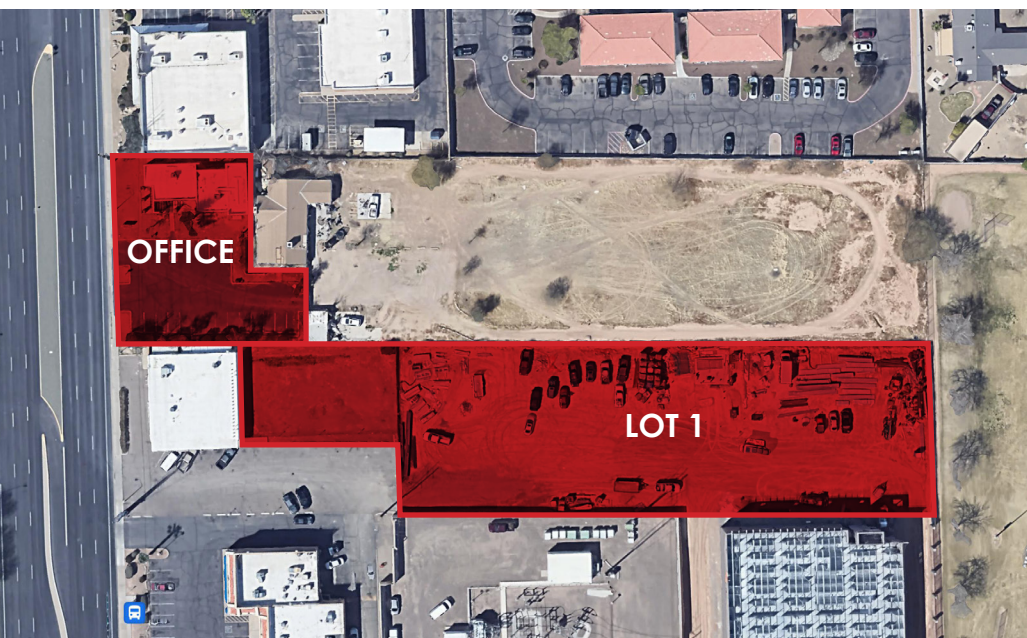


OFFICE WITH ±1.34 ACRE YARD FOR LEASE

864 W SOUTHERN AVE | MESA 85210

ZONED LIGHT INDUSTRIAL

±2,393 SF OFFICE



PROPERTY DETAILS

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

AVAILABILITY

OFFICE

±2,393 SF
\$4,800/MO MG

LOT 1

±58,370 SF
\$3,900/MO MG

OFFICE & LOT 1

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

contact:



Brandon Koplin

D 480.214.1103

M 602.373.4717

bkoplin@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy, however, J & J Commercial Properties Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12.12.25



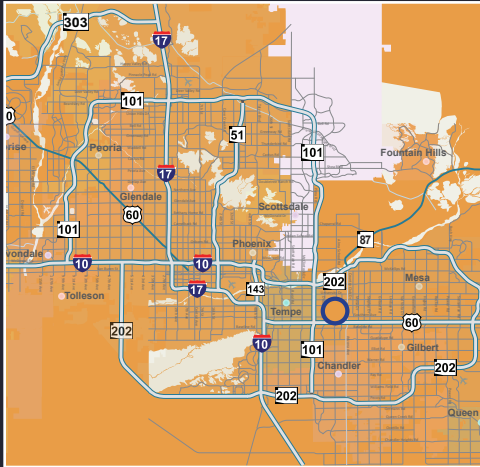
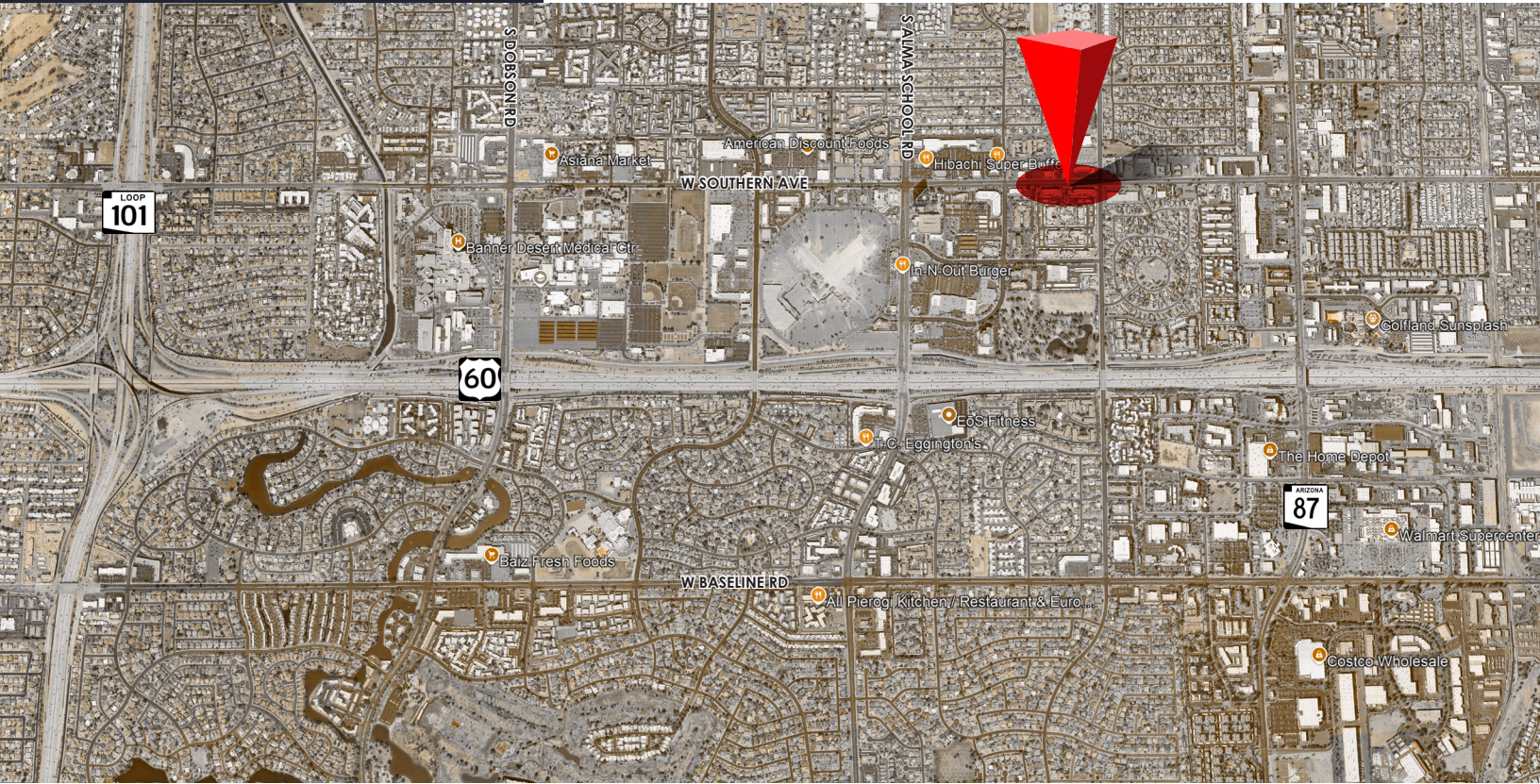
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORAC

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



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12 12 25

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

	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