



FOR LEASE | OFFICE

Telford Building

30 W 1st Ave | Mesa, AZ 85210

PRESENTED BY:

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Building Size:	1,840 SF
Lot Size:	5,787 SF
Year Built:	1955
Zoning:	C-DT

PROPERTY OVERVIEW

Located in Downtown Mesa, AZ, this prime office space offers state-of-the-art facilities, flexible floor plans, and ample parking. With easy access to major transportation routes and vibrant dining, shopping, and entertainment just steps away, it's the perfect location for businesses seeking visibility and growth. The building's sophisticated design and abundant natural light create an ideal environment for success.

PROPERTY HIGHLIGHTS

- **Prime Downtown Location:** Join a thriving urban hub in the heart of Mesa, attracting a diverse and engaged consumer base.
- **Retail Opportunity:** Become part of a vibrant ecosystem, offering a pedestrian-friendly environment for unique retail experiences.
- **Office Spaces:** Explore versatile office spaces within this sustainable community, fostering productivity and a collaborative atmosphere.
- **High Foot Traffic:** Benefit from 240,000+ annual visitors to nearby museums, ensuring ample exposure for retail and office spaces.
- **Parking Accessibility:** Access 76 public parking spaces within the structure, a rare and valuable asset in downtown commercial settings.
- **Proximity to Universities:** Tap into a market of 20,000 potential customers living within a mile radius, including students and faculty from nearby universities.

LRA

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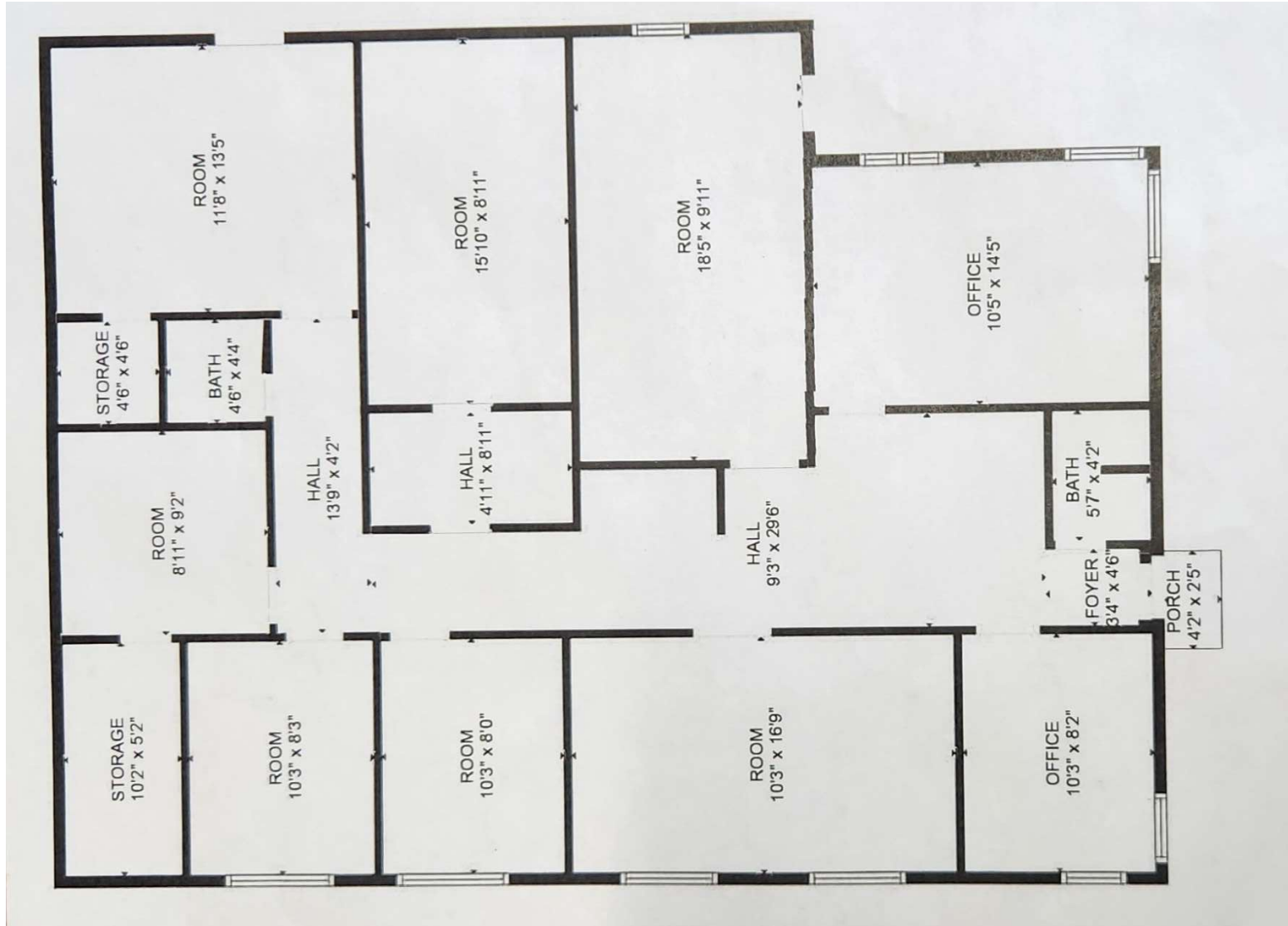
www.lrarealestate.com

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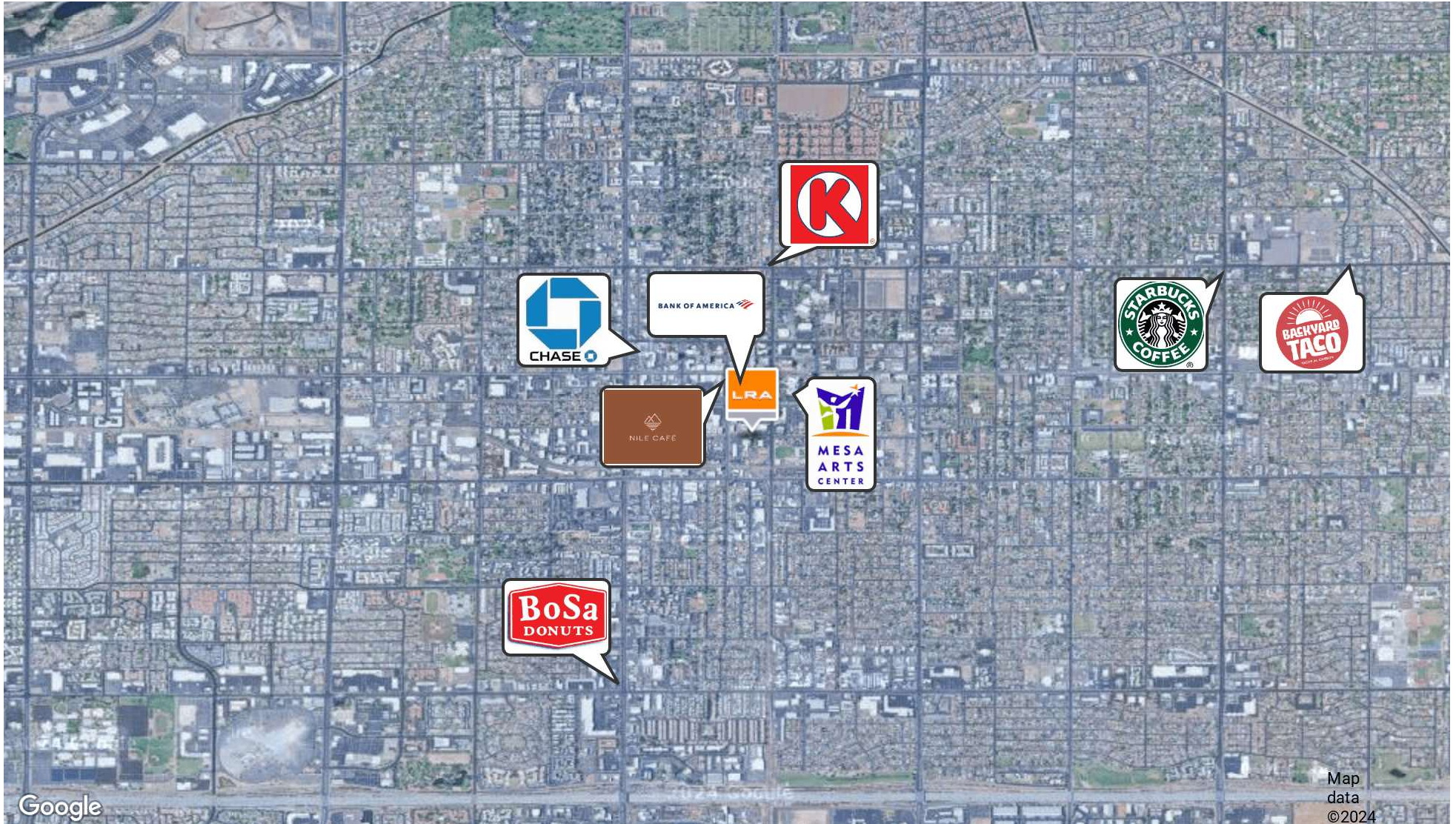
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Google

Map data ©2024

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	688	2,531	20,755
Average Age	45	42	35
Average Age (Male)	44	40	34
Average Age (Female)	46	43	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,248	7,372
# of Persons per HH	1.8	2	2.8
Average HH Income	\$37,831	\$49,579	\$58,218
Average House Value	\$328,014	\$293,621	\$343,692

Demographics data derived from AlphaMap

