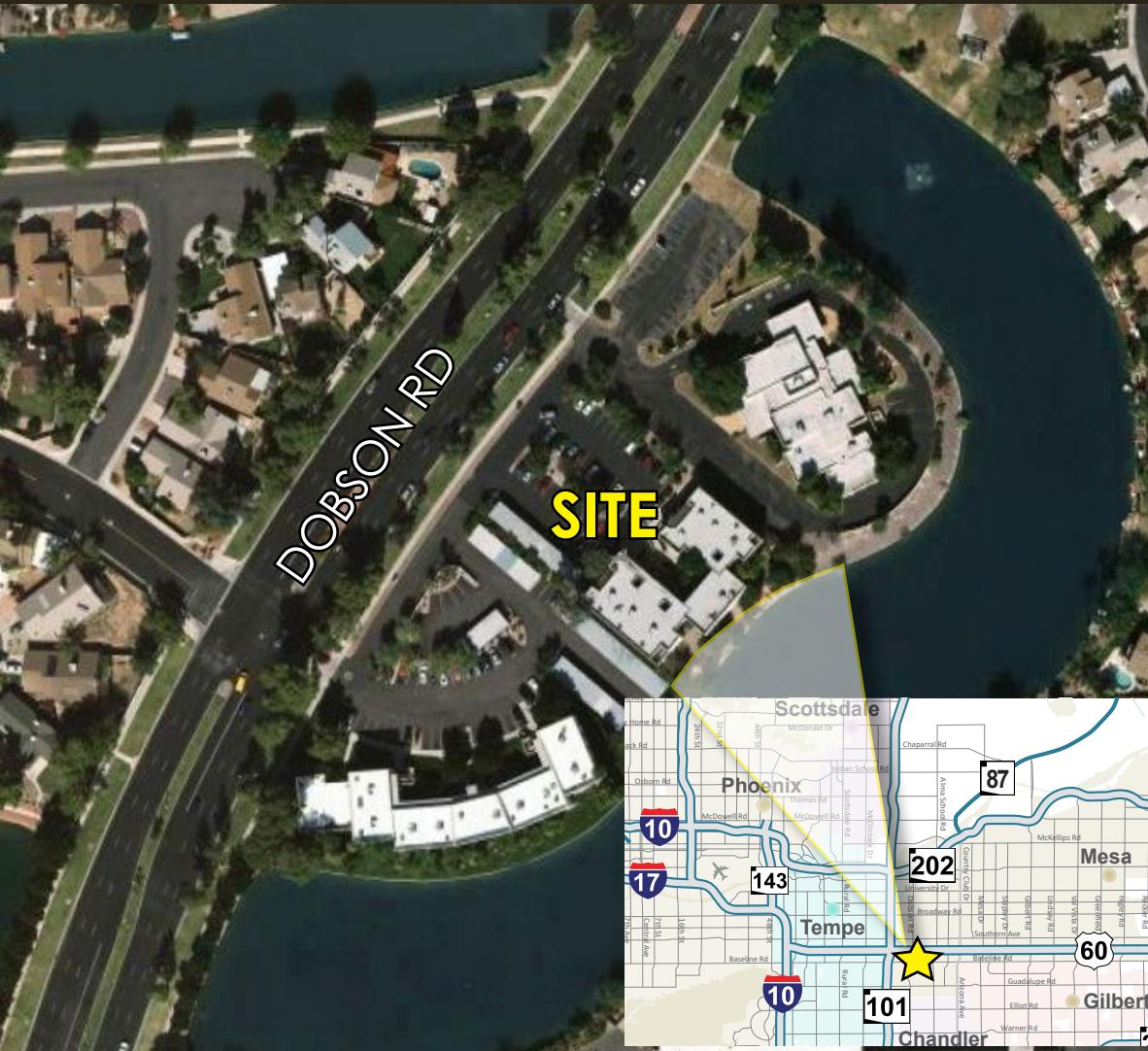
**Caleb Allen**  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)



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**DEMOGRAPHICS**

	<u>2 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
POPULATION (2023):	72,246	415,422	1,168,484
HOUSEHOLDS:	29,773	159,638	449,401
AVG. HH INCOME:	\$79,613	\$79,056	\$93,362
TOTAL BUSINESSES:	3,542	20,011	55,158

**TRAFFIC COUNTS (VPD)**

S Dobson Rd / W Isabella Ave NE	34,007
S Dobson Rd / W Baseline Rd S	27,744
W Baseline Rd / S Dobson Ranch E	25,700
S Dobson Rd / W Quail Creek S	40,345
W Baseline Rd / S Dobson Rd E	23,788
S Dobson Rd / W Baseline Rd N	25,382
W Baseline Rd / S Water Works W	27,310
Superstition Fwy / S Dobson Rd W	40,721
S Dobson Rd / Superstition Fwy S	52,882



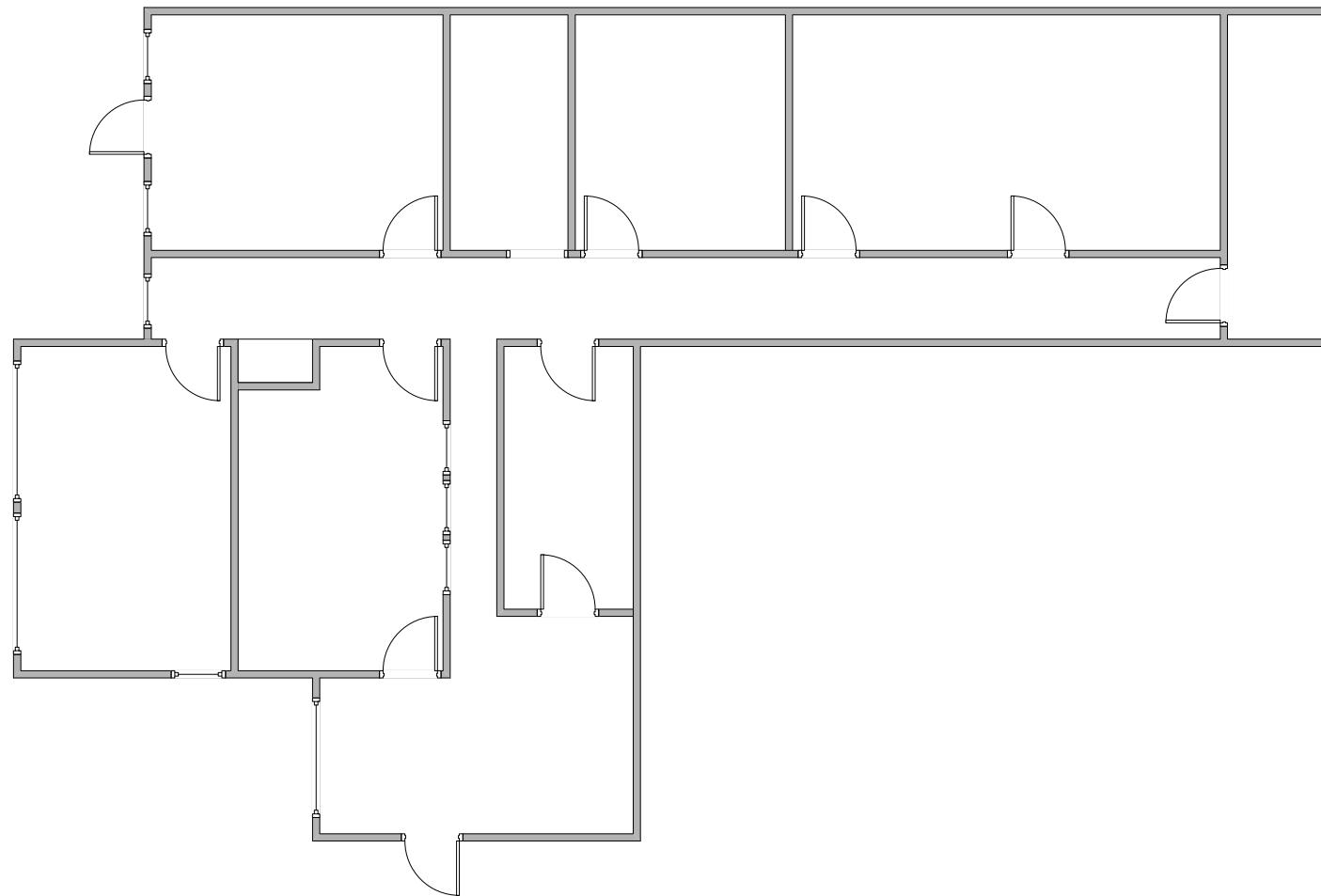
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**Suite 109**

±1,664 SF



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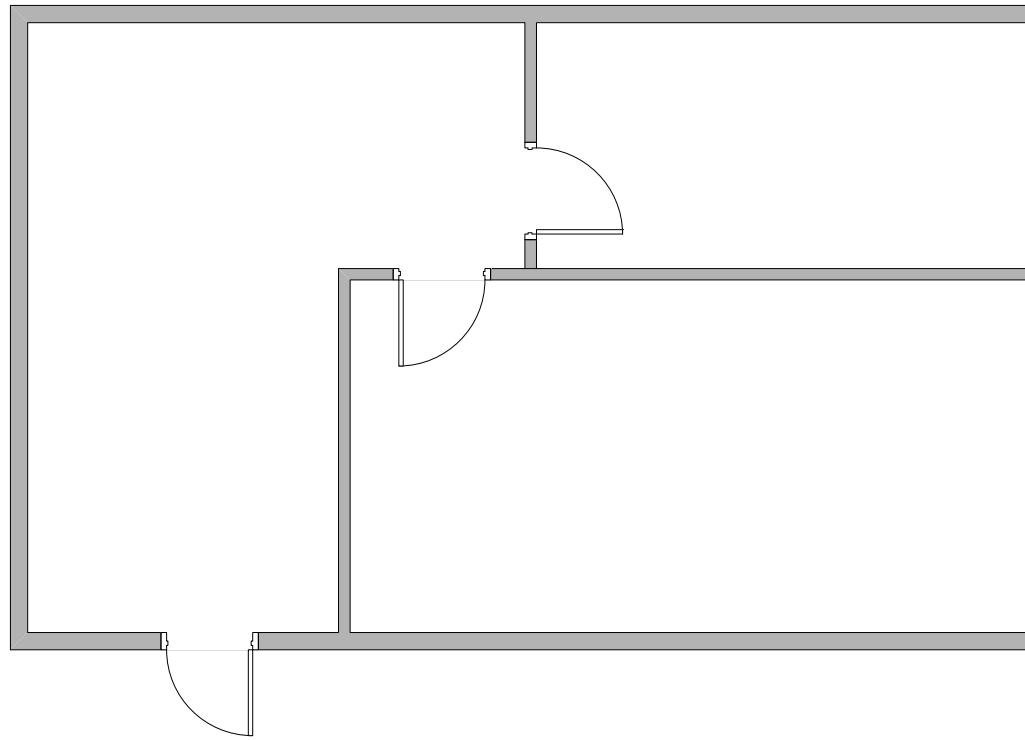
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**Suite 112**

±558 SF



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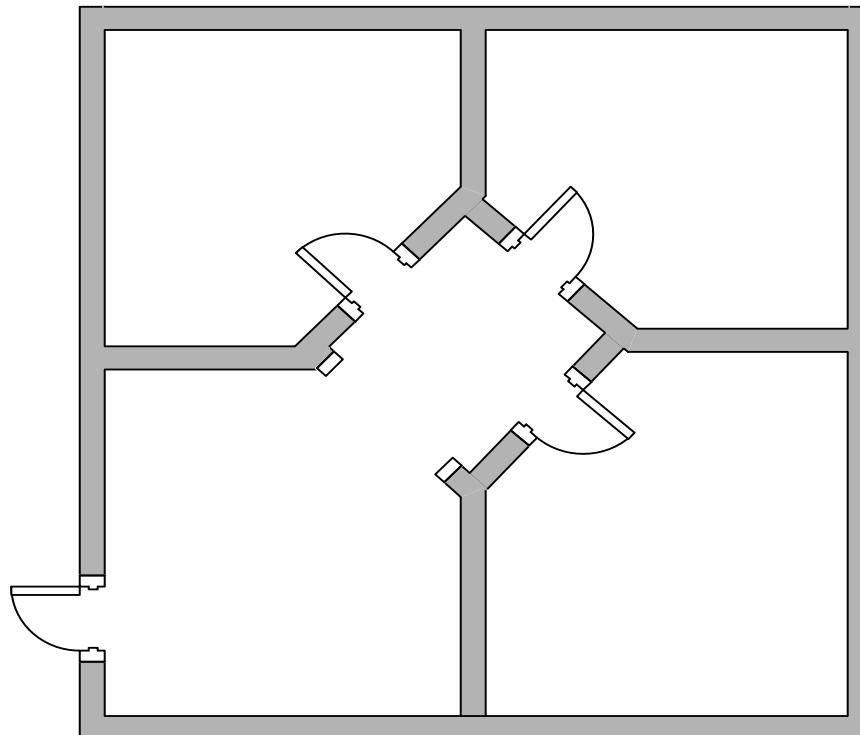
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**Suite 207**

±594 SF



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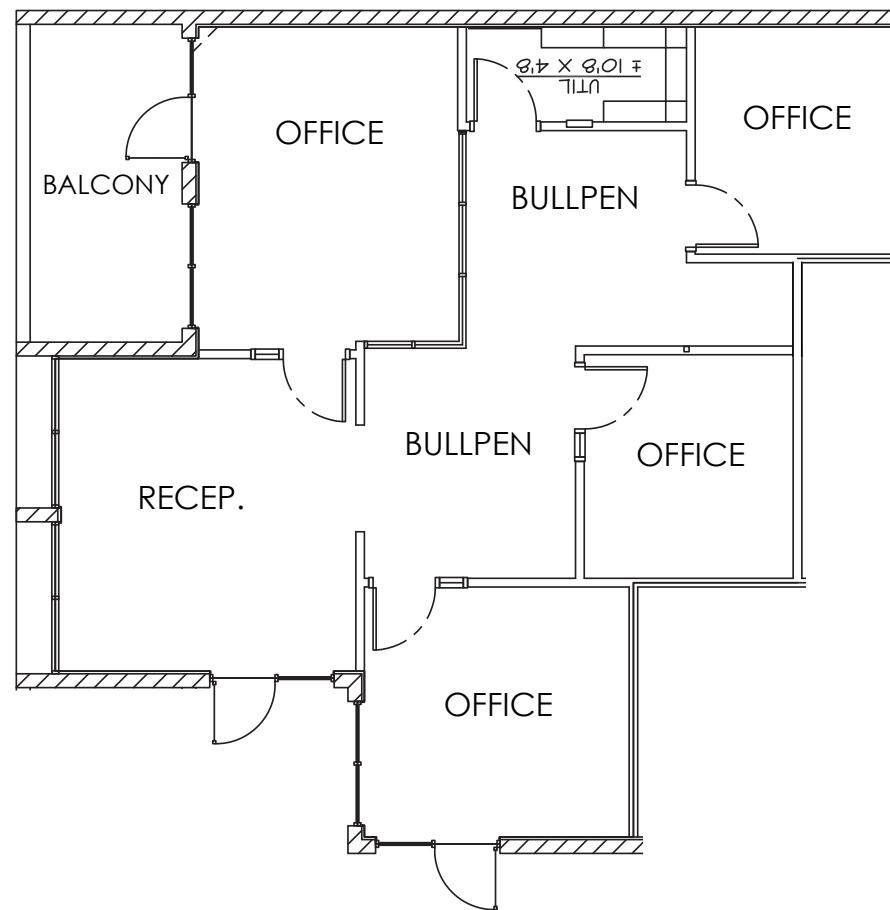
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**Suite 212**

±1,260 SF



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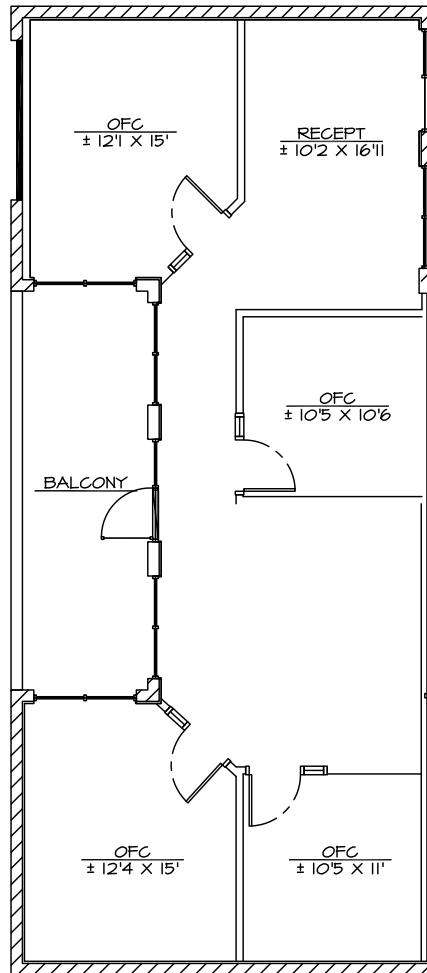
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**Suite 216**

±1,227 SF



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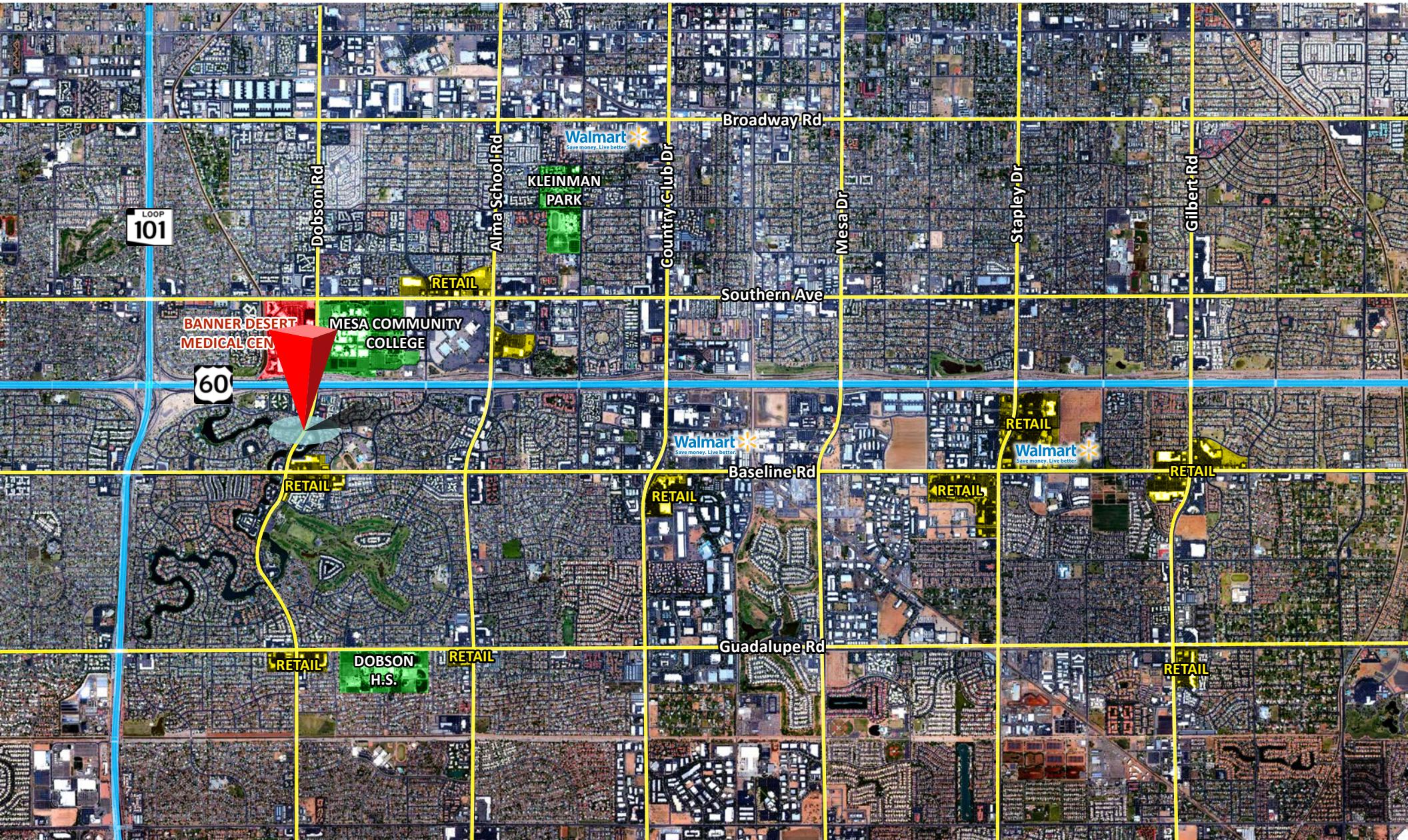
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