

2612-2628  
W Baseline Rd



## Retail at Baseline Rd and the Loop 101

RETAIL PROPERTY FOR LEASE | MESA, AZ

Bryan Mortensen | 602.621.3770 | bryanm@lraphx.com

**LRA**

# Property Summary

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



## PROPERTY DESCRIPTION

Centrally located retail center at the NE Corner of Baseline Rd and the Loop 101. High visibility from Baseline Rd. High Traffic Counts. On Hard corner of Baseline Rd and the Loop 101.

Baseline Rd is a very busy street with 29,500 cars traveling on it daily.

Spaces available are built-out with a restroom in each suite.

Flexible Terms.

Perfect for a kickboxing studio, gym, dance studio, restaurant, cafe, coffee shop, pizza place, sandwich shop, alterations store, crossfit, catering, nail salon, flooring store, daycare, etc.

Near Dobson High School

Located within the premier Dobson Ranch Community,

## PROPERTY HIGHLIGHTS

**BRYAN MORTENSEN**

602.621.3770 | [bryanm@raphx.com](mailto:bryanm@raphx.com)

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	1,080 - 2,800 SF
Lot Size:	92,611 SF
Building Size:	24,322 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,411	59,806	142,329
Total Population	13,535	144,418	368,340
Average HH Income	\$83,106	\$63,661	\$64,085

**LRA COMMERCIAL**

480.526.5644

[www.lrarealestate.com](http://www.lrarealestate.com)

# Site Plans

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



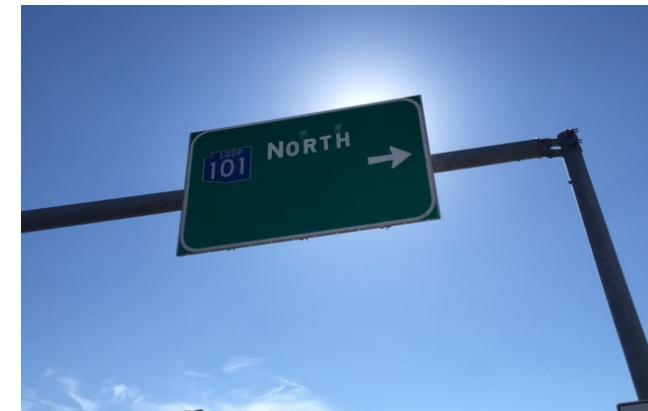
**BRYAN MORTENSEN**  
602.621.3770 | [bryanm@lraphx.com](mailto:bryanm@lraphx.com)

**LRA COMMERCIAL**  
480.526.5644  
[www.lrarealestate.com](http://www.lrarealestate.com)

# Additional Photos

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ

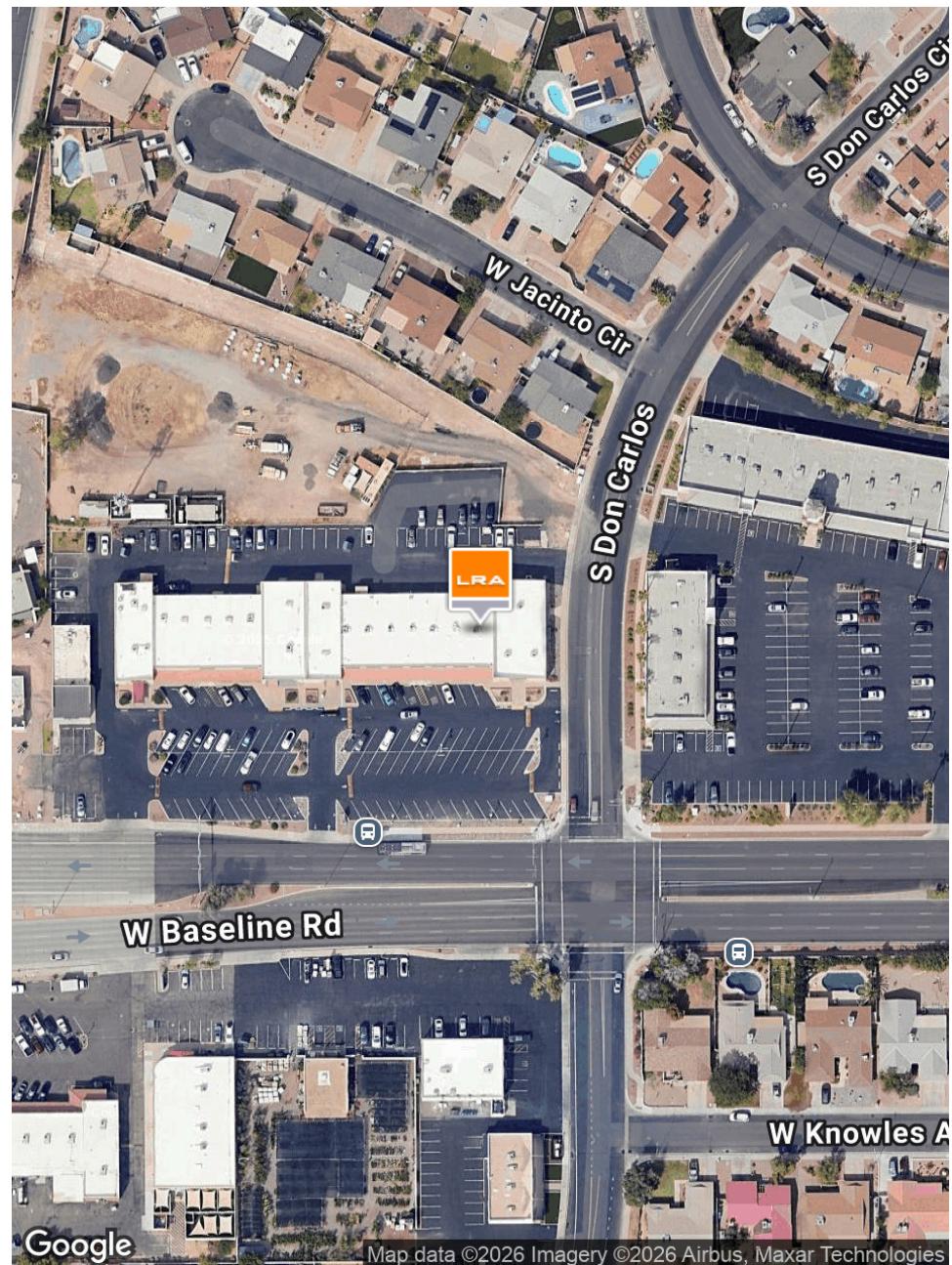
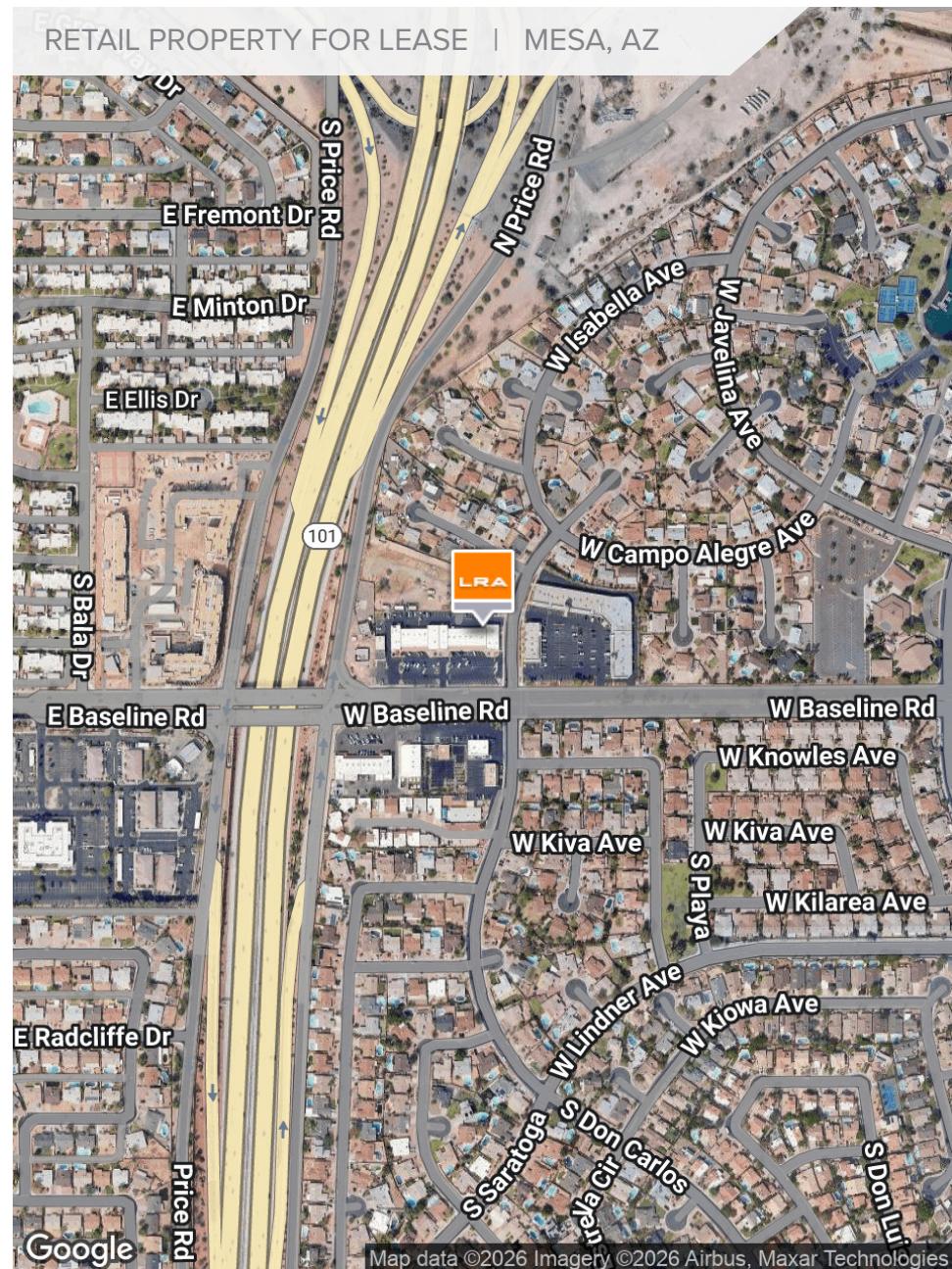


**BRYAN MORTENSEN**  
602.621.3770 | [bryanm@lraphx.com](mailto:bryanm@lraphx.com)

**LRA COMMERCIAL**  
480.526.5644  
[www.lrarealestate.com](http://www.lrarealestate.com)

# Location Map

LRA



**BRYAN MORTENSEN**  
602.621.3770 | [bryanm@raphx.com](mailto:bryanm@raphx.com)

**LRA COMMERCIAL**  
480.526.5644  
[www.lrarealestate.com](http://www.lrarealestate.com)

# Demographics Map & Report

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,535	144,418	368,340
Average Age	40.9	33.1	31.3
Average Age (Male)	38.4	32.2	30.5
Average Age (Female)	43.0	33.8	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

2020 American Community Survey (ACS)

