

FOR LEASE | RETAIL

Retail Space Baseline Rd & Loop 101



2630-2634 W BASELINE RD | MESA, AZ 85202

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LRA



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PROPERTY SUMMARY

Available SF:	2 spaces available at 1080 SF each
Lease Rate:	\$16.00 SF/yr (MG)
Lot Size:	92,611 SF
Building Size:	24,322 SF
Year Built:	1979
Zoning:	C-2
Cross Streets:	Baseline Rd and the Loop 101
Traffic Count:	29,500 (Baseline Rd)



PROPERTY HIGHLIGHTS

- Along Baseline Rd
- Located in a Densely Populated Area
- Competitive Rates
- Adjacent to the Loop 101
- Built-out Suites Available
- Near Multiple Colleges



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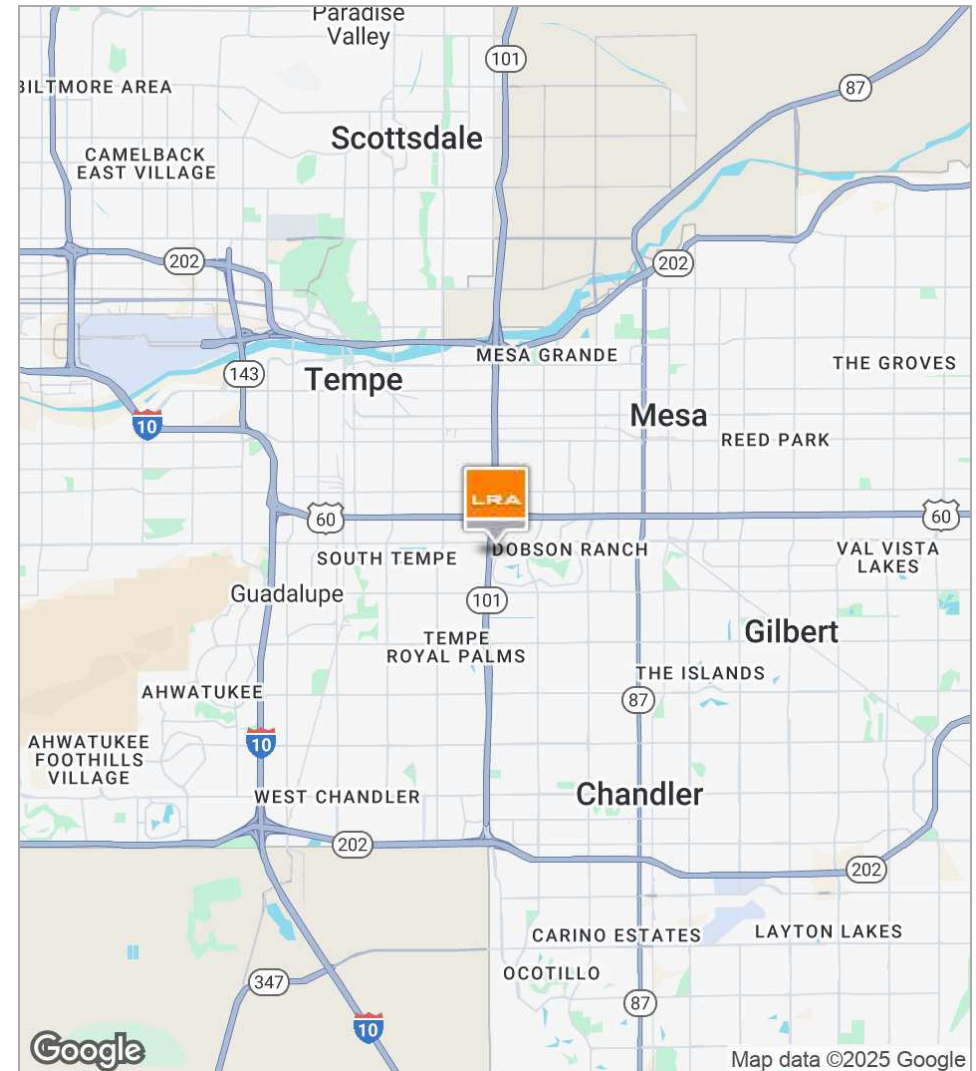
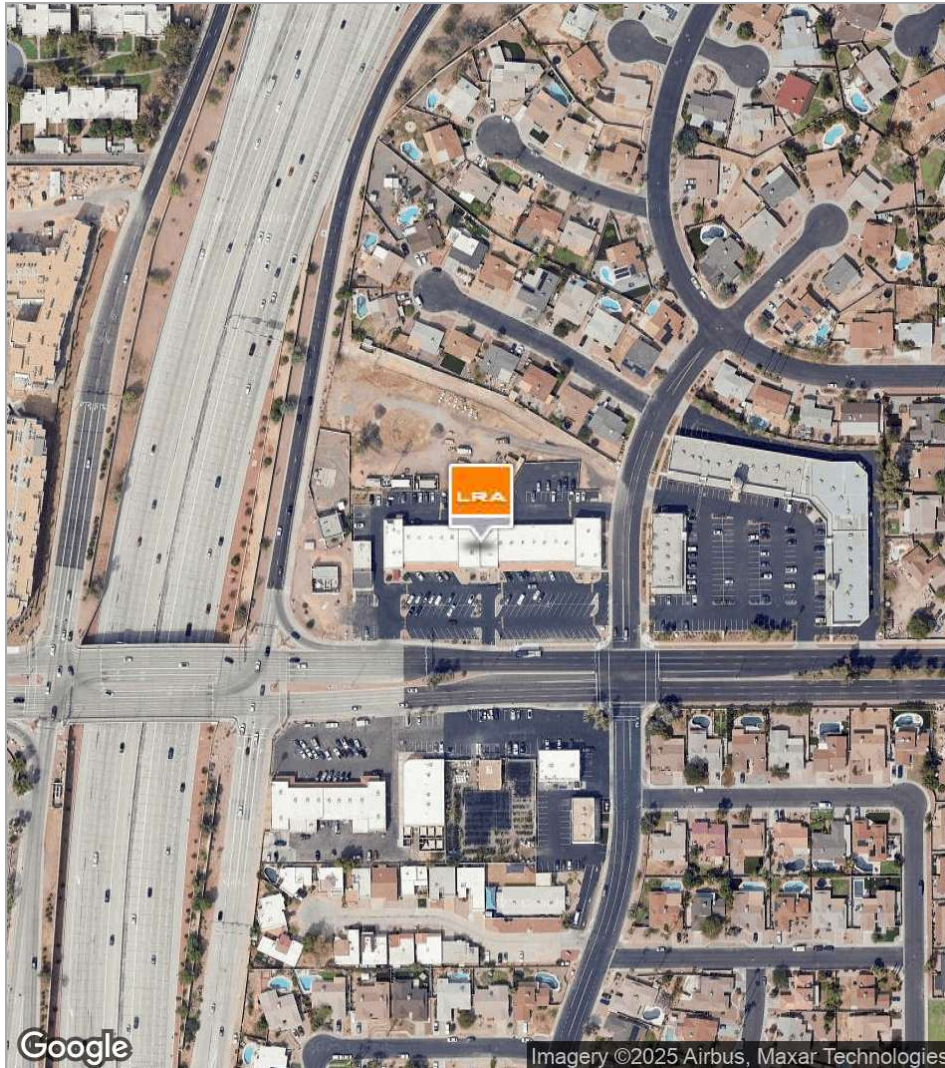
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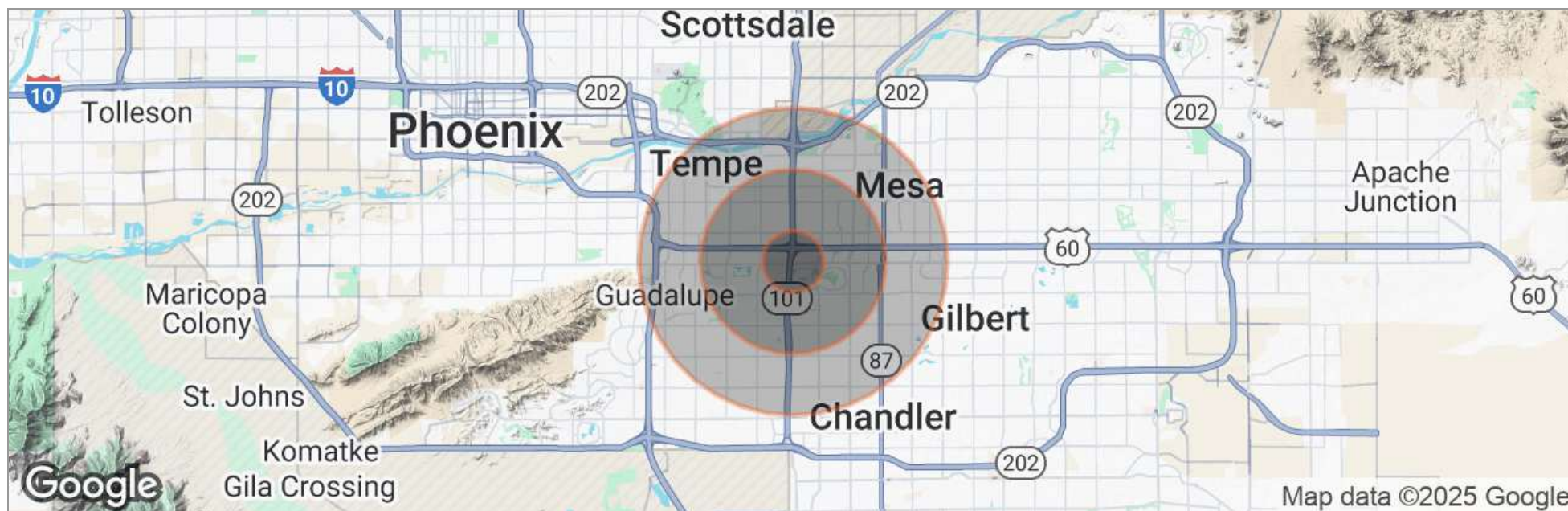
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	1 Mile	3 Miles	5 Miles
Total Population	13,535	144,418	368,340
Population Density	4,308	5,108	4,690
Median Age	40.9	33.1	31.3
Median Age (Male)	38.4	32.2	30.5
Median Age (Female)	43.0	33.8	32.1
Total Households	5,411	59,806	142,329
# of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$83,106	\$63,661	\$64,085
Average House Value	\$261,135	\$229,188	\$238,595

* Demographic data derived from 2020 ACS - US Census