



FOR LEASE | OFFICE

# MEDICAL OFFICE | DANA LANDING

3048 E Baseline Rd Ste 122, Mesa, AZ 85204

Steve Beck | President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)



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## PROPERTY SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$25/SF/Yr NNN
Office Use:	Medical
Zoning:	LC
Cross Streets:	E Baseline Rd & E of Lindsay Rd

## LOCATION OVERVIEW

Located in the Offices at Dana Landing just east of Lindsay Rd on E Baseline Rd. Within **1/4 mile of major retail area of Dana Park**. Office park has excellent tenant mix of medical and professional offices. Very strong demographic area. Within **minutes access of the US-60 Superstition Freeway**.

## PROPERTY HIGHLIGHTS

- 1,800-SF Office Build Out Includes: **Lobby/Reception, 3 Exam Rooms, 3 Offices, Copy Room/ Lab, Breakroom, Restroom, and Storage**
- **Building, Monument and Covered Parking Available**
- Offices at Dana Landing has Excellent Professional/Medical Tenant Mix
- **1/4 Mile from Major Retail Area of Dana Park**
- **Within Minutes Access of US-60 Superstition Freeway**

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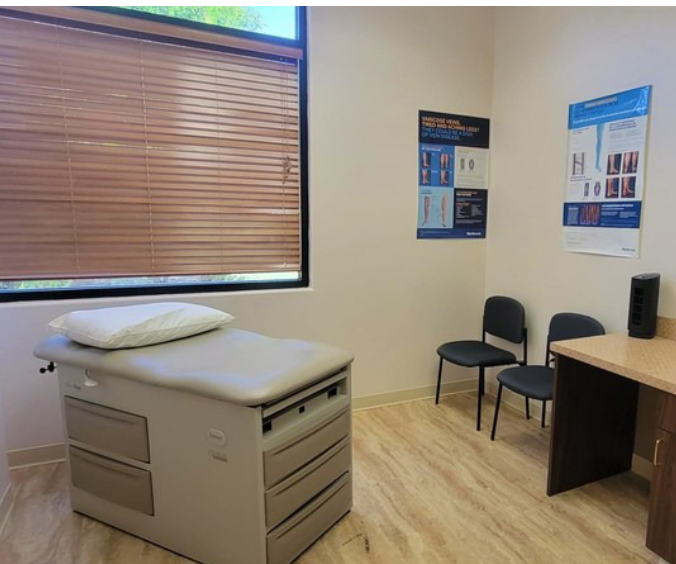




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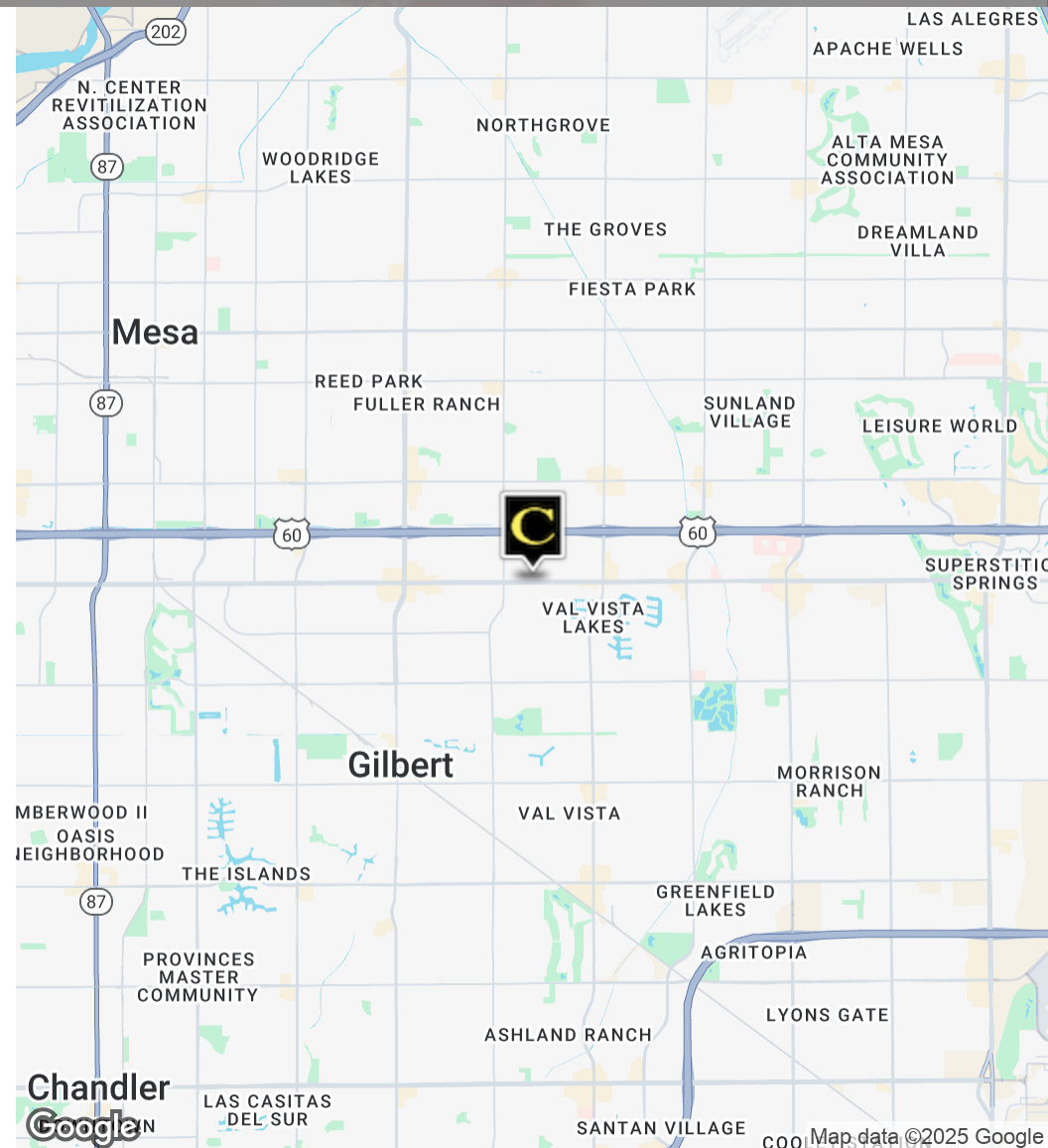
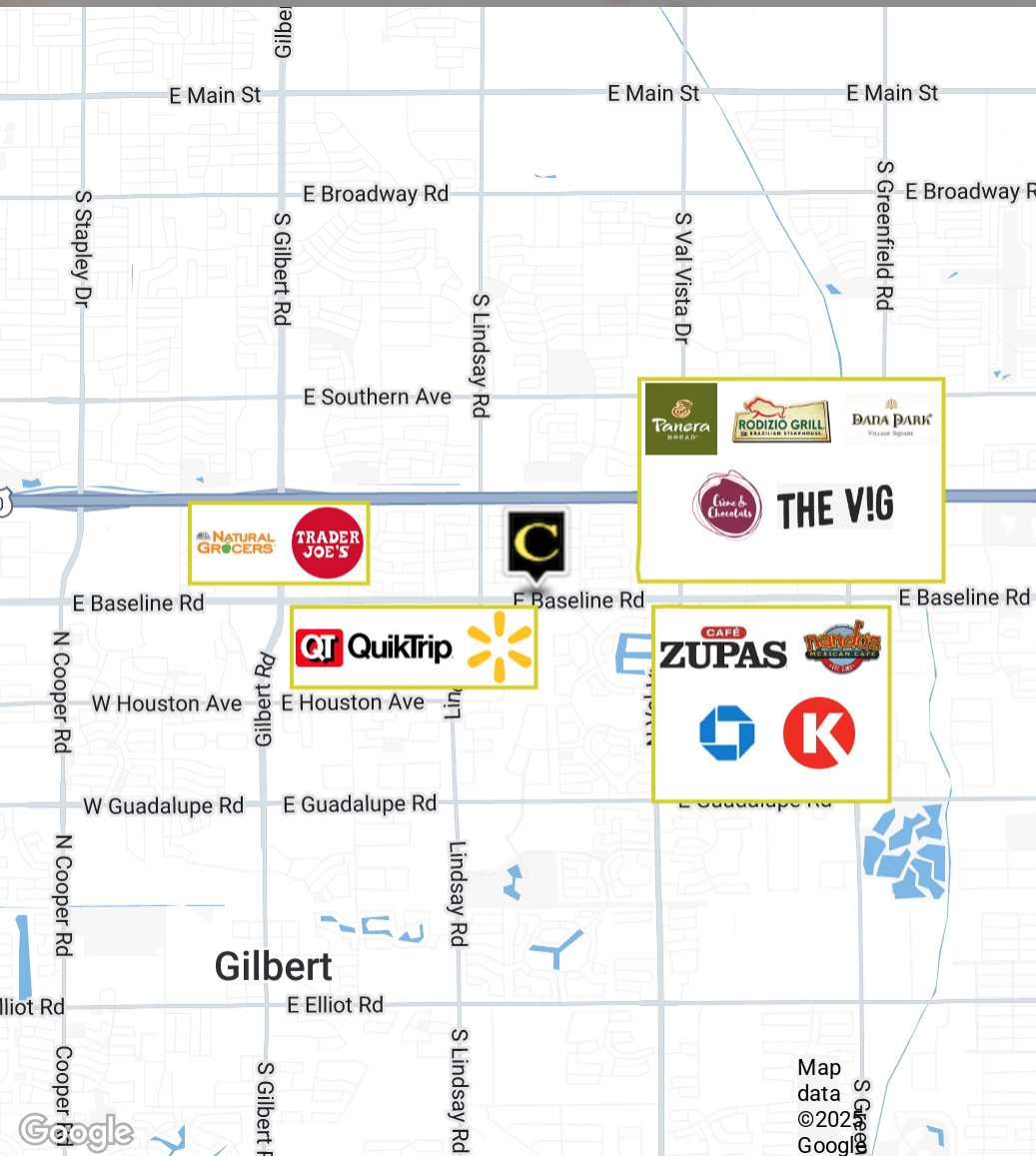




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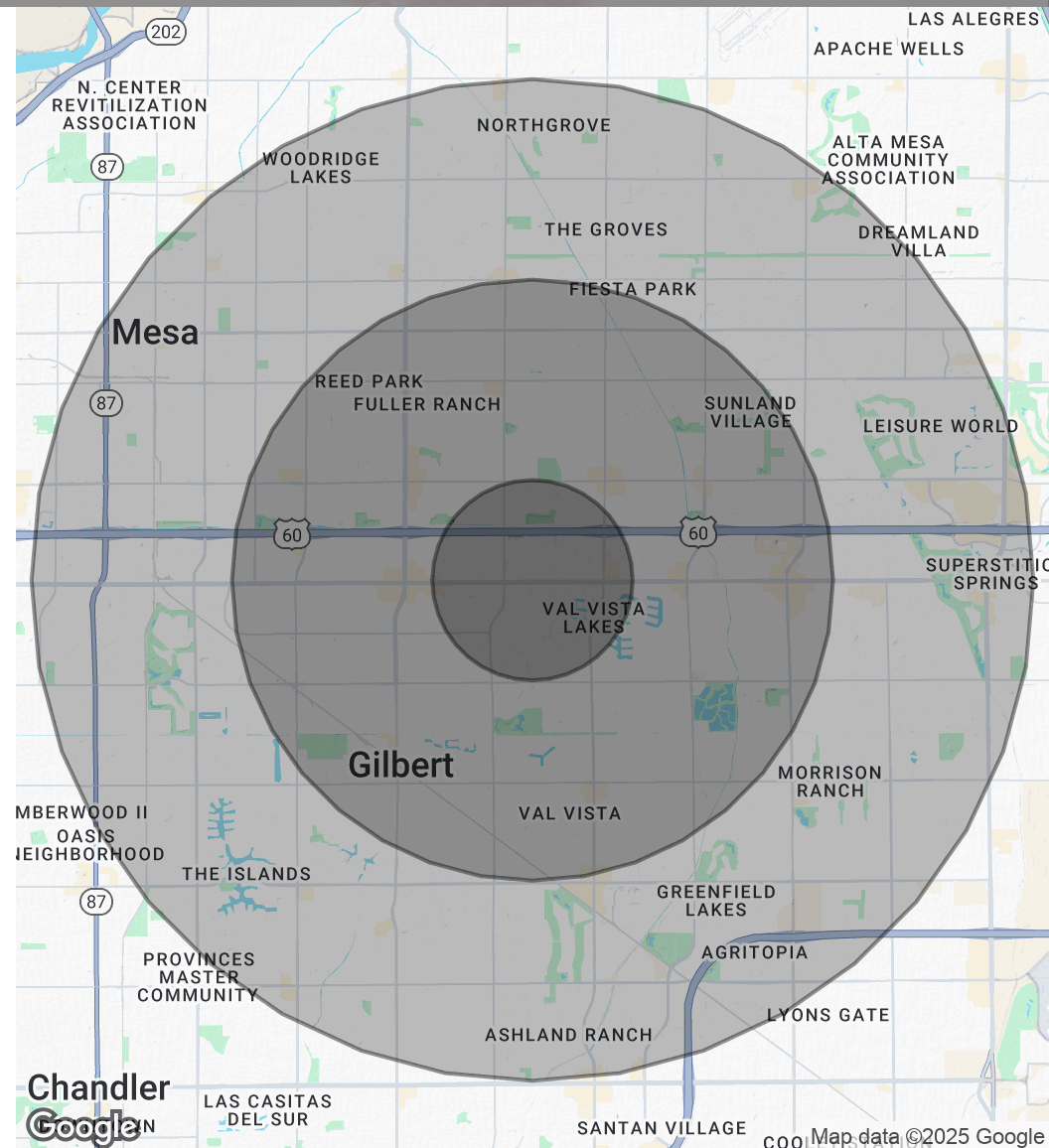
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,742	138,509	339,000
Average Age	31.3	35.3	35.2
Average Age (Male)	31.4	34.3	34.5
Average Age (Female)	31.9	36.6	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,739	50,526	120,583
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$74,672	\$69,150	\$73,210
Average House Value	\$312,093	\$202,165	\$248,901

2020 American Community Survey (ACS)



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