

FOR LEASE

1316 S Sossaman Rd | Mesa, AZ 85209



Trent McCullough, Partner
480.294.6582
tmuccullough@levrose.com

Danielle Davis, Partner
480.294.6017
ddavis@levrose.com

Branden Mondragon, Vice President
480.289.4234
bmondragon@levrose.com

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PROPERTY OVERVIEW



 **LEASE RATE:**
Call for Pricing

 **PARCEL:**
218-56-967

 **AVAILABLE:**
±1,200 SF

 **BUILDING SIZE:**
±3,450 SF

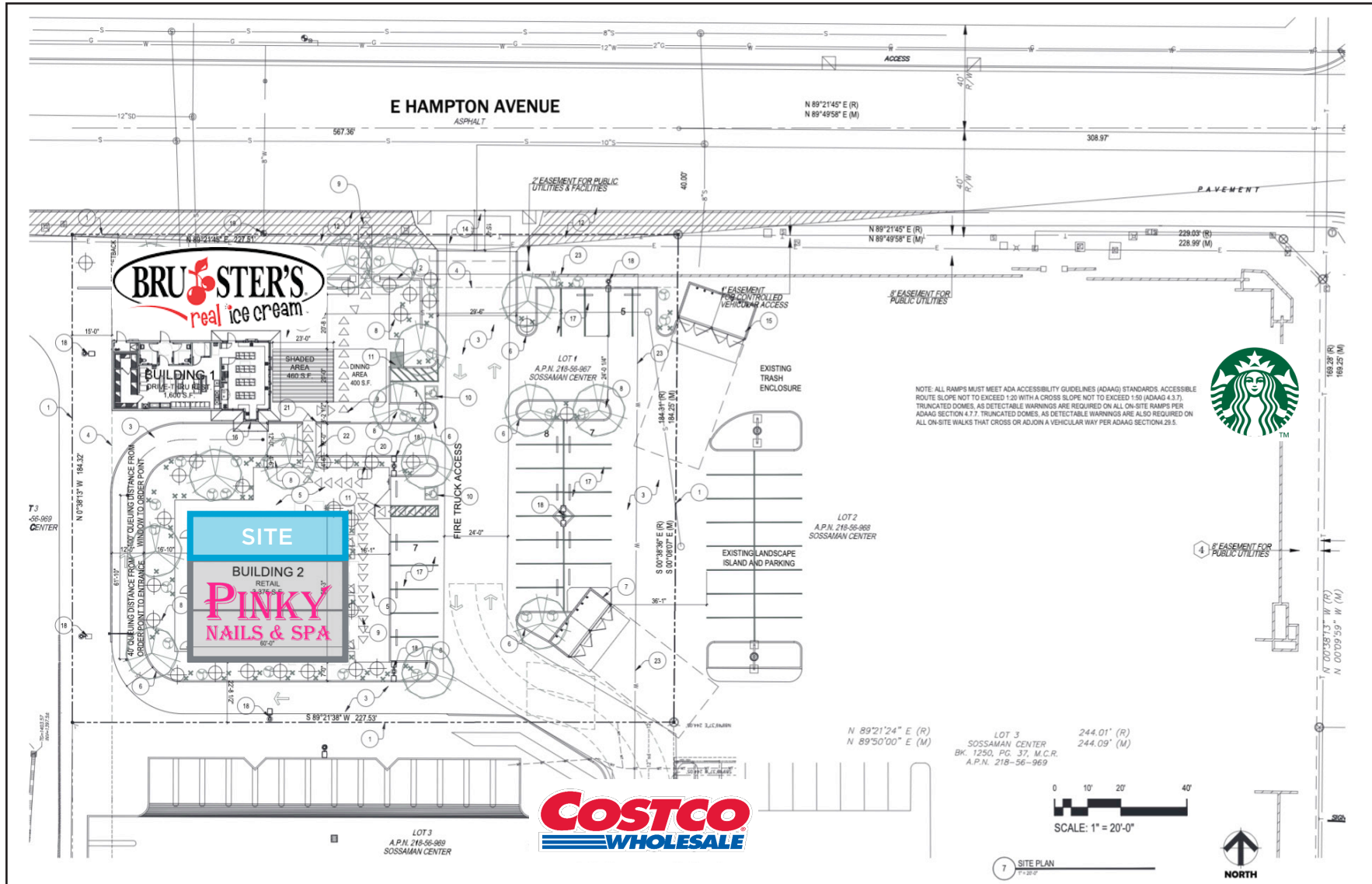
 **ZONING:**
LC

 **DELIVERY DATE:**
End of 2nd Quarter 2025

PROPERTY HIGHLIGHTS

- Located off the US 60
- Adjacent to Costco and Starbuck's
- 600+ Employees at nearby Drive Time Operations
- Located near Two major airports and employment bases: Falcon Field and Phoenix Mesa Gateway Airport

SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL

FOUNTAIN OF THE SUN
COUNTRY CLUB



E SOUTHERN AVE



S POWER RD



S SOSSAMAN RD



E BASELINE RD



DEMOGRAPHICS

1316 S SOSSAMAN RD | MESA, AZ 85209



POPULATION

	1 MILE	3 MILES	5 MILES
2023	11,745	107,965	264,959
2028	12,039	109,969	270,766



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,167	44,742	105,446
2028	5,287	45,561	107,707

AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$71,304	\$82,069	\$92,552

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	5,117	34,017	69,731



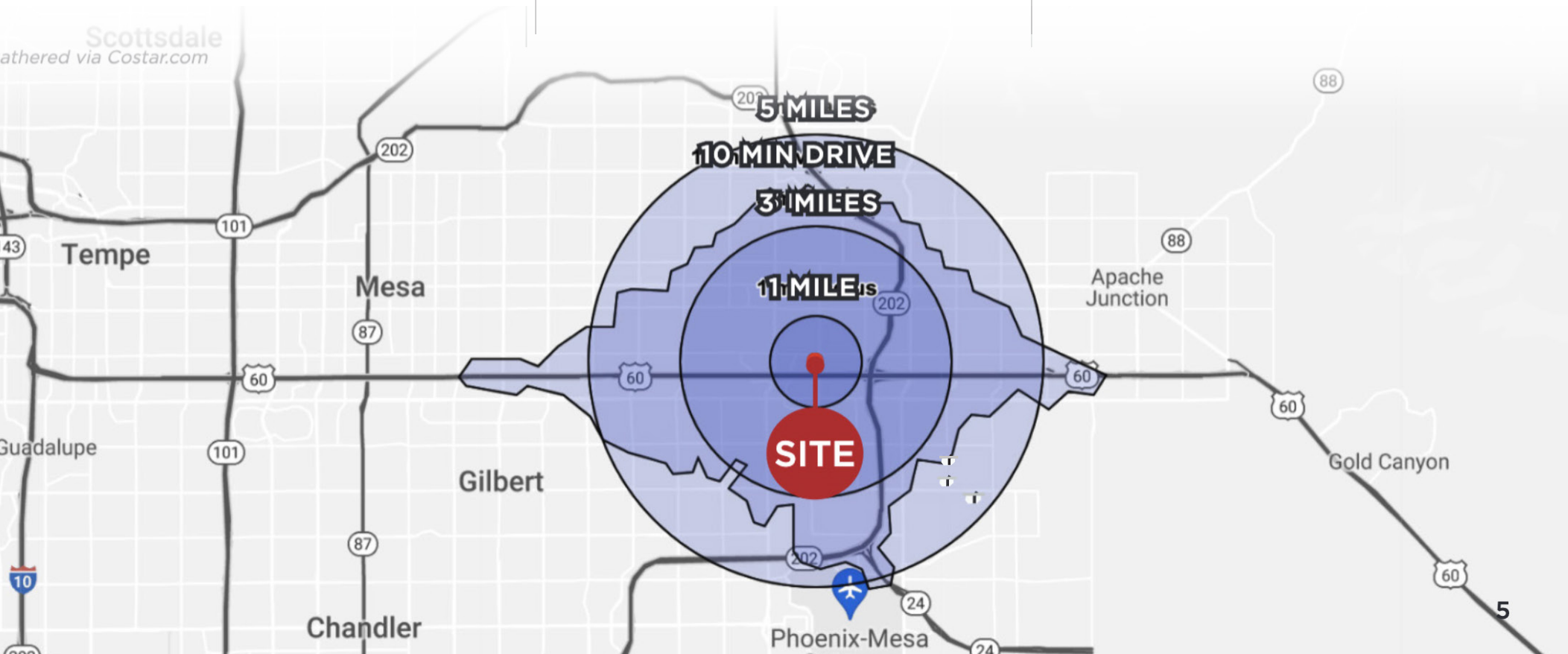
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	439	3,915	9,139



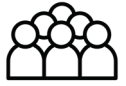
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$332,753	\$323,584	\$350,704



Scottsdale
gathered via Costar.com

MESA CITY OVERVIEW



504K +
TOTAL POPULATION



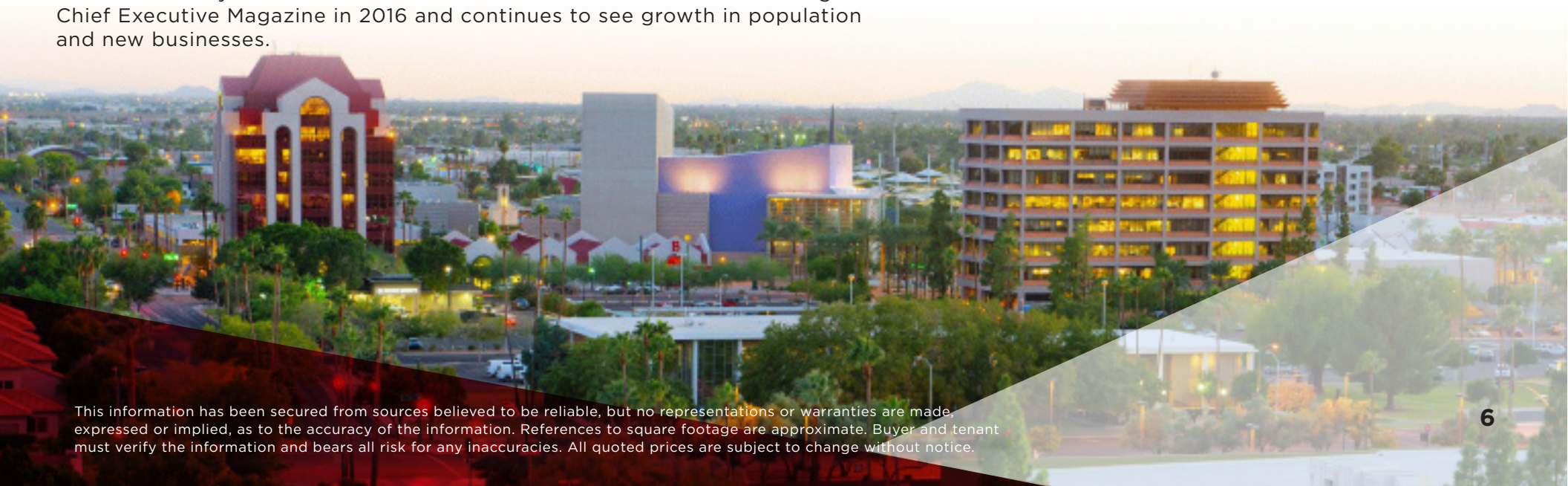
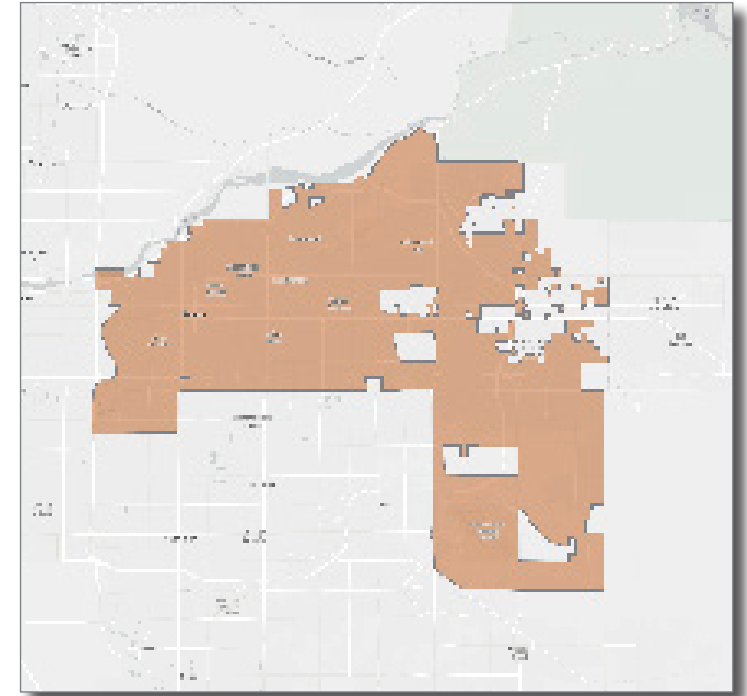
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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