

OFFICE OR MEDICAL OFFICE FOR LEASE

635 E BROADWAY RD | MESA, AZ 85204



5% COMMISSION TO TENANT REP BROKER



LEVROSE
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS



LEASE RATE:

\$12.00/SF NNN (\$1.00/SF/Mo NNN)
NNNS:
\$4.20 Annually (\$0.35/SF/Mo)



AVAILABLE SF:

±5,000 SF



PARCELS:

139-23-051 &
139-23-085



YEAR BUILT:

1964



BUILDING SF:

±16,500 SF



ZONING:

LC

PROPERTY HIGHLIGHTS

- Monument Signage
- 3 entrances
- Large conference room/storage room
- E Broadway Rd Frontage
- Two (2) bathrooms and eleven (11) offices
- Reserved parking upon request



INTERIOR PHOTOS



STORAGE



LOBBY / RECEPTION

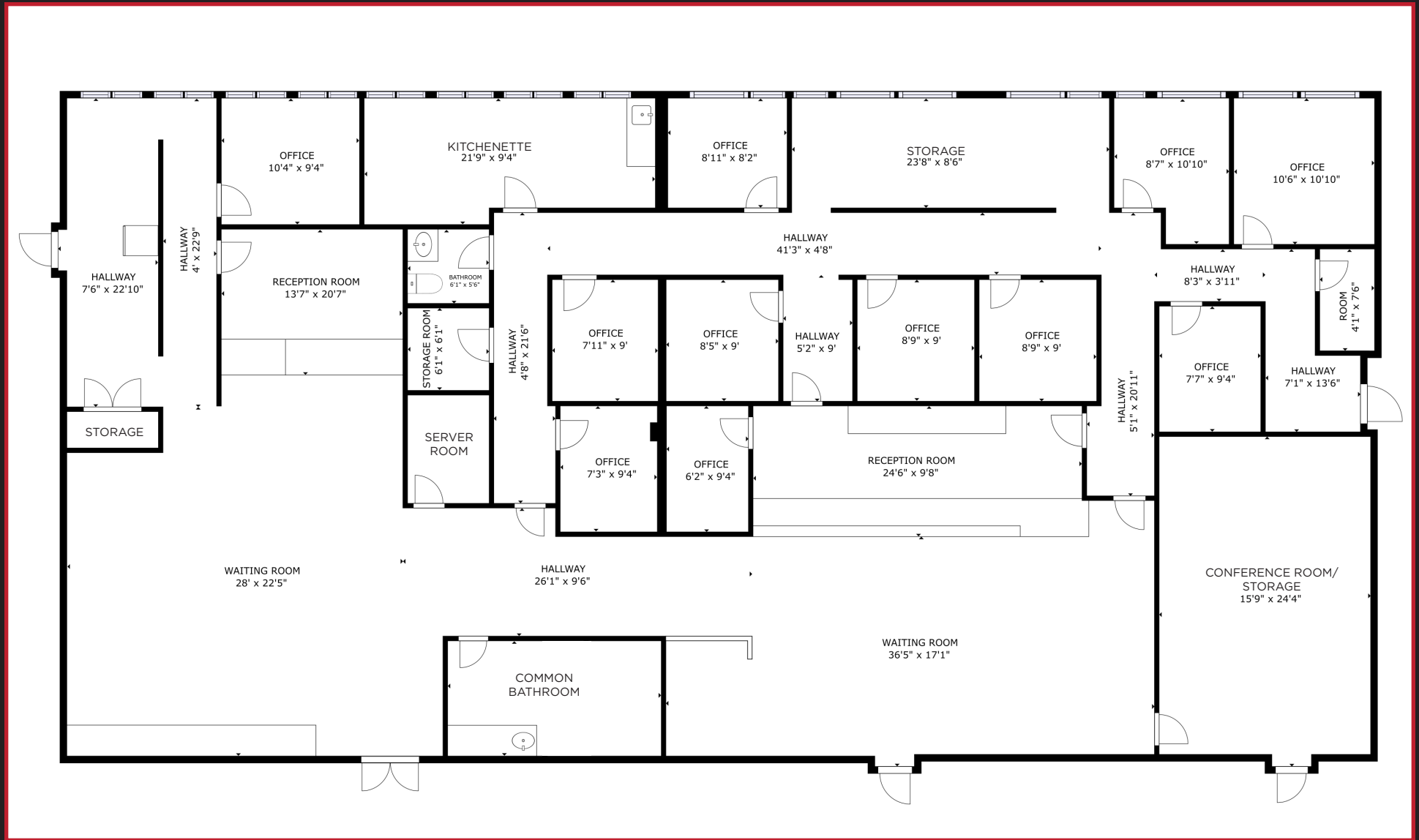


LOBBY / RECEPTION



KITCHENETTE

FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR



AERIAL



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	25,552	173,622	378,627
2029	27,669	187,466	408,746



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$60,658	\$71,841	\$83,606



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	7,951	62,871	143,951
2029	8,624	68,031	155,710



EMPLOYEES

	1 MILE	3 MILES	5 MILES
2024	16,121	83,623	153,888



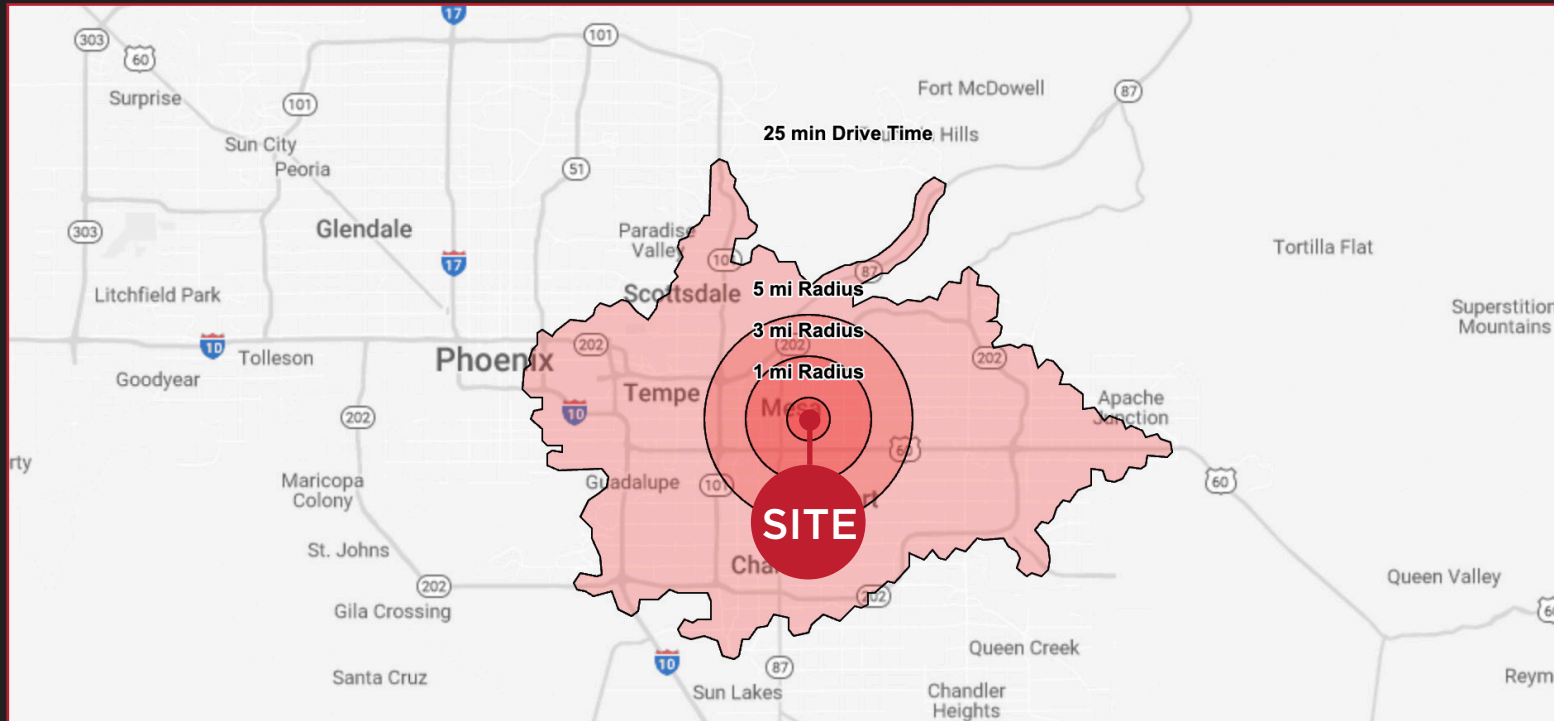
MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$43,904	\$54,578	\$63,620



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	769	7,772	17,343



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CITY OVERVIEW

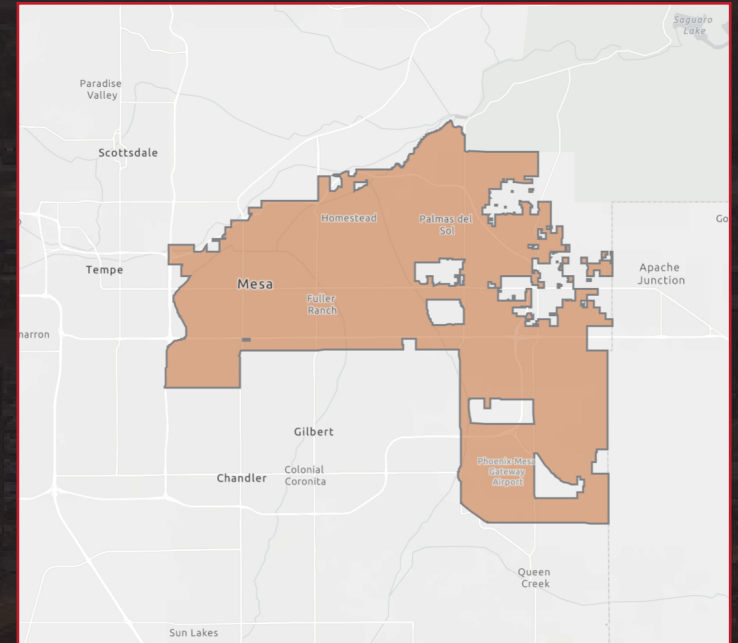
MESA, AZ



504K +
TOTAL POPULATION



\$94K +
AVG HH INCOME



LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.