



FOR LEASE | OFFICE

# 925 N Stapley Drive

925 N Stapley Drive | Mesa, AZ 85203

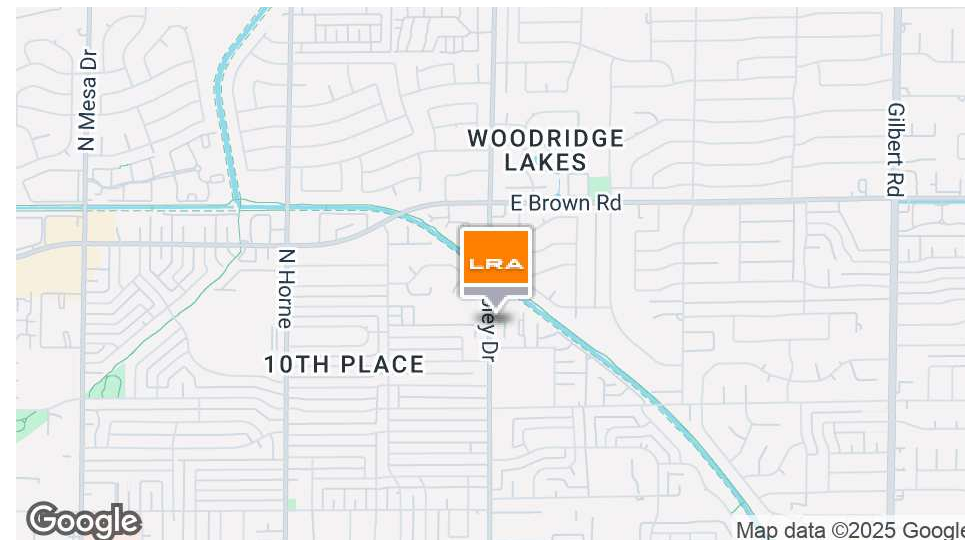
PRESENTED BY:

**Don Mortensen** Principal, Broker | 602.451.3684 | [don@lraphx.com](mailto:don@lraphx.com)

**LRA**

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## OFFERING SUMMARY

Lease Rate:	\$859.00 per month (MG)
Building Size:	9,216 SF
Available SF:	546 SF
Lot Size:	0.9 Acres
Number of Units:	11
Year Built:	1978
Zoning:	C-O

## PROPERTY OVERVIEW

Professional office space conveniently situated in a high-visibility area, close to major freeways, restaurants, and shopping centers.

Suite features carpet throughout, providing a clean and professional appearance. Includes a private restroom within the unit for your convenience.

Newly refurbished parking lot ensures ample space for vehicles. Covered assigned parking available at additional cost. Water, sewer and trash included in rent.

This office space offers practicality, aesthetics, and convenience—a great choice for your business needs!

## PROPERTY HIGHLIGHTS

- High visibility
- Great Location
- Monument signage available





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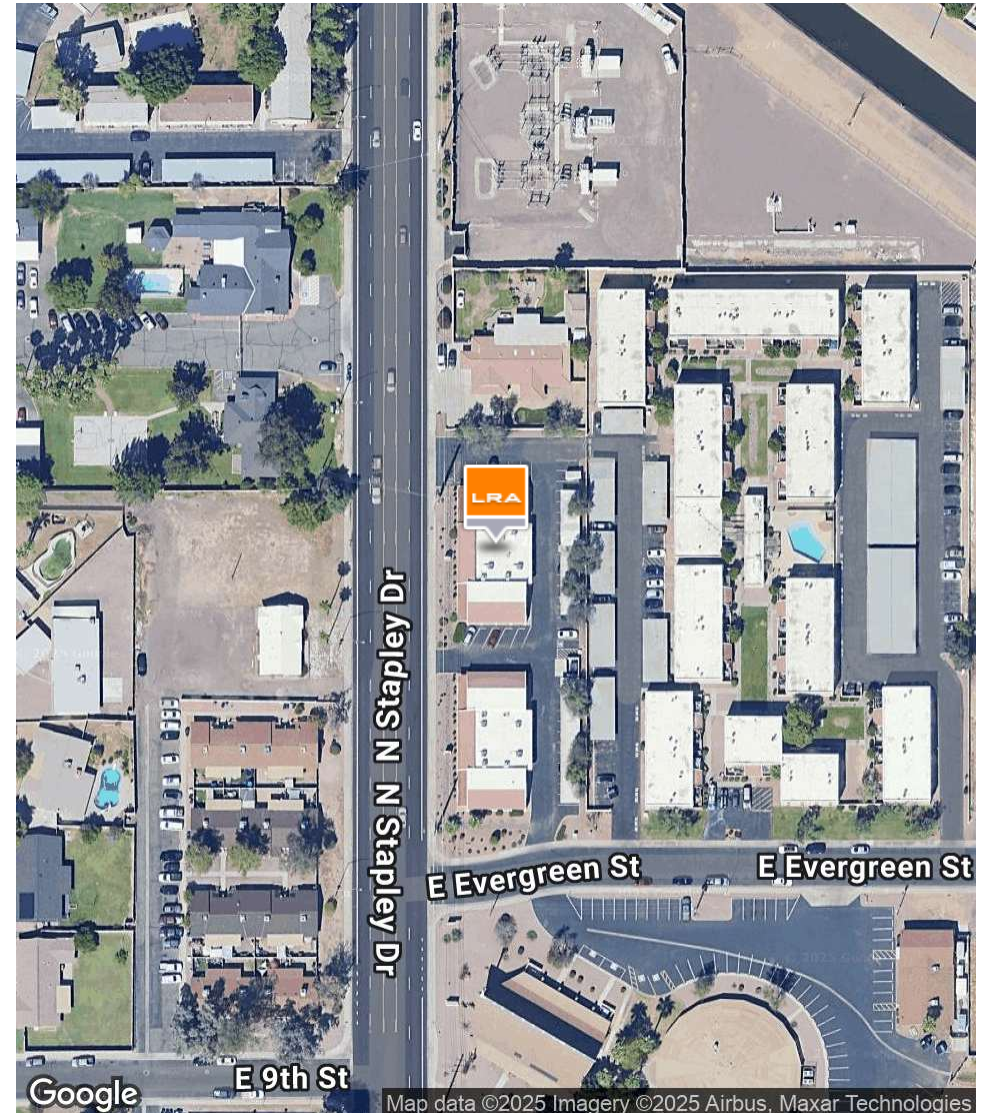
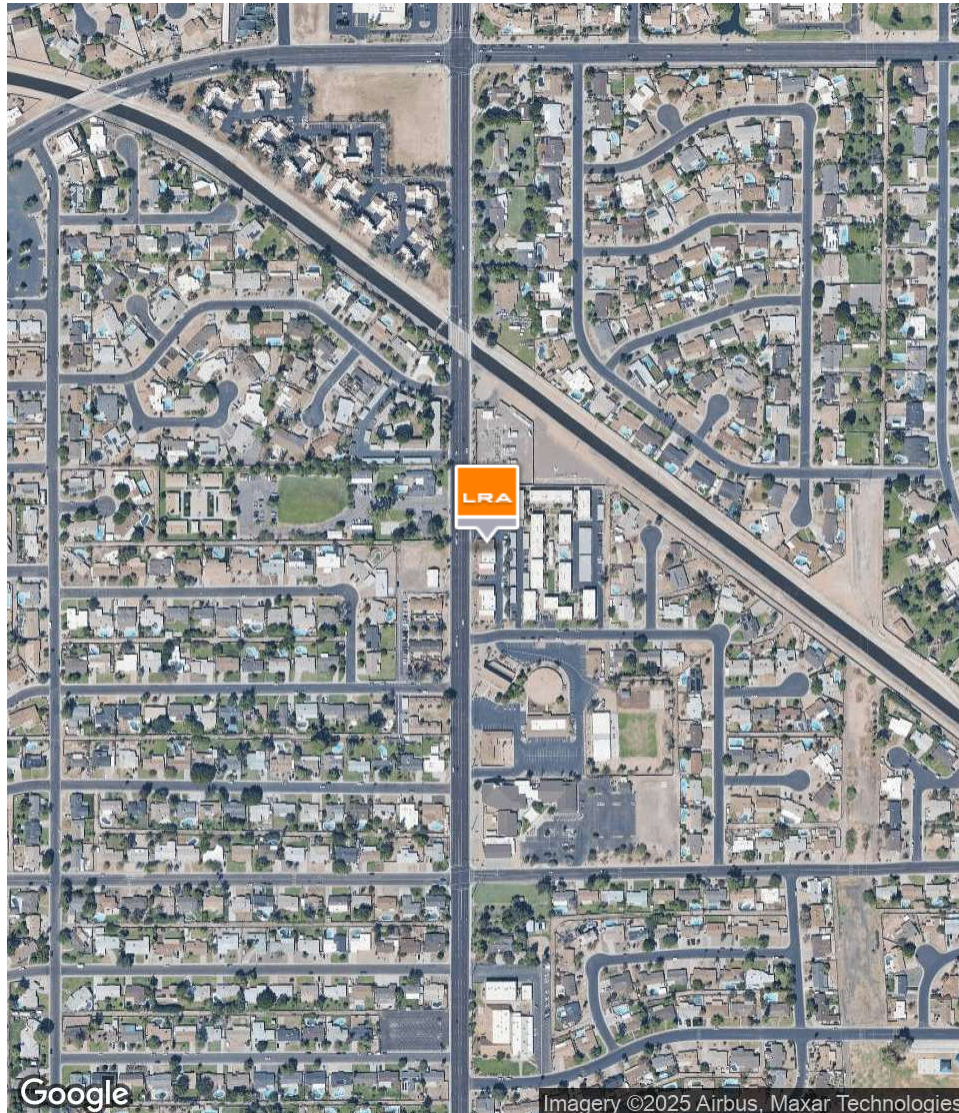


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[www.lrarealestate.com](http://www.lrarealestate.com)

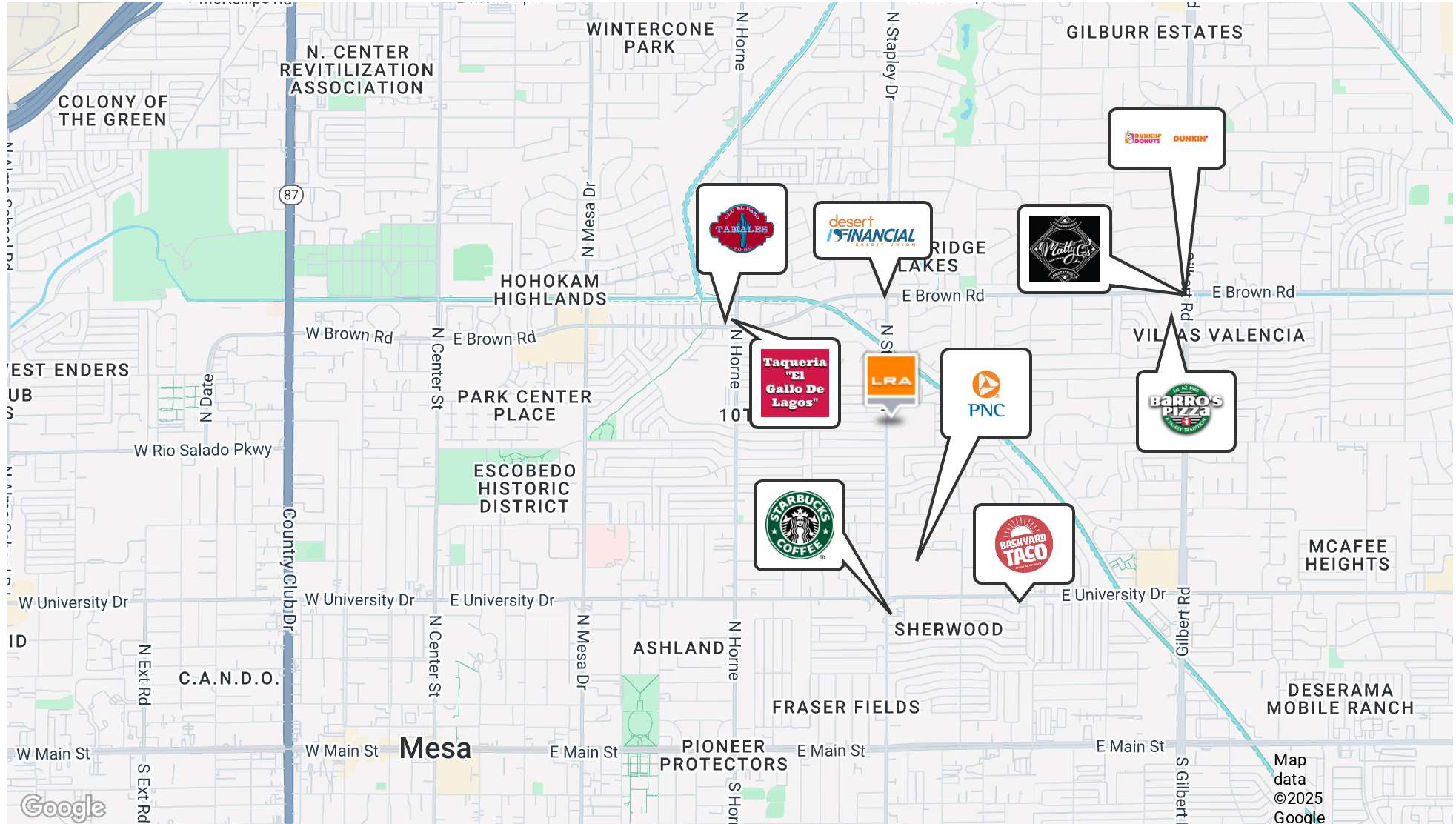
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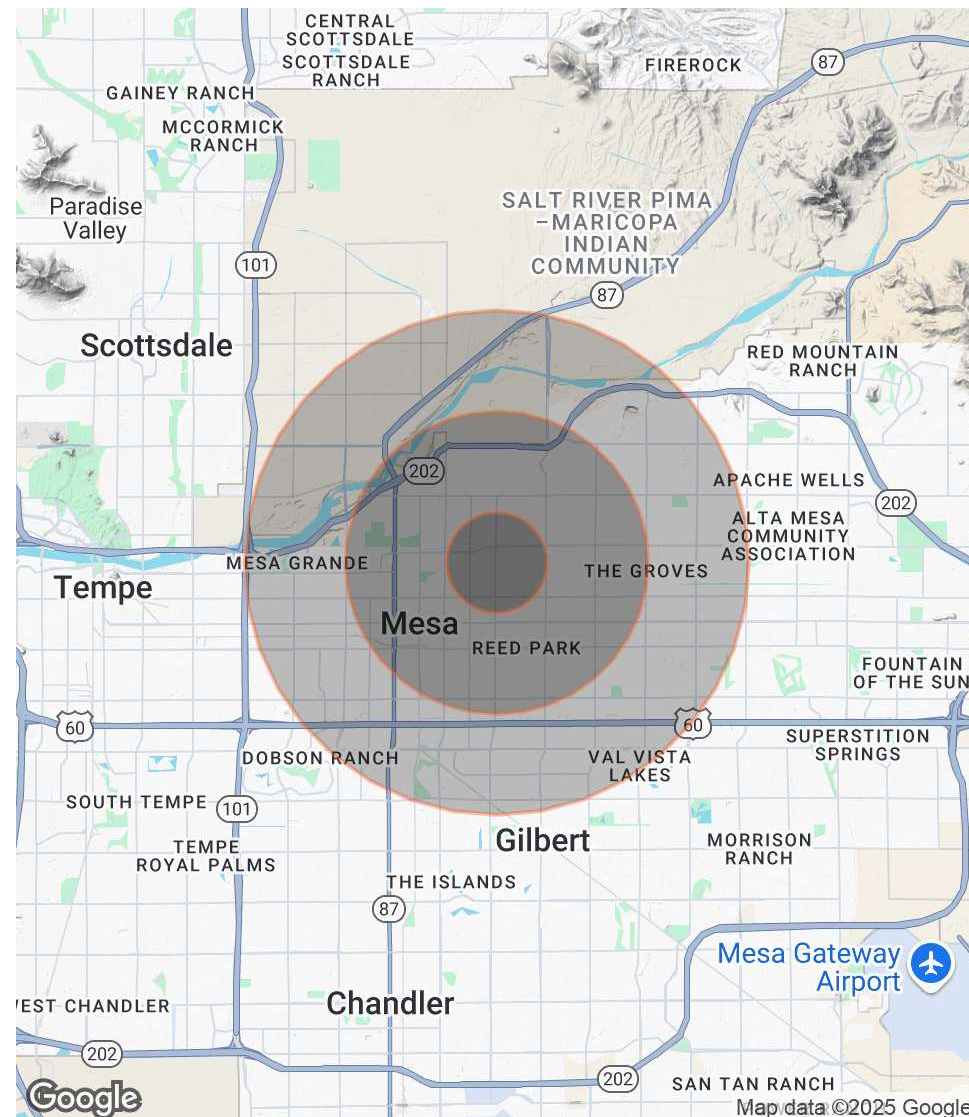
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20,384	154,500	330,679
Average Age	36	37	37
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38

## HOUSEHOLDS &amp; INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,879	54,186	125,213
# of Persons per HH	3	2.9	2.6
Average HH Income	\$99,034	\$91,063	\$93,940
Average House Value	\$477,393	\$419,501	\$415,984

Demographics data derived from AlphaMap



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Per Capita Income	\$33,011	\$31,401	\$36,130

Map and demographics data derived from AlphaMap

