

MESA INDUSTRIAL LOT

FOR LEASE

50 N CRISMON RD
MESA, AZ 85207

CONTACT INFORMATION

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EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to lease 50 N Crismon Rd, Mesa, AZ 85207 — a $\pm 43,500$ SF contractor yard that is $\pm 271'$ wide and $\pm 159'$ deep. The yard is zoned C-3 and has frontage on Crismon Rd in Mesa. The yard has $\pm 1,300$ SF of dry storage, $\pm 2,100$ SF of covered canopy space. The yard is fully secured, is graded, has water, and is less than a 5-minute drive to Loop 202.



PROPERTY DETAILS

LISTING ADDRESS	50 N CRISMON RD MESA, AZ 85007
LEASE RATE	\$8,700/Mo/MG
LOT SIZE	±43,500 SF
PARCELS	220-32-037D & 220-32-036
ZONING	C-3 



PROPERTY HIGHLIGHTS

- ±1,300 SF dry storage shed
- ±2,100 SF of canopy space
- Secured yard
- Graded yard
- Water onsite
- Less than 5 minute drive to Loop 202



SITE DETAILS





DOWNTOWN MESA



DOWNTOWN GILBERT

LOOP 202



SUPERSTITION MOUNTAINS



SUPERSTITION SPRINGS CENTER

US 60



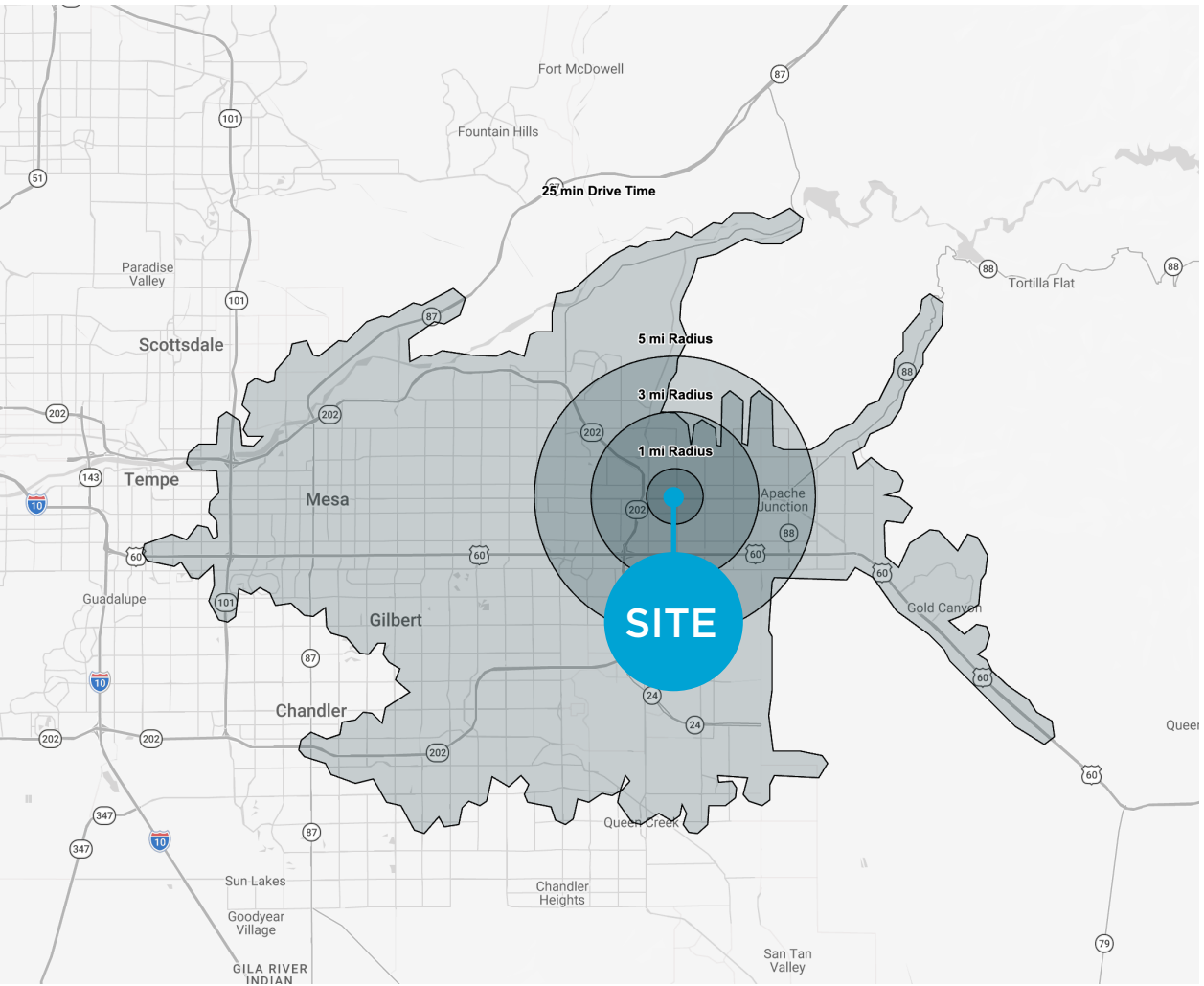
ELLIOT ROAD TECH CORRIDOR

LOOP 101

ARIZONA 87



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	15,342	100,325	216,256
2029	14,993	102,331	219,313

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,105	42,118	92,067
2029	6,090	43,763	95,264

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$86,357	\$100,464	\$105,560

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$70,528	\$83,634	\$83,838

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,416	9,350	36,145

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	294	1,975	5,771

MESA CITY OVERVIEW

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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