

Lakefront Office Space For Lease  
**LAKE SIDE OFFICE PLAZA**  
1819 S. Dobson Rd • Mesa, AZ 85202



## FEATURES

- Part of a ±15,233 SF Multi-Tenant Office Plaza
- Lakefront Views & Attractive Landscaping
- Covered Parking and Monument Signage Available
- Frontage on Dobson Rd - Great Street Visibility
- C-2 Zoning, City of Mesa
- Direct Access to US-60, Site is Located 1/2 Mile South of Freeway
- 1 Mile From Loop 101

### Tyson Breinholt

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### Cliff Jenkins

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com





DEMOGRAPHICS	2 Mile	5 Miles	10 Miles
POPULATION (2023):	72,246	415,422	1,168,484
HOUSEHOLDS:	29,773	159,638	449,401
AVG. HH INCOME:	\$79,613	\$79,056	\$93,362
TOTAL BUSINESSES:	3,542	20,011	55,158

#### TRAFFIC COUNTS (VPD)

S Dobson Rd / W Isabella Ave	NE	34,007
S Dobson Rd / W Baseline Rd	S	27,744
W Baseline Rd / S Dobson Ranch E		25,700
S Dobson Rd / W Quail Creek	S	40,345
W Baseline Rd / S Dobson Rd	E	23,788
S Dobson Rd / W Baseline Rd	N	25,382
W Baseline Rd / S Water Works	W	27,310
Superstition Fwy / S Dobson Rd	W	40,721
S Dobson Rd / Superstition Fwy	S	52,882

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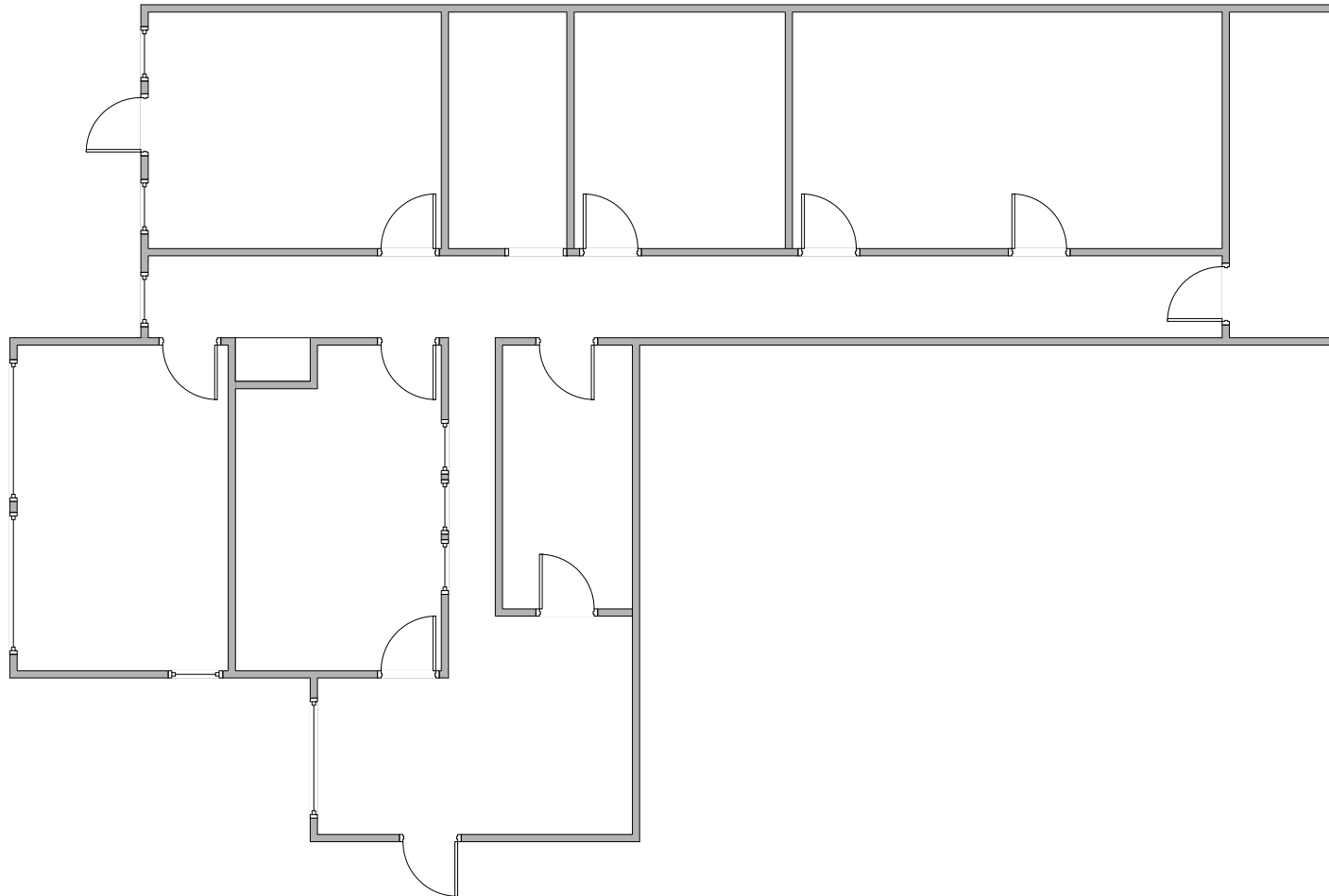
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11 24 25

## Suite 109

±1,664 SF



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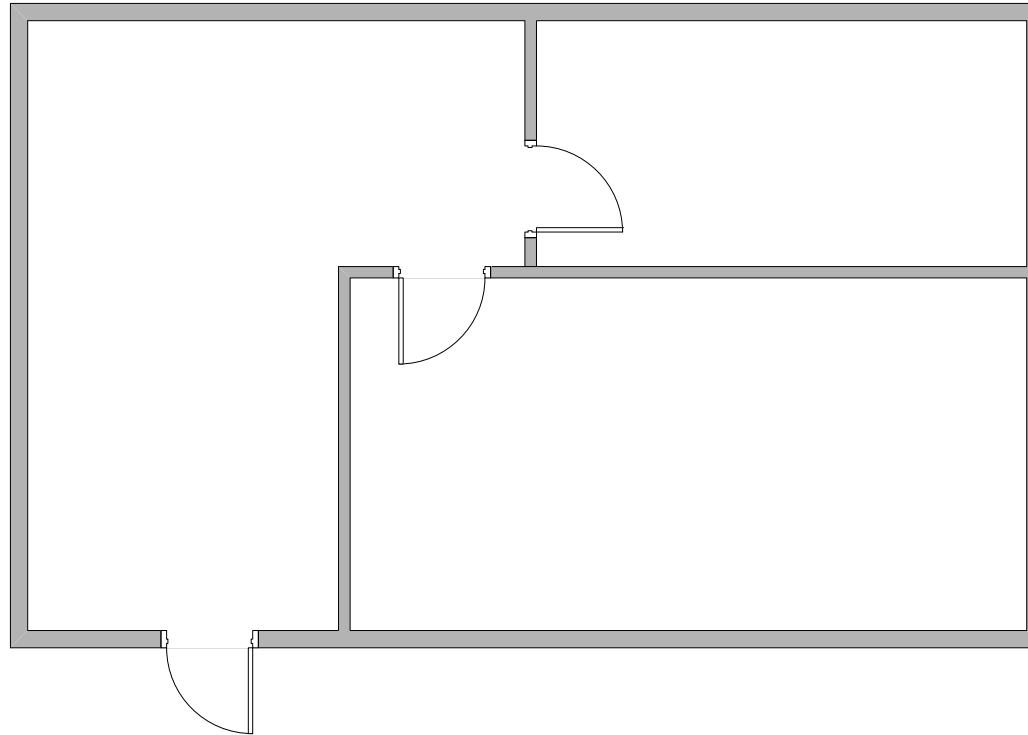
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## Suite 112

±558 SF



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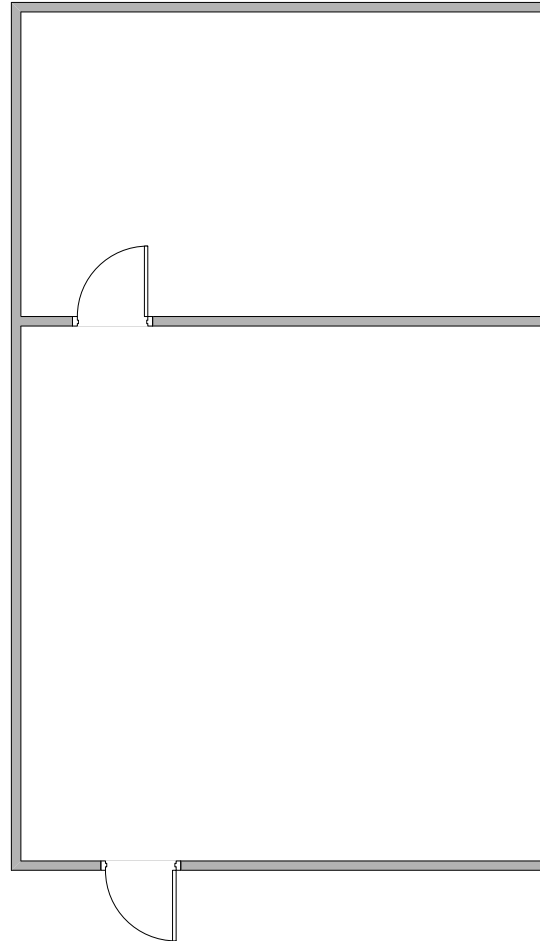
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## Suite 114

±394 SF



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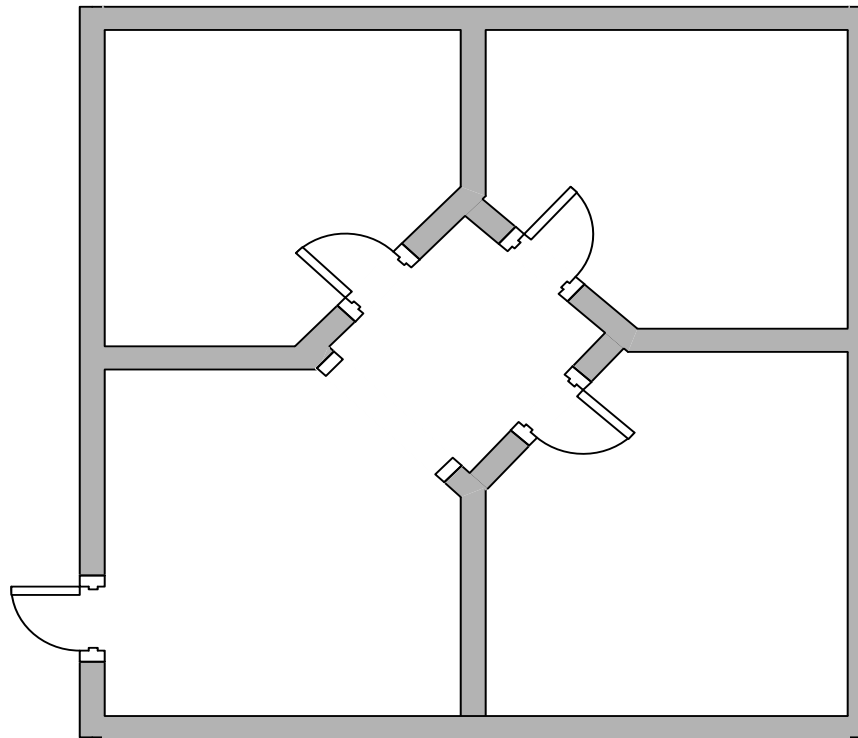
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## Suite 207

±594 SF



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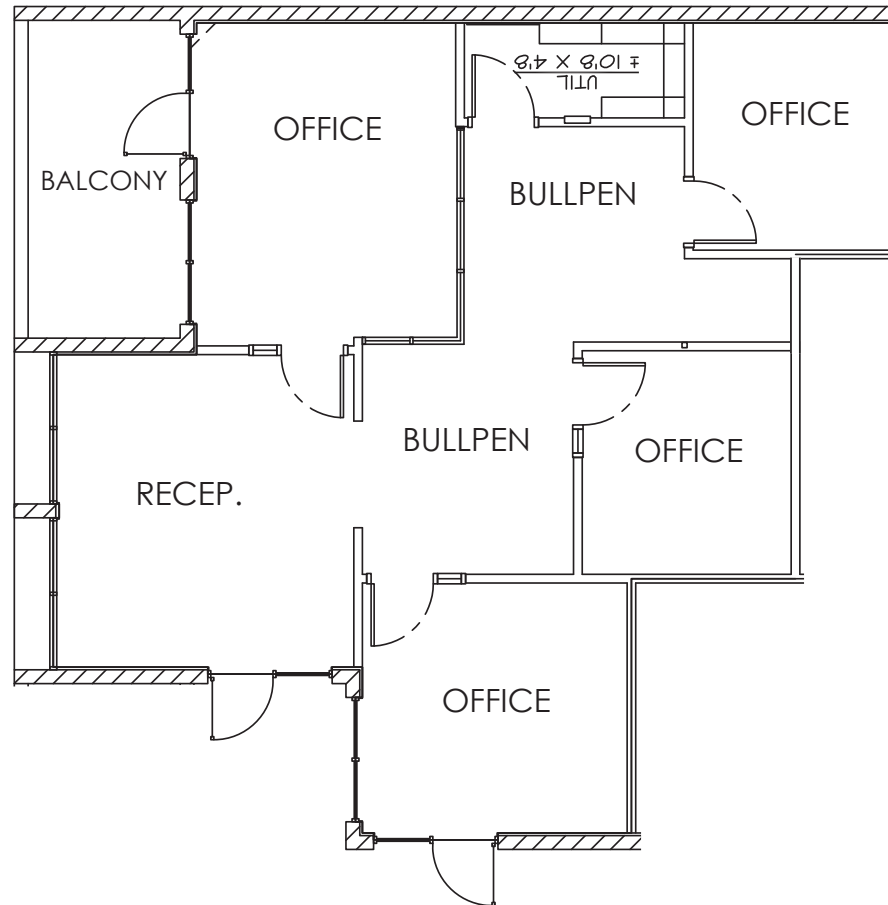
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**Suite 212**  
**(Available 8/1/25)**  
 ±1,260 SF



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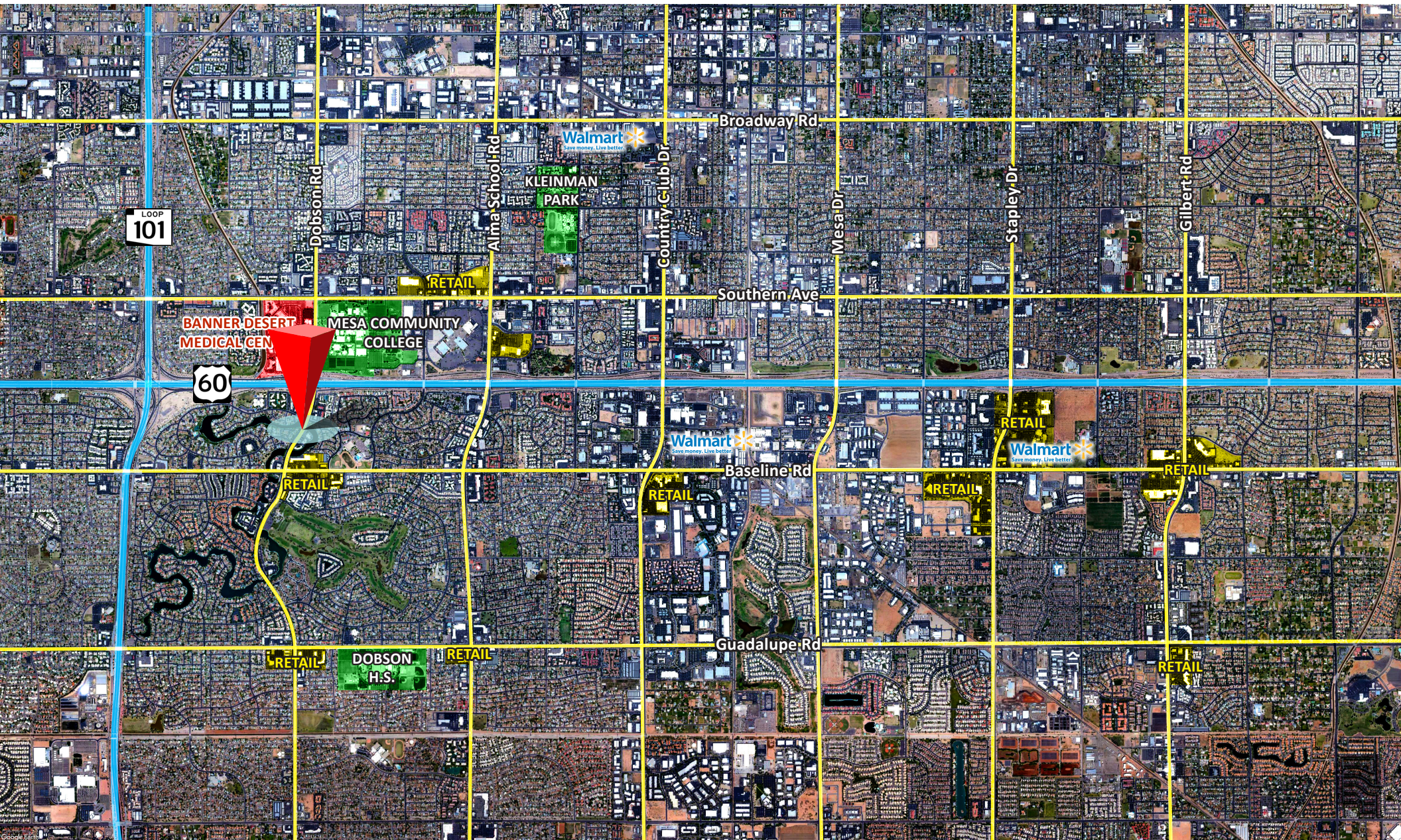
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