

FOR SALE – MEDICAL OFFICE BUILDING

 **THE WOMAN'S CENTER FOR
ADVANCED PELVIC SURGERY**

**4344 E PRESIDIO ST
MESA, AZ 85215**

ARIZONAMOB.COM

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**HEALTHCARE
PARTNERS**



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PROPERTY SUMMARY

**4344 E PRESIDIO ST
MESA, AZ 85215**

PRICE

\$4,750,000

BUILDING SIZE

10,880 SF

PARKING RATIO

4.50/1,000SF

ZONING

M-1 MESA

PRICE PER SQUARE FOOT

\$437/SF

LOCATION HIGHLIGHTS

4344 E. Presidio Street offers an excellent opportunity for medical owner-users seeking long-term stability in a growing East Mesa corridor. Just half a mile from the Loop 202 North, the location provides quick access to Mesa, Gilbert, and the broader East Valley. The property includes 16 individual parcels, offering future flexibility for subdivision or resale. Building signage is available, and the site is surrounded by established neighborhoods, new residential growth, and nearby healthcare services—making it a convenient, visible, and accessible setting for providers and patients alike.



PROPERTY HIGHLIGHTS

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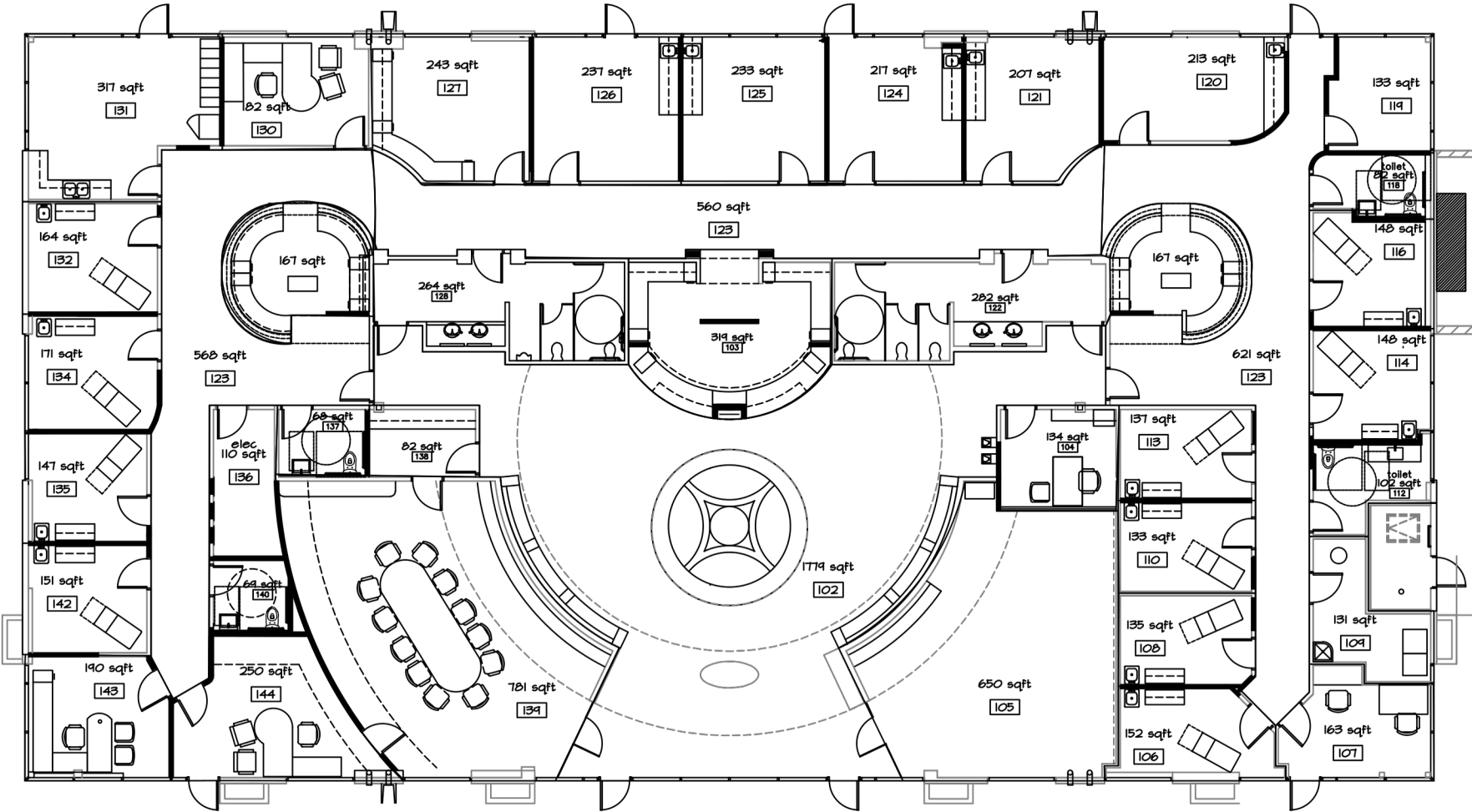
- » ±10,880 SF
- » Full Medical Build-out
- » 10 Exam Rooms
- » 5 Procedure Rooms
- » 7 Offices
- » 2 MA Stations
- » Large Open Reception
- » 4 Private Restrooms
- » 2 Multi-stall Restrooms
- » 2 Conference/Teaching Rooms
- » Reserved Covered Parking
- » Building Signage Available
- » 16 Individual Parcels that can be Sold Separately

This ±10,880 SF medical office is thoughtfully designed for multi-specialty use or a high-volume group practice. It features 10 exam rooms, 5 procedure rooms, 7 offices, and 2 MA stations to support efficient clinical workflows. A spacious open reception, 4 private restrooms, 2 multi-stall restrooms, and 2 conference/teaching rooms provide flexibility for patient care and staff operations. With reserved covered parking and a well-balanced layout, the space is ideal for an owner-user seeking a turnkey medical setting in East Mesa.



FLOOR PLAN

4344 E PRESIDIO ST
MESA, AZ 85215



INTERIOR PHOTOS



PROPERTY OVERVIEW



N GREENFIELD RD

AERIAL OVERVIEW



LOOP
202

LOOP
202

E MCDOWELL RD

N VAL VISTA DR

LOCATION FEATURES



BOEING - 2 Min Drive

Located just minutes from the Boeing Mesa facility, one of the largest employers in the region, this medical office benefits from its position near a major economic anchor. Boeing's presence brings a strong daytime population of employees, contractors, and support businesses, which can contribute to increased demand for nearby healthcare services and support the success of owner-user practices.



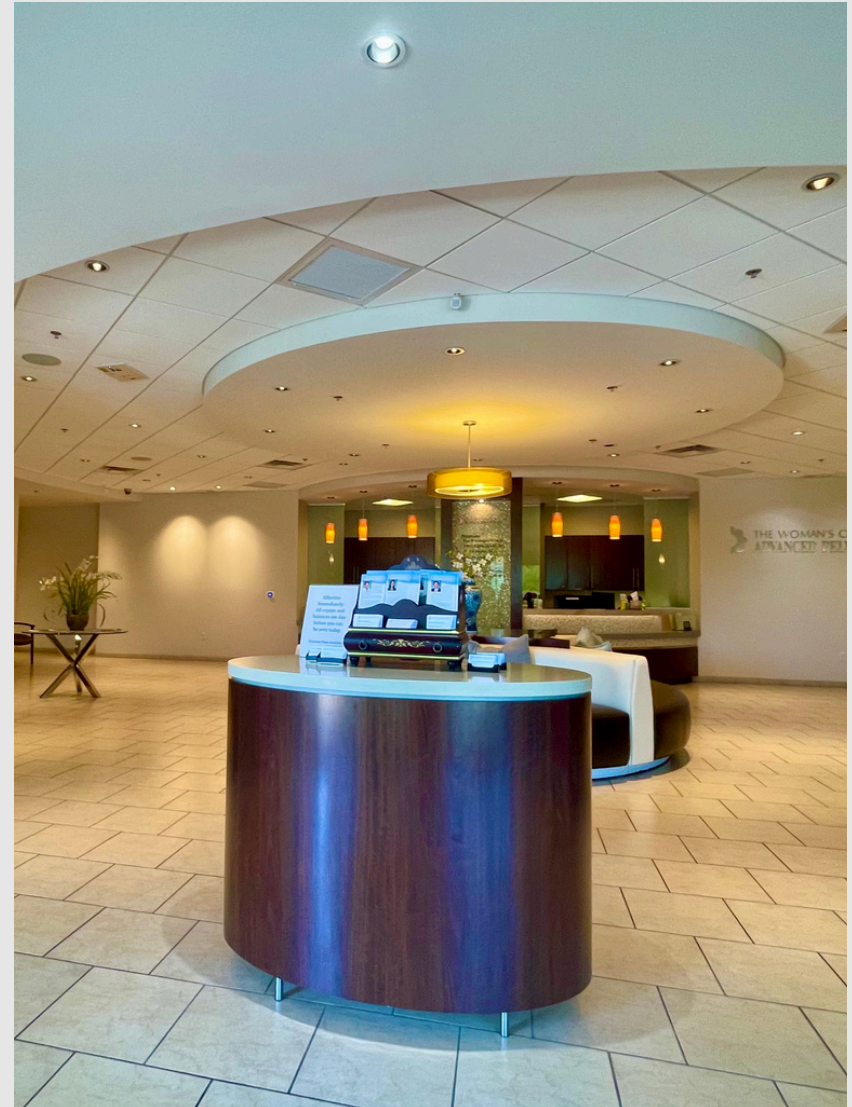
Falcon Field Airport - 2 Min Drive


The property is also situated near Falcon Field Airport, a key general aviation airport in East Mesa that supports business travel, aviation training, and aerospace operations. Its proximity enhances the site's accessibility for out-of-town providers, patients, or corporate partners, and further underscores the area's strong infrastructure and professional environment.

DEMOGRAPHICS

4344 E PRESIDIO ST
MESA, AZ 85215

Population	1 Mile	3 Mile	5 Mile
Residential Population	565	45,922	164,546
Average Age	44.1	44.1	46.3
Total Businesses	288	1,638	4,837
Households			
Total Households	166	17,583	67,367
# of Persons per HH	3.2	2.6	2.4
Income			
Average HH Income	\$193,596	\$124,554	\$96,370
Traffic Count			
N Greenfield Rd & E Presidio St			11,698





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