



FOR LEASE | OFFICE

MEDICAL OFFICE | DANA LANDING

3048 E Baseline Rd Ste 122, Mesa, AZ 85204

Steve Beck | President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

| | |
|----------------|---------------------------------|
| Available SF: | 1,800 SF |
| Lease Rate: | \$25/SF/Yr NNN |
| Office Use: | Medical |
| Zoning: | LC |
| Cross Streets: | E Baseline Rd & E of Lindsay Rd |

LOCATION OVERVIEW

Located in the Offices at Dana Landing just east of Lindsay Rd on E Baseline Rd. Within 1/4 mile of major retail area of Dana Park. Office park has excellent tenant mix of medical and professional offices. Very strong demographic area. Within minutes access of the US-60 Superstition Freeway.

PROPERTY HIGHLIGHTS

- 1,800-SF Office Build Out Includes: Lobby/Reception, 5 Exam Rooms, 1 Office, Copy Room & Lab, Breakroom, Restroom, and Storage
- Building, Monument and Covered Parking Available
- Offices at Dana Landing has Excellent Professional/Medical Tenant Mix
- 1/4 Mile from Major Retail Area of Dana Park
- Within Minutes Access of US-60 Superstition Freeway

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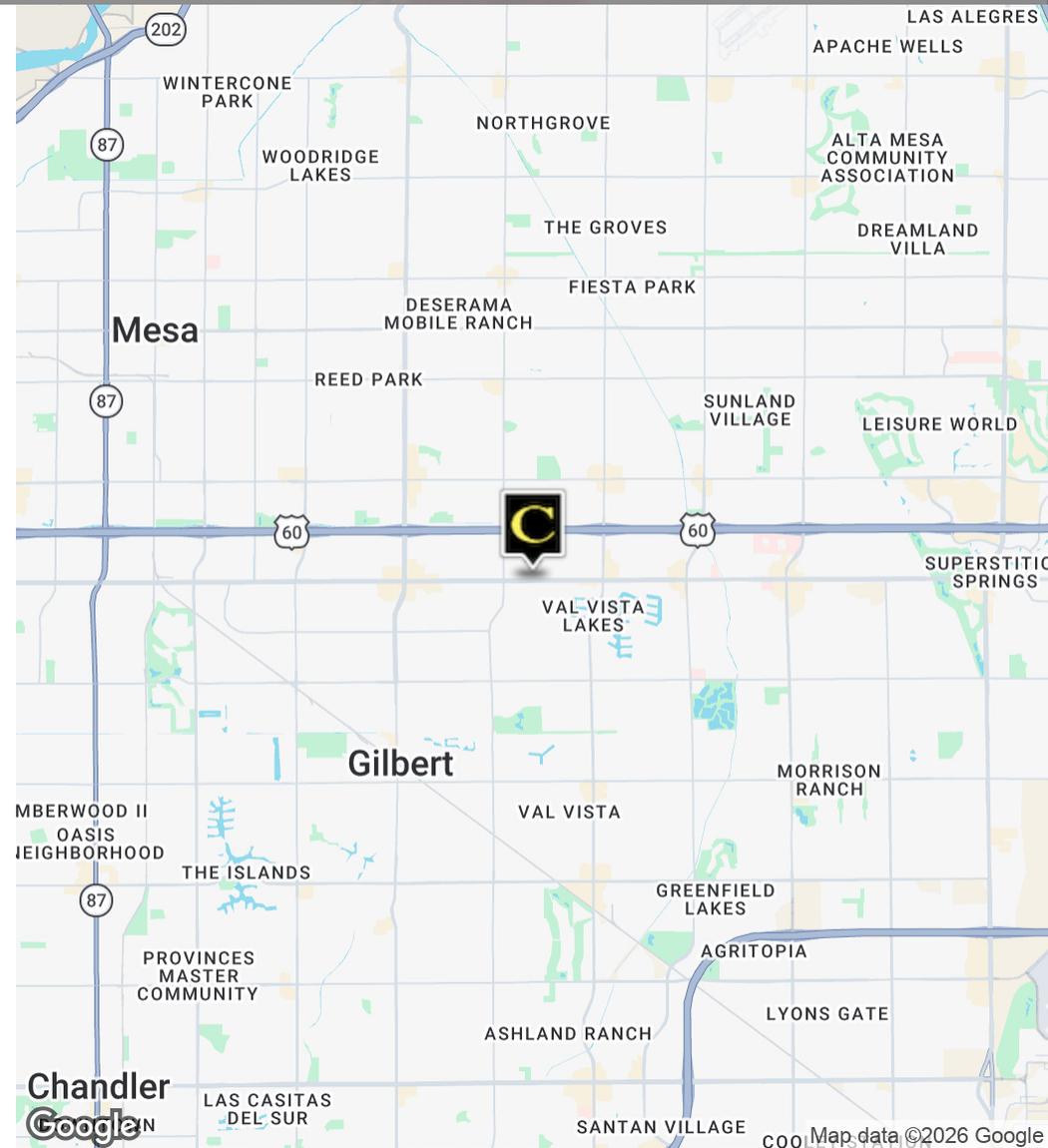
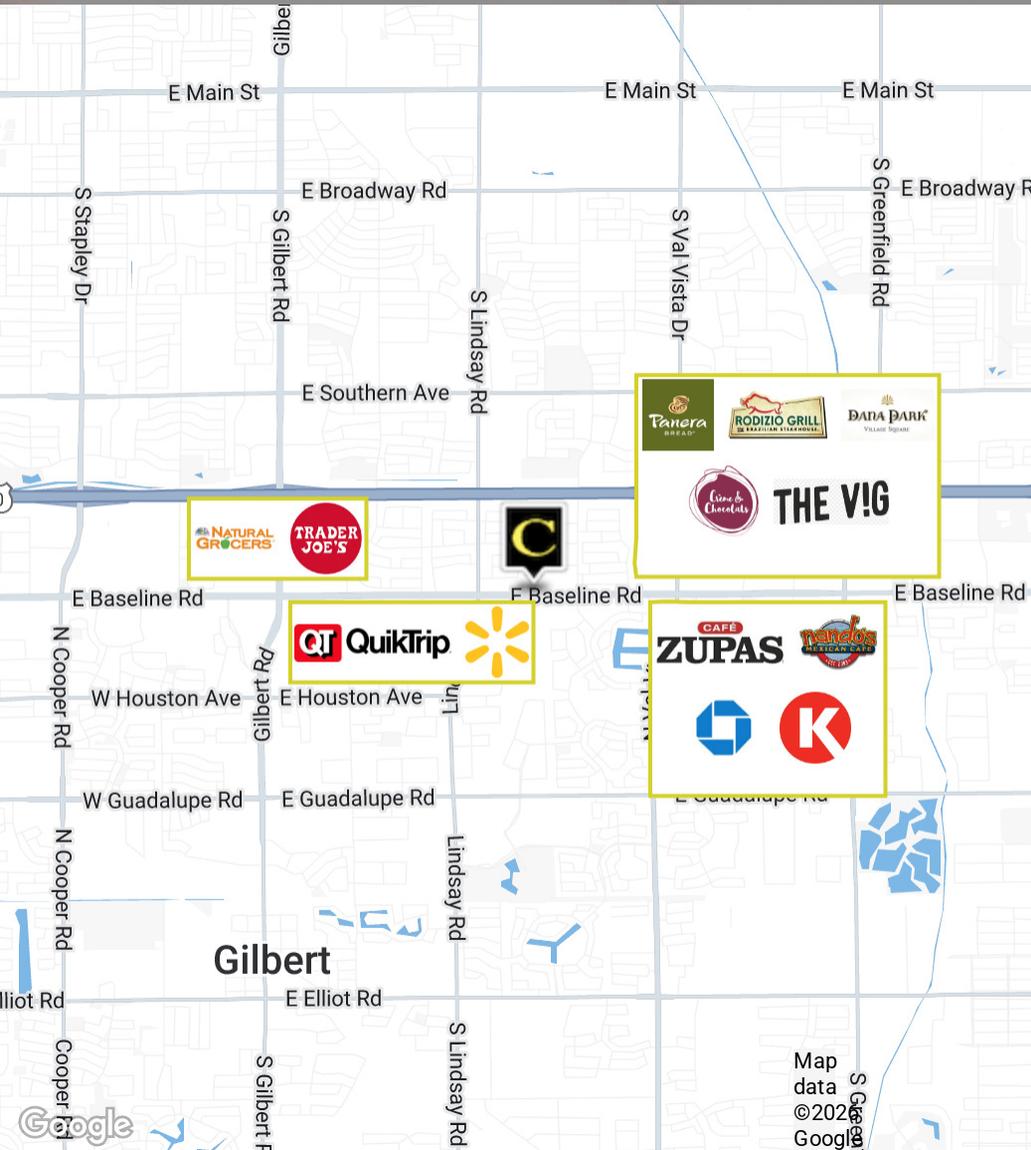
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,786 | 137,759 | 382,606 |
| Average Age | 38 | 39 | 38 |
| Average Age (Male) | 37 | 38 | 37 |
| Average Age (Female) | 39 | 40 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,304 | 51,012 | 139,586 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$120,736 | \$107,628 | \$112,510 |
| Average House Value | \$533,100 | \$474,077 | \$478,091 |

Demographics data derived from AlphaMap

