



Menlo Group
COMMERCIAL REAL ESTATE

5215



Apple Valley Dental & Braces

Affordable Oral Surgery

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

5215 E Southern Ave, Mesa, AZ 85206

Exclusively listed by:

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PROPERTY SUMMARY

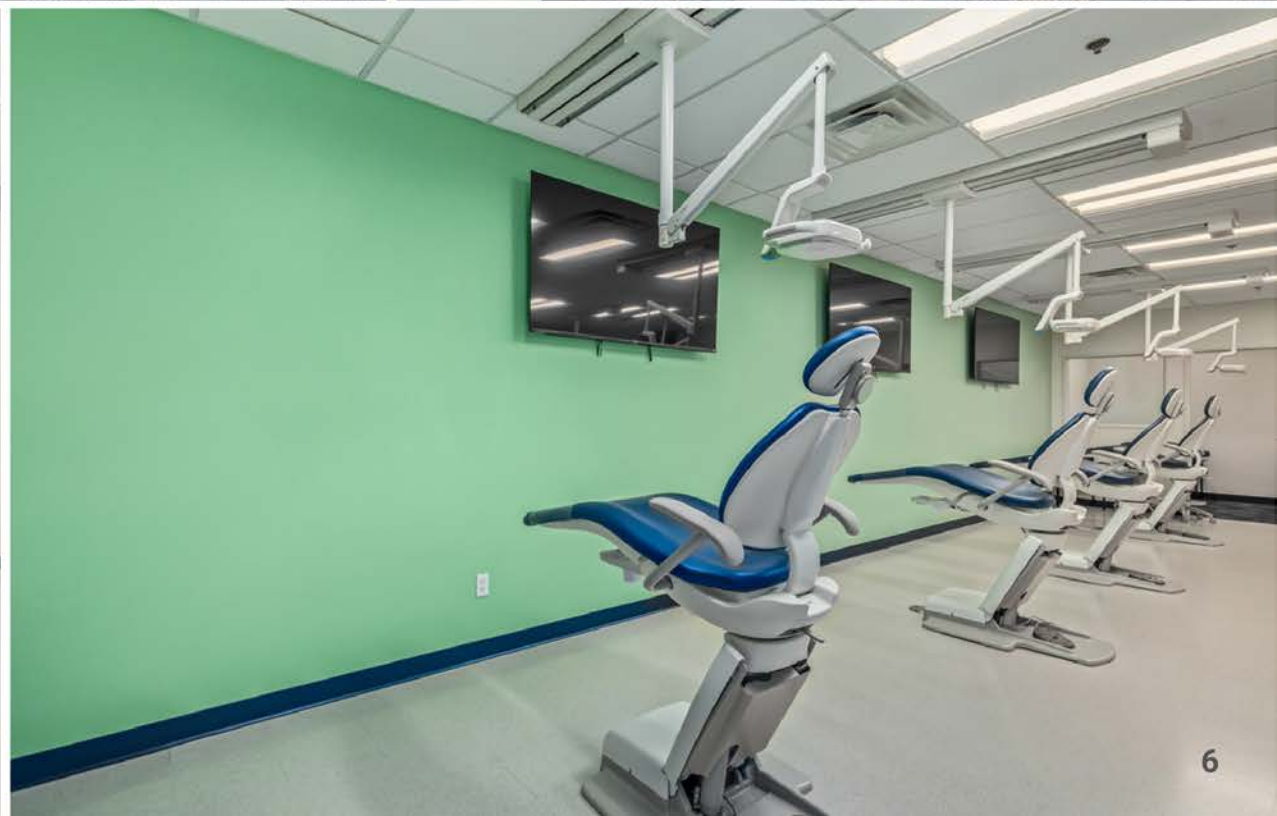
PRICE	\$4,982,250
PRICE PER SF	\$525.00
LEASE RATE	\$34.00 PSF NNN
BUILDING SIZE	+/- 9,490 SF
LAND SIZE	.99 Acres
SALE TYPE	Owner-user
OCCUPANCY	Vacant
YEAR BUILT	2021
APN	141-53-884
ZONING	LC - City of Mesa
PARKING	45 spaces
CROSS STREETS	E Southern Ave & S Higley Rd

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

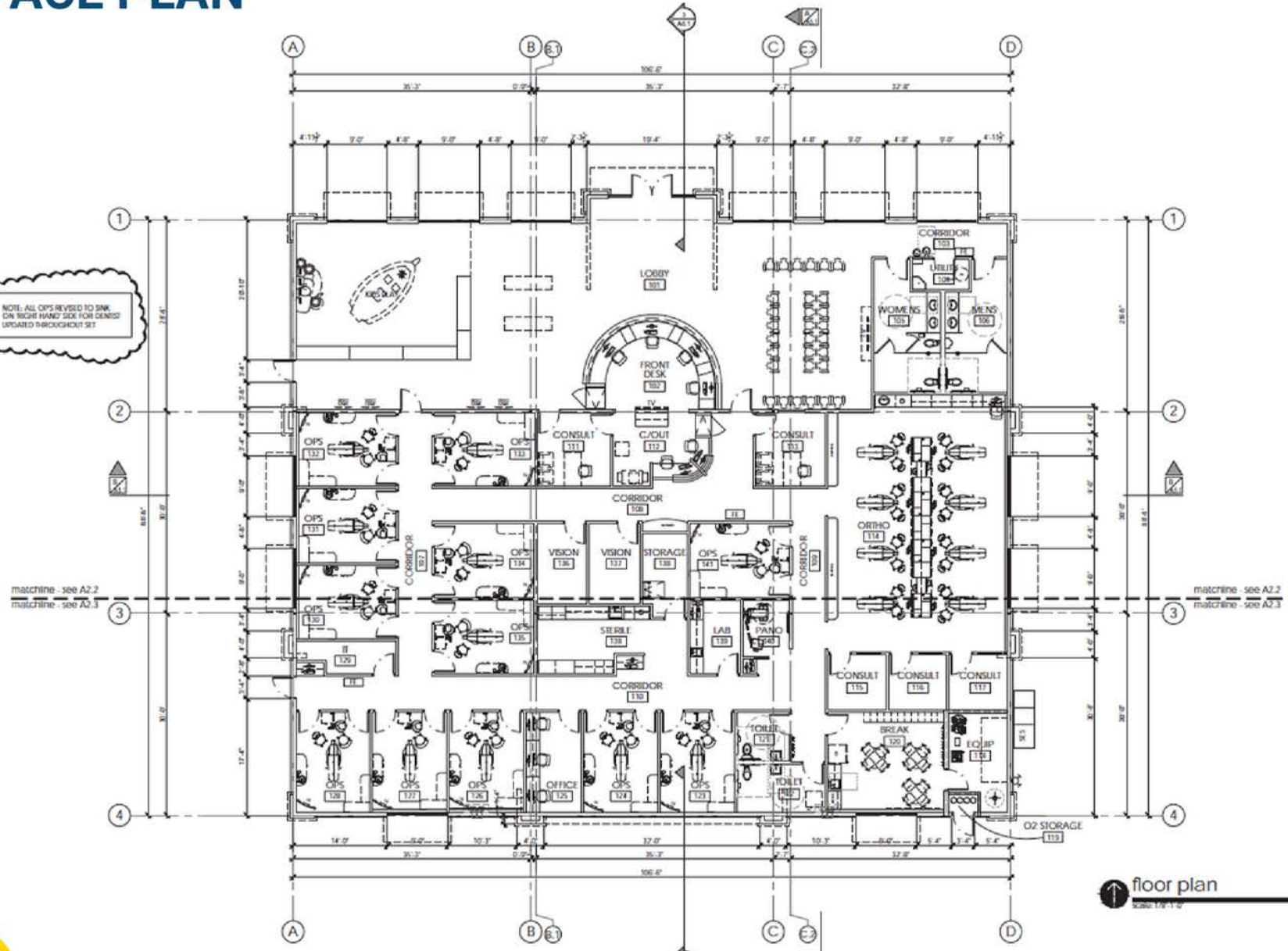






SPACE PLAN

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



↑ floor plan
Scale: 1/8" = 1'-0"





Signature SALON STUDIOS

Trusted Care
Surgery Center

SUBWAY
NoRa Asian Fresh
BELIEVING IN FRESH IDEAS
Chevron

Barnet • Dulaney • Perkins
EYE CENTER

frost-nichols
orthodontics

iora
primary care
Quiznos

MIND24-7

S Higley Rd

E Southern Ave

CIRCLE K

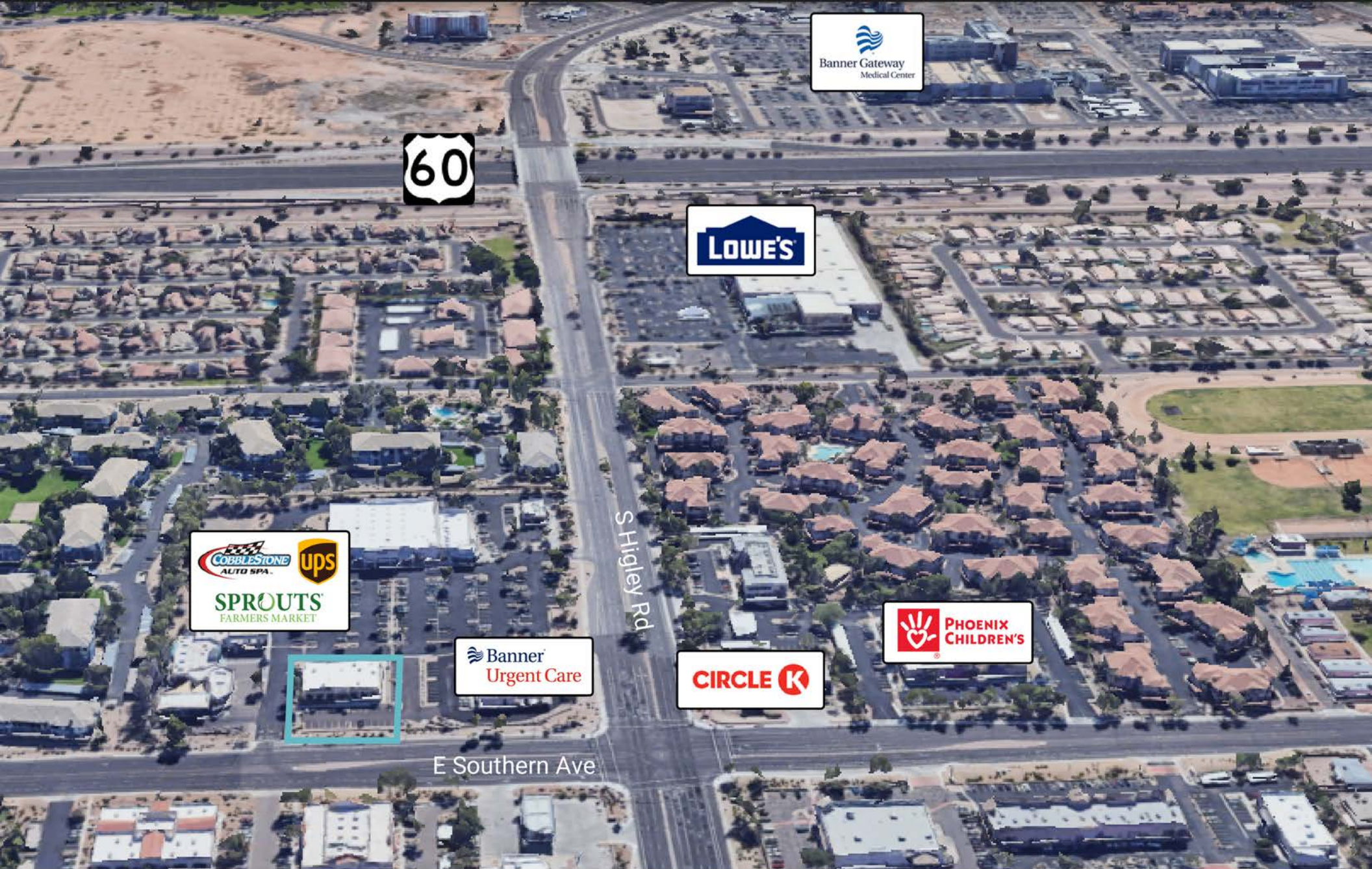
Banner
Urgent Care

Site

PHOENIX
CHILDREN'S

COBBLESTONE
AUTO SPA
ups
SPROUTS
FARMERS MARKET

AERIAL MAP



S Higley Rd



E Southern Ave

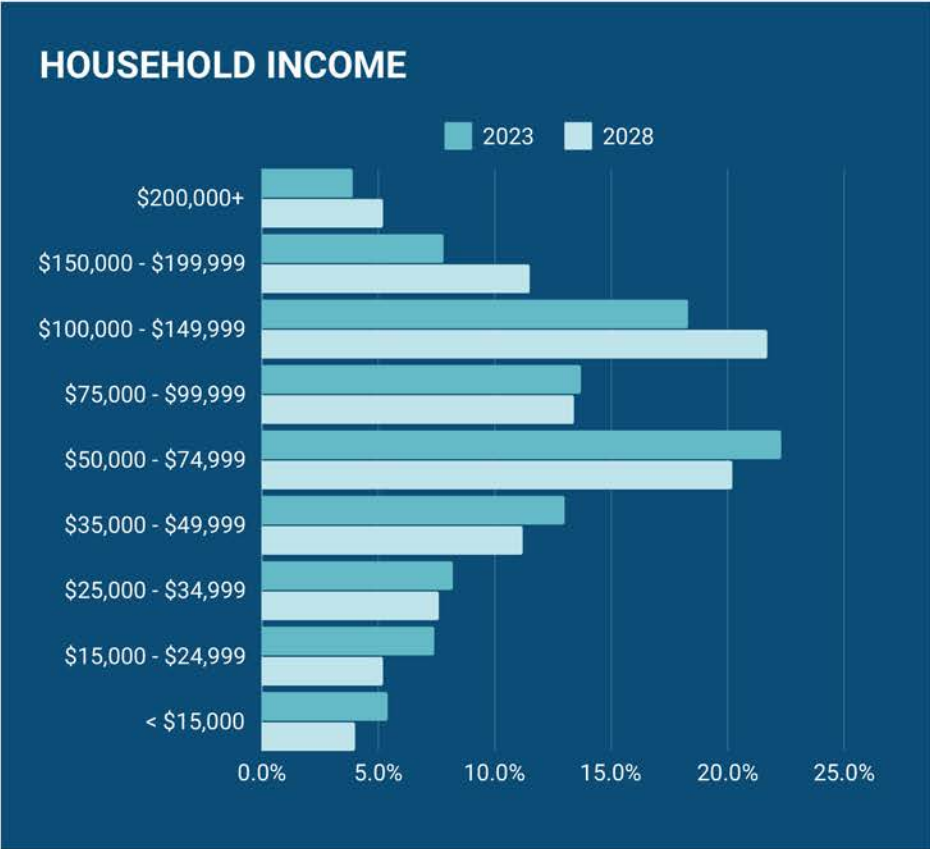


PARCEL MAP



DEMOGRAPHICS

3-Mile Radius



\$68,533



Median Household
Income 2023

\$39,829



Per Capita
Income 2023

\$113,091



Average Household
Income 2023

123,854



Population 2023

51,033



Households 2023

43.6



Median Age 2023

