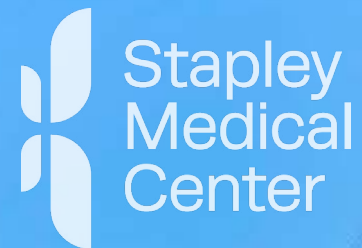


# OFFICE SUBLEASE AVAILABLE

±2,367 SF Office Space

1910 S Stapley Drive, Suite 109,  
Mesa, AZ 85204



**CAMCRE.**





## EXECUTIVE SUMMARY

Sublease Available in Stapley Medical Center. Stapley Medical Center is a premier Class A office and medical complex located at the intersection of Stapley Drive and US-60 in Mesa, Arizona—just minutes from Gilbert and surrounded by a high-density residential population and robust retail presence.

This well-appointed two-story building offers a 2,367 SF office sublease ideal for healthcare providers or professional service users seeking a polished, accessible location in the East Valley.

The area benefits from exceptional visibility, convenient freeway access, and proximity to major anchors like Costco, Walmart, and Banner medical facilities, making it a strong draw for both patients and professionals alike.

## KEY TAKEAWAYS

- 2,367 SF office suite available
- Located just off US-60 near the Mesa-Gilbert border
- Surrounded by national retailers and high-density housing



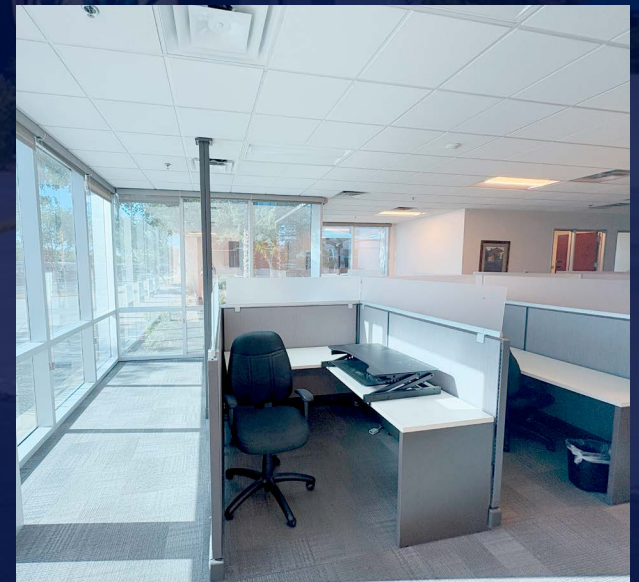


# SPACE AVAILABLE



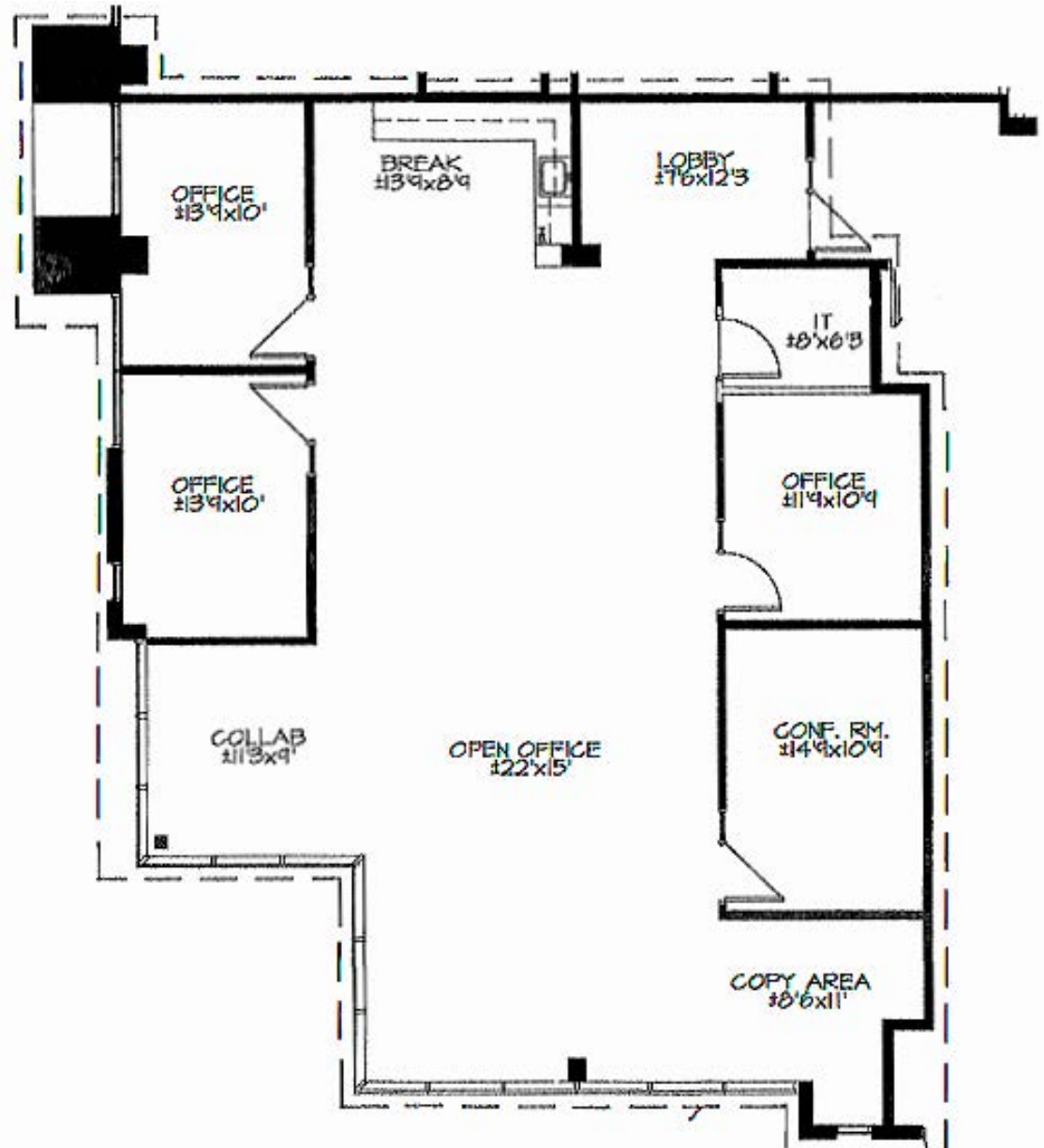
## SPACE DETAILS

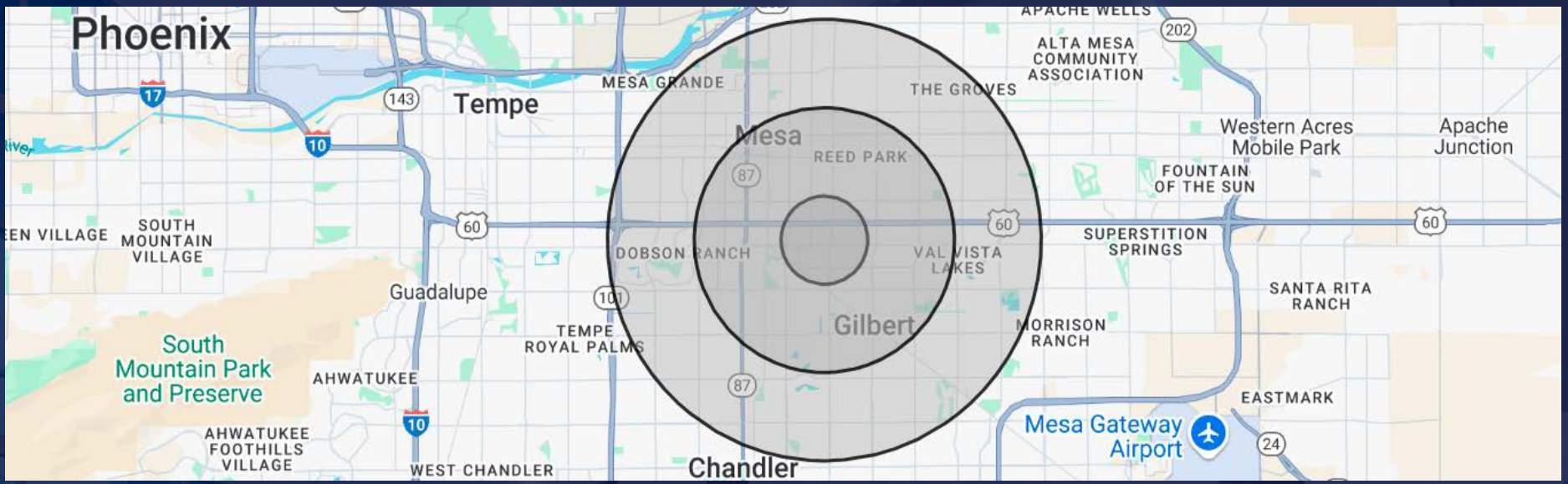
- ±2,367 SF Sublease Available
- Office Space located in Medical Center
- Includes 3 private offices, 12 workstations, conference room, IT room, kitchen/break room
- FF+E included





# FLOOR PLAN





# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	9,087	156,333	455,520
Current Year	8,489	145,347	422,321
2020 Population	8,829	147,124	420,625
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Annual Growth 2020-2024	-1.0%	-0.3%	0.1%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,063	55,498	171,433
Current Year	2,860	51,552	158,615
2020 Population	3,001	52,526	157,94
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Annual Growth 2020-2024	-0.4%	0.1%	0.3%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$102,542	\$85,338	\$88,466
Median Household Income	\$83,550	\$64,391	\$69,080



# OFFICE SUBLEASE AVAILABLE

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1910 S Stapley Drive, Suite 109,  
Mesa, AZ 85204

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