

10545 E Southern Ave, Ste 103 | Mesa, AZ 85209

±2,361 SF OFFICE/MEDICAL/RETAIL SPACE AVAILABLE
 Greyshell Condition | Perfect Opportunity for Tenant to Build-To-Suit Their Needs!

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10/14/25



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PROPERTY SUMMARY

Address	10545 E Southern Ave, Ste 103 Mesa, AZ 85209
Suite Size	±2,361 SF
Lease Rate	\$22.00/SF/Yr (NNN)
Year Built	2023 (New Construction)
Zoning	LC, City of Mesa
Parking Ratio	5.4/1,000
Available Date	Immediate

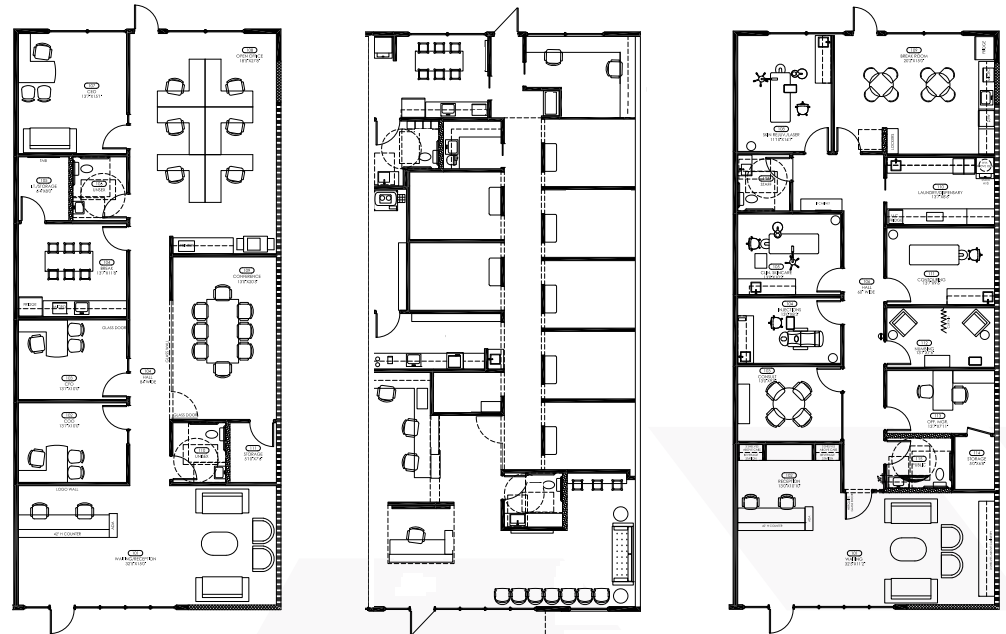
OFFICE/MEDICAL/RETAIL SPACE AVAILABLE

Explore an outstanding retail opportunity at 10545 E Southern Avenue, Suite 103, in Mesa, Arizona. This 2,361 square foot space, newly constructed in 2023, features a versatile grayshell condition, ideal for a build-to-suit venture. With frontage on Southern Avenue, the location offers prime visibility and a prominent building sign opportunity.

The parcel's APN is 220-81-787A, and its immediate availability allows entrepreneurs and businesses to swiftly capitalize on this strategic spot. Zoned as LC (Limited Commercial), the space provides flexibility for medical, dental, or retail usage.

The thriving local community ensures a solid customer base. Don't miss this chance for businesses to shape this retail space to their vision and tap into the dynamic market of Mesa, Arizona.

POTENTIAL FLOOR PLANS



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THE EPICENTER OF EAST MESA'S EXPLOSIVE GROWTH

This site is at the center of a development boom, featuring a built-in customer base from over 1,300 new residential units. It is surrounded by A-list retail, including the new Target and Dick's Sporting Goods at Medina Station, a Walmart & Kohl's power center, and daily-needs tenants like Sprouts. Offering unparalleled visibility and access from the US-60, this is a premier opportunity in one of the Valley's most dynamic trade areas.

