



For Lease

**6262 E Broadway Rd Ste 106
Mesa, AZ 85206**

2,359 SF

Turnkey Medical Office Suite

8 offices/exam rooms

Large reception/waiting room



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6262 E BROADWAY RD 106

Professional medical office suite for lease in a highly desirable Mesa location near Banner Baywood Medical Center and Superstition Springs Center. This well-maintained office condo at 6262 E Broadway Rd, Suite 106 offers convenient access to the US-60 and is ideal for medical or professional office use. The space is currently built out for a retina practice and features a large reception/waiting area, kitchen, back waiting room, 8 offices/exam rooms, and storage room. Building and monument signage available. Excellent opportunity for owner-user or tenant seeking a turnkey medical space in an established healthcare corridor.

18 MINS DRIVE

TO PHOENIX-MESA GATEWAY

33 MINS DRIVE

TO PHOENIX SKY HARBOR INTERNATIONAL

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from property
E Broadway Rd	S 63rd St SW	18,947	2024	0.04 mi
S 63rd St	S 64th St N	5,862	2025	0.15 mi
E Broadway Rd	S 63rd St W	17,175	2025	0.15 mi
E Broadway Rd	S 63rd St W	16,919	2025	0.15 mi
S 63rd St	S 64th St S	5,624	2025	0.22 mi
S 64th St	E Aspen Ave S	4,767	2025	0.23 mi
S 64th St	E Aspen Ave S	4,839	2023	0.30 mi
S Recker Rd	E Arbor Ave N	6,277	2025	0.44 mi
S Recker Rd	E Arbor Ave N	5,906	2025	0.46 mi
E Main St	N Main St E	18,559	2025	0.49 mi



6262 E BROADWAY RD 106

DEMOGRAPHICS

POPULATION

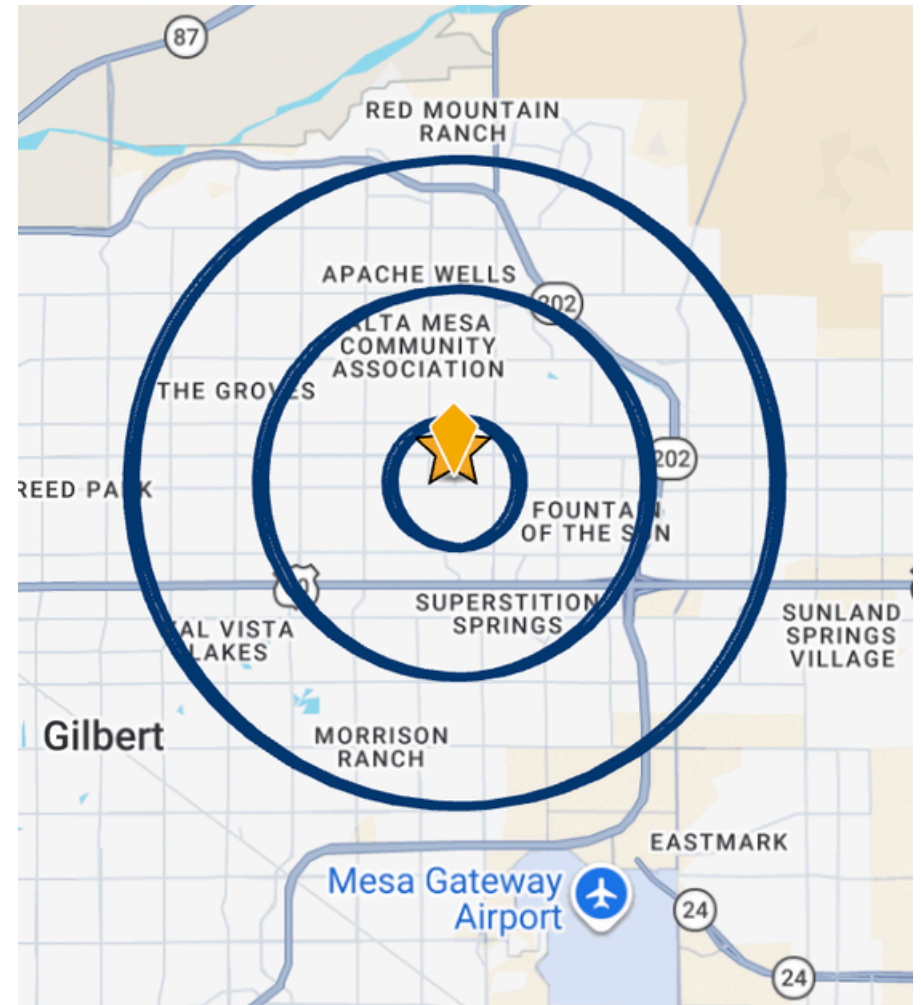
	1 Mile	3 Miles	5 Miles
2025 POPULATION	±11,742	±124,650	±302,892
2030 PROJECTED POPULATION	±12,147	±130,320	±316,079
ANNUAL GROWTH 2025-2030	0.7%	0.9%	0.9%

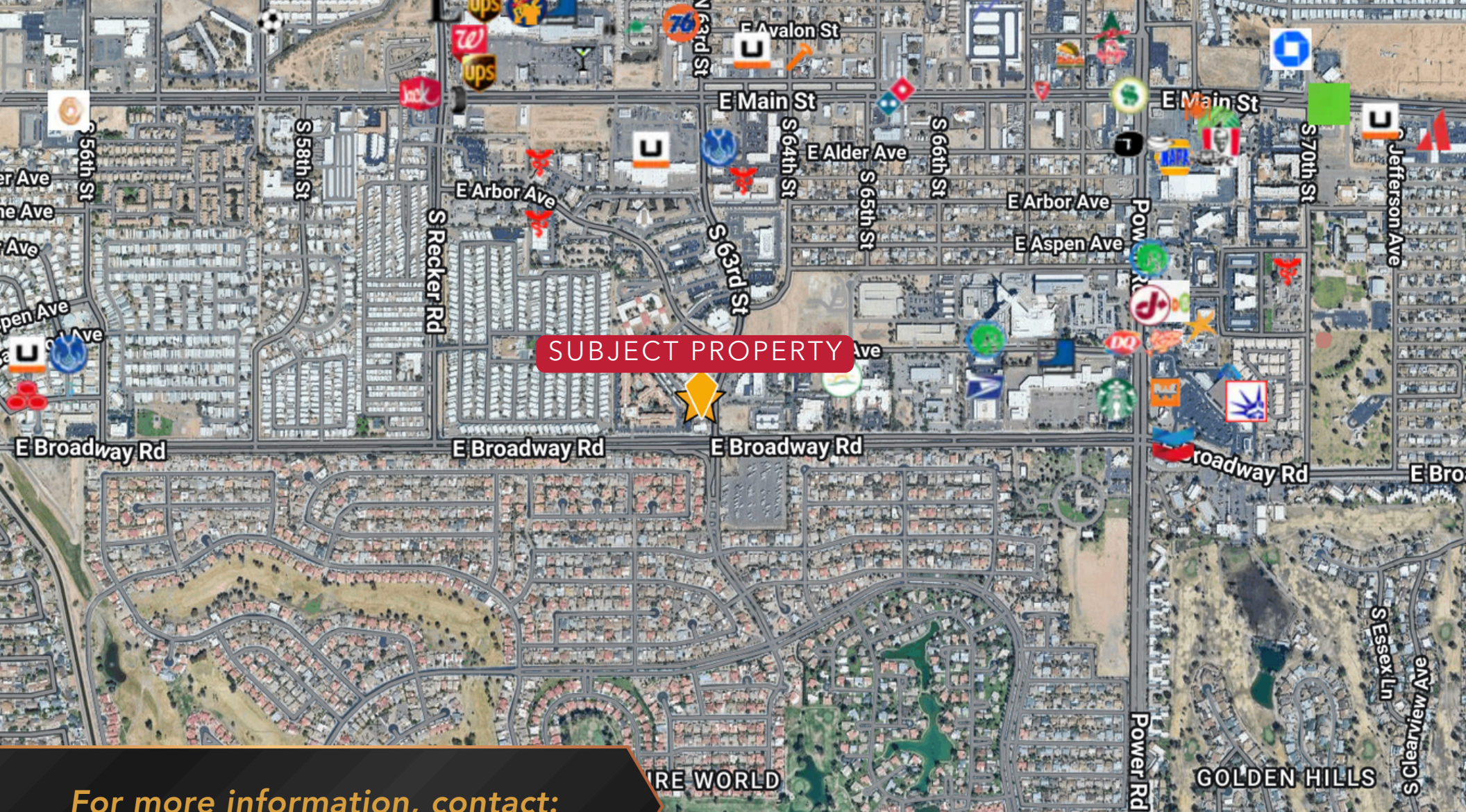
EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	±9,258	± 43,628	±85,910
TOTAL CONSUMER SPENDING	\$151.9M	\$1.7B	\$4.1B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	±5,860	±54,369	±120,990
2030 PROJECTED HOUSEHOLDS	±6,066	±57,073	±126,690
ANNUAL GROWTH 2025-2030	0.7%	1.0%	0.9%
AVERAGE HOUSEHOLD INCOME	\$81,325	\$91,066	\$104,079





For more information, contact:

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