

OFFICES ON STAPLEY

1152 EAST GREENWAY STREET, STE 4, MESA, AZ 85203
(JUST NORTH OF NWC BROWN RD AND STAPLEY DR)

FOR LEASE

±885 SQUARE FOOT OFFICE SUITE - \$17.00 MG PER SQUARE FOOT



FOR MORE INFORMATION CONTACT

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PATRIOT
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

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HIGHLIGHTS

Size: ±885 SF Suite
Term: 3-5 Years
Rental Rate: \$17.00 /SF/YR Modified Gross
(Tenant Pays Their Own Electric)

- Beautiful Private Office Space
- Perfect for Small Business Use, CPA, Law Firm, Insurance
- Four Offices and Reception/Open Area
- Brand New Flooring and Carpet Installed
- Exterior Entrance, Two Offices Have Own Doors to Back
- Signage Available
- One Covered Reserved Parking Space



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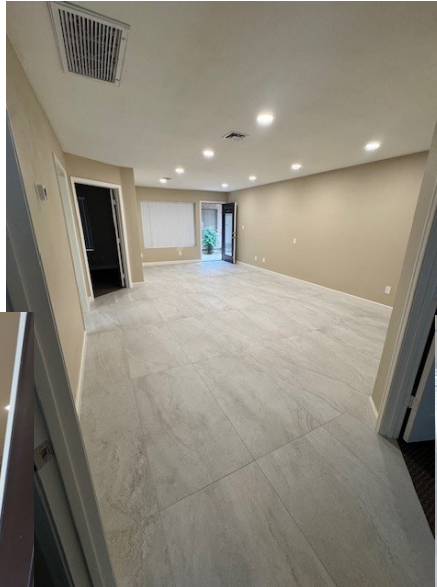
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**Front
Entrance**



**Back Office
View to Entry**

**Right Rear
Office**



**Left Rear
Office**



**Walkway to
Entry**



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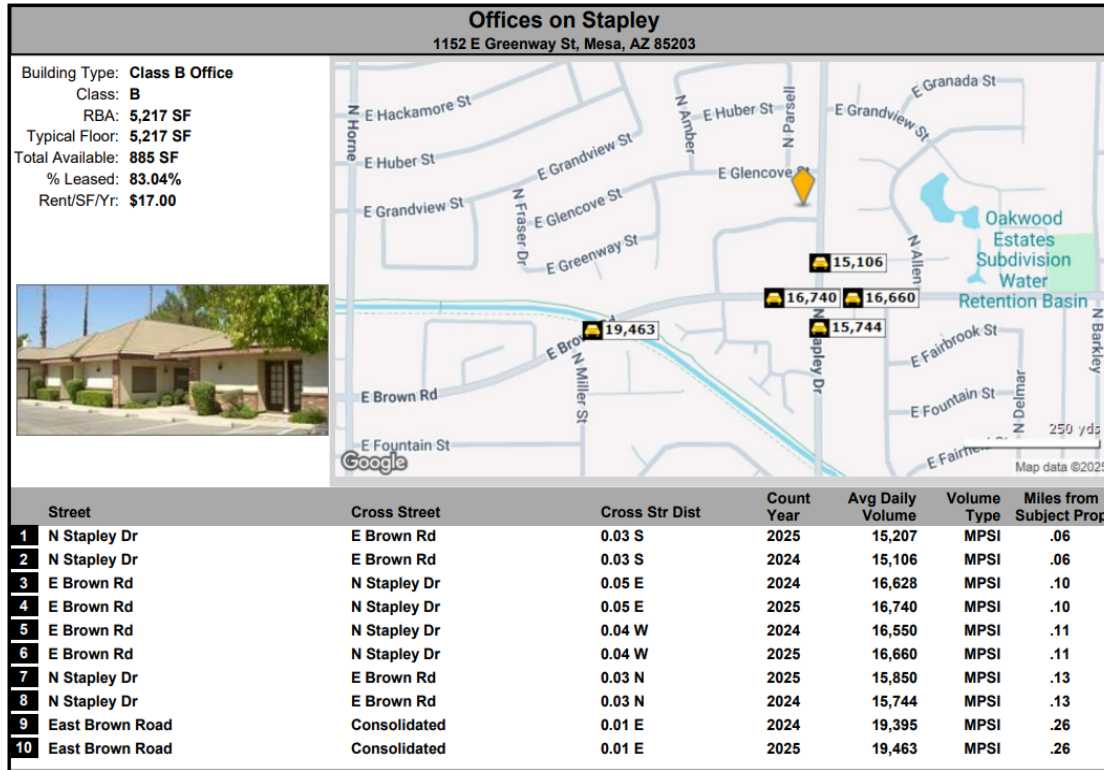
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TRAFFIC COUNTS AND DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	18,554	156,727	314,452
2024 Estimate	17,295	144,671	291,131
2020 Census	17,764	140,446	287,638
Growth 2024 - 2029	7.28%	8.33%	8.01%
Growth 2020 - 2024	-2.64%	3.01%	1.21%
2024 Population by Hispanic Origin			
2024 Population	5,356	59,464	108,145
2024 Population	17,295	144,671	291,131
White	10,650 61.58%	76,644 52.98%	157,763 54.19%
Black	752 4.35%	6,123 4.23%	14,007 4.81%
Am. Indian & Alaskan	545 3.15%	5,277 3.65%	12,868 4.42%
Asian	277 1.60%	2,216 1.53%	6,915 2.38%
Hawaiian & Pacific Island	58 0.34%	615 0.43%	1,249 0.43%
Other	5,013 28.99%	53,796 37.19%	98,330 33.78%
U.S. Armed Forces	25	114	168
Households			
2029 Projection	6,258	55,656	117,393
2024 Estimate	5,832	51,180	108,411
2020 Census	6,051	49,148	106,772
Growth 2024 - 2029	7.30%	8.75%	8.29%
Growth 2020 - 2024	-3.62%	4.13%	1.54%
Owner Occupied	3,687 63.22%	27,094 52.94%	56,480 52.10%
Renter Occupied	2,145 36.78%	24,086 47.06%	51,931 47.90%
2024 Households by HH Income			
Income: <\$25,000	482 8.26%	8,973 17.53%	18,788 17.33%
Income: \$25,000 - \$50,000	1,084 18.59%	12,842 25.09%	27,108 25.00%
Income: \$50,000 - \$75,000	1,295 22.21%	9,512 18.59%	20,020 18.47%
Income: \$75,000 - \$100,000	977 16.75%	6,626 12.95%	14,447 13.33%
Income: \$100,000 - \$125,000	703 12.05%	4,684 9.15%	10,976 10.12%
Income: \$125,000 - \$150,000	438 7.51%	2,781 5.43%	5,713 5.27%
Income: \$150,000 - \$200,000	542 9.29%	2,897 5.66%	5,483 5.06%
Income: \$200,000+	311 5.33%	2,864 5.60%	5,876 5.42%
2024 Avg Household Income	\$93,577	\$79,620	\$79,122
2024 Med Household Income	\$76,407	\$58,173	\$58,481

*provided by CoStar

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