



Menlo Group  
COMMERCIAL REAL ESTATE



**AVAILABLE FOR SALE & LEASE:  
FREESTANDING DENTAL/  
MEDICAL OFFICE BUILDING**

5215 E Southern Ave, Mesa, AZ 85206

*Exclusively listed by:*

Steve Berghoff, SIOR, CCIM  
Tanner Milne, MBA, SIOR, CCIM  
(480) 659-1777  
steve@menlocre.com  
tanner@menlocre.com

## CONFIDENTIALITY & DISCLAIMER

---



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



## PROPERTY SUMMARY

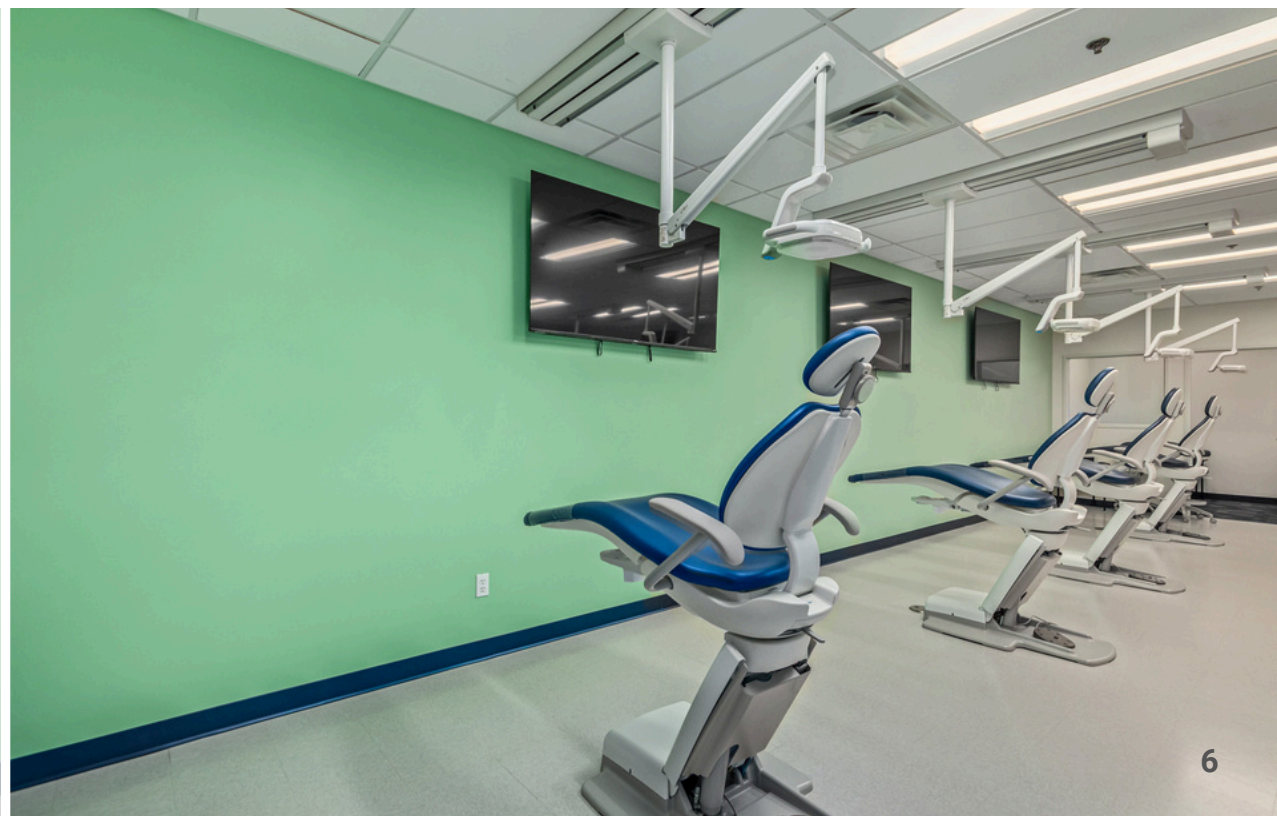
PRICE	\$4,697,550
PRICE PER SF	\$495.00
LEASE RATE	\$34.00 PSF NNN
BUILDING SIZE	+/- 9,490 SF
LAND SIZE	.99 Acres
SALE TYPE	Owner-user
OCCUPANCY	Vacant
YEAR BUILT	2021
APN	141-53-884
ZONING	LC - City of Mesa
PARKING	45 spaces
CROSS STREETS	E Southern Ave & S Higley Rd

## PROPERTY HIGHLIGHTS

- Freestanding Dental/Medical Building located in a Retail Center at the SEC of Higley Road and Southern
- New Construction
- High Visibility / Signage Opportunity
- Perfect for Medical or Dental Users
- Dental Equipment available for purchase under separate Bill of Sale
- Frontage along busy Southern Ave with a traffic count of +/- 30,000 VPD
- Located near busy Higley Rd & Southern Ave with a traffic count of +/- 40,000 VPD
- Near business and retail amenities, including Superstition Springs Center, Greenfield Gateway Center & Banner Gateway Medical Center
- Located half a mile from US 60





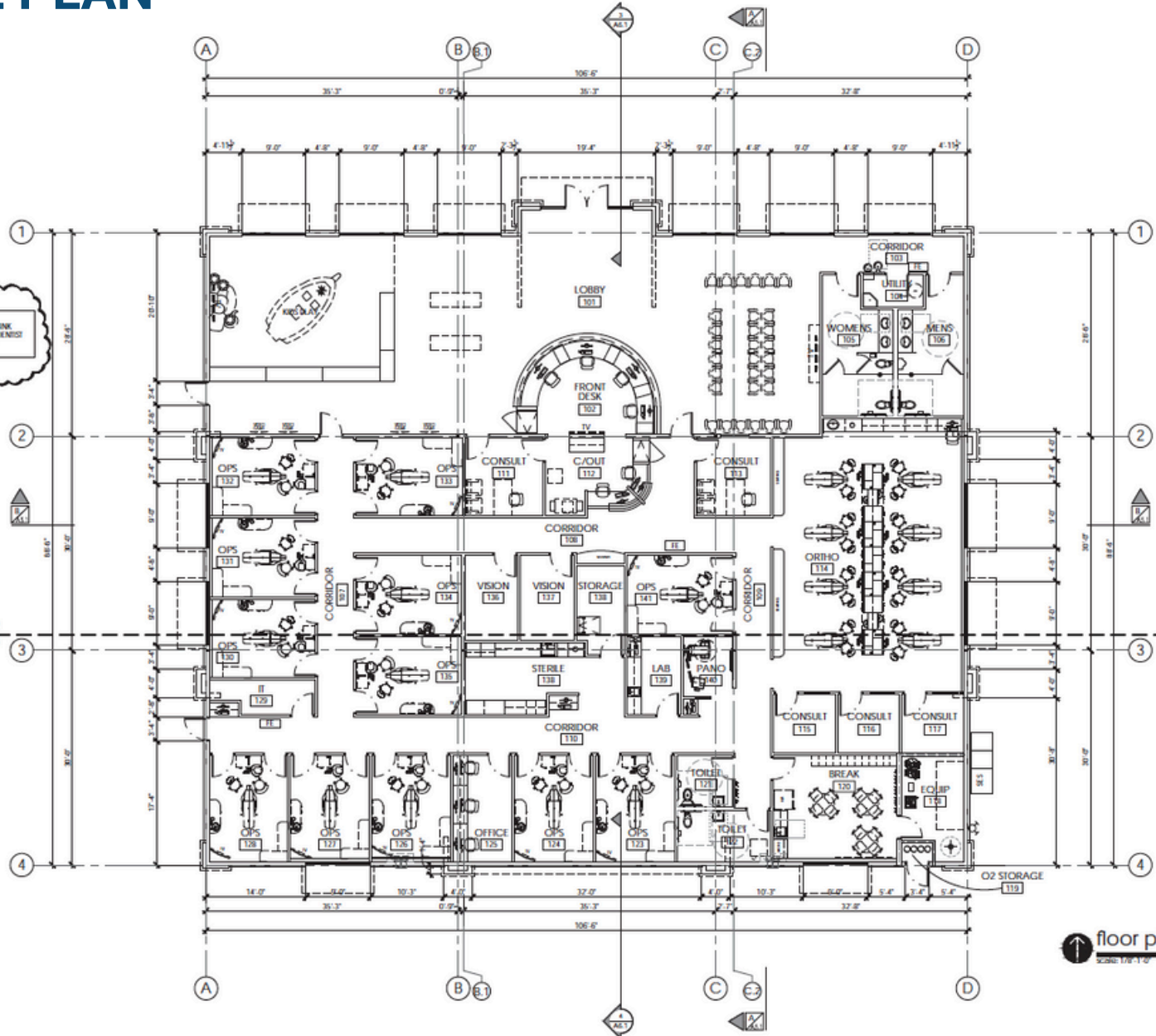


# SPACE PLAN

NOTE: ALL OPS REVISED TO SINK ON RIGHT HAND SIDE FOR DENIST UPDATED THROUGHOUT SET

matchline - see A2.2  
matchline - see A2.3

matchline - see A2.2  
matchline - see A2.3



↑ floor plan  
Scale: 1/8" = 1'-0"





Signature SALON STUDIOS

Trusted Care  
Surgery Center

frost-nichols  
orthodontics

iora  
primary care

Quiznos  
www.quiznos.com

MIND24-7

S Higley Rd

SUBWAY  
NoRa Asian Fresh  
DELICIOUS FUSION CHOICES  
Chevron

Barnet-Dulaney-Perkins  
EYE CENTER

E Southern Ave

CIRCLE K

Banner  
Urgent Care

Site

PHOENIX  
CHILDREN'S

COBBLESTONE  
AUTO SPA  
ups  
SPROUTS  
FARMERS MARKET

# AERIAL MAP





S Higley Rd



E Southern Ave

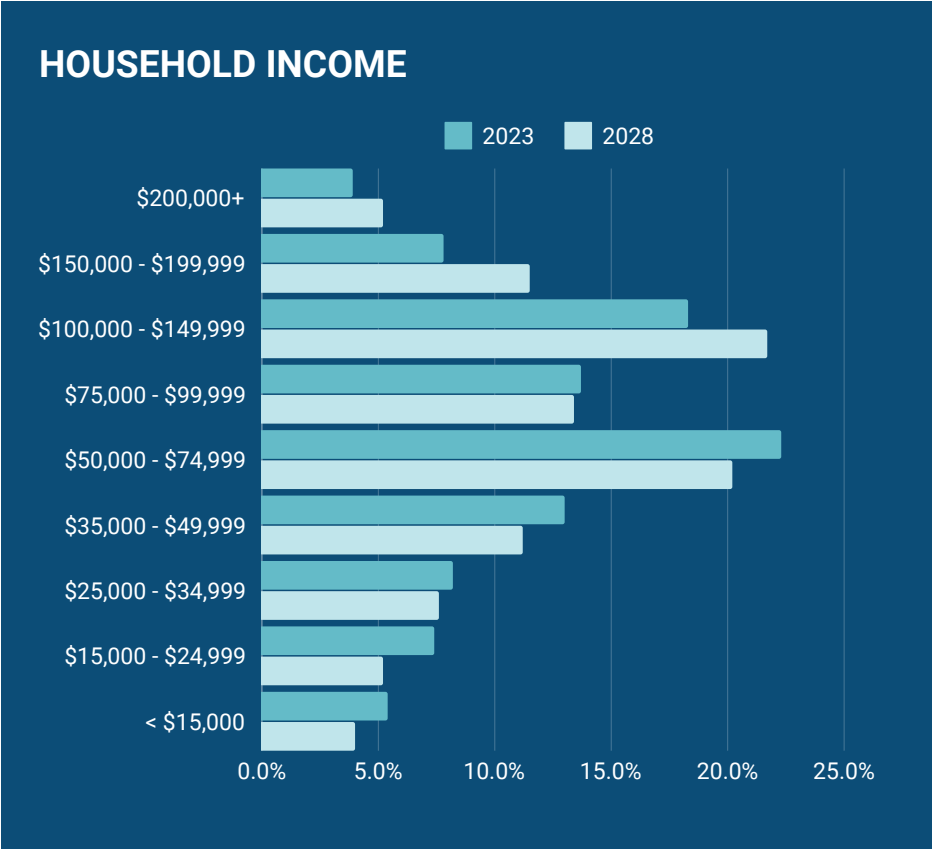


# PARCEL MAP



# DEMOGRAPHICS

3-Mile Radius



**\$68,533**



Median Household  
Income 2023

**\$39,829**



Per Capita  
Income 2023

**\$113,091**



Average Household  
Income 2028

**123,854**



Population 2023

**51,033**



Households 2023

**43.6**



Median Age 2023

