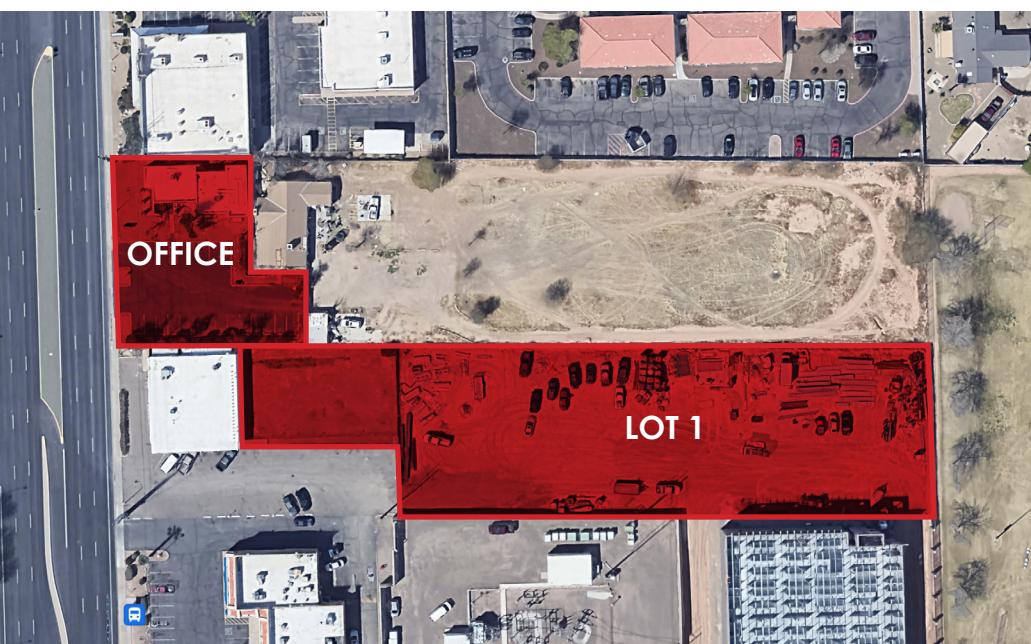


OFFICE WITH \pm 1.34 ACRE YARD FOR LEASE

864 W SOUTHERN AVE | MESA 85210

ZONED
LIGHT INDUSTRIAL

\pm 2,393 SF OFFICE



PROPERTY DETAILS

- \pm 2,393 SF Office Space
- \pm 1.34 Acre Yard
- Zoning: LI - City of Mesa
- Electricity
- Water
- Unpaved Lot
- Gated Yard

AVAILABILITY

OFFICE

\pm 2,393 SF
\$4,800/MO MG

LOT 1

\pm 58,370 SF
\$3,900/MO MG

OFFICE & LOT 1

\pm 2,393 SF (OFFICE)
 \pm 58,370 SF (LOT 1)
\$8,750/MO MG

contact:

Brandon Koplin

D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com

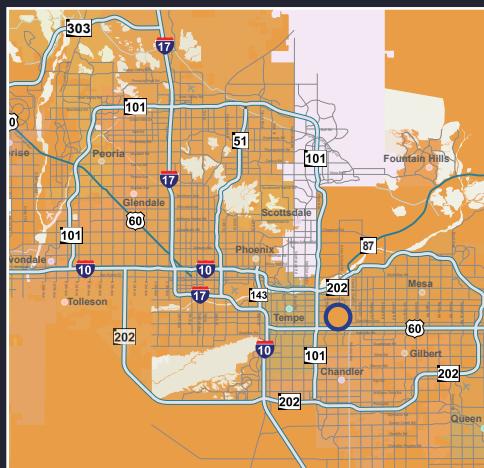
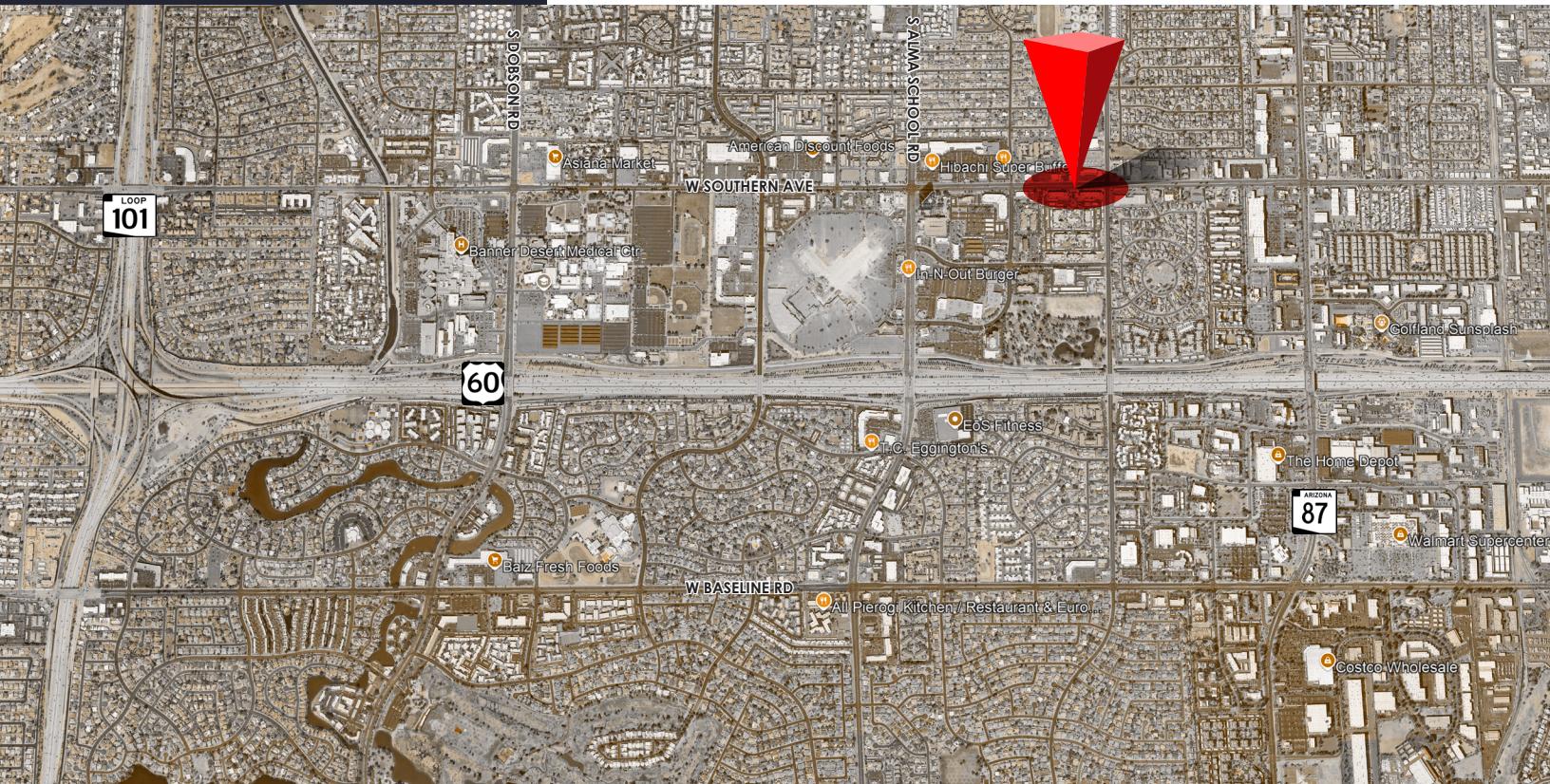


COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC
2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

OFFICE WITH ± 1.34 ACRE YARD

864 W SOUTHERN AVE | MESA, AZ 85210



contact:



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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population 27,351 162,084 407,555

Median Age 31.8 33.9 33.6

Bachelor's Degree or Higher 16% 25% 31%

2024 Households 11,320 62,390 155,849

Renter Occupied HHs 9,084 38,975 87,524

Avg Household Income \$55,736 \$74,359 \$82,524

Median Household Income \$44,159 \$55,933 \$63,861

Median Home Value \$272,258 \$316,932 \$340,293

Median Year Built 1982 1978 1981

Avg Household Size 2.3 2.5 2.5

Total Consumer Spending \$255.5M \$1.7B \$4.6B

Daytime Employees 17,016 97,572 199,466

Businesses 1,238 9,641 20,376