



FOR SALE | OFFICE

# 104 S Robson

104 S Robson | Mesa, AZ 85210

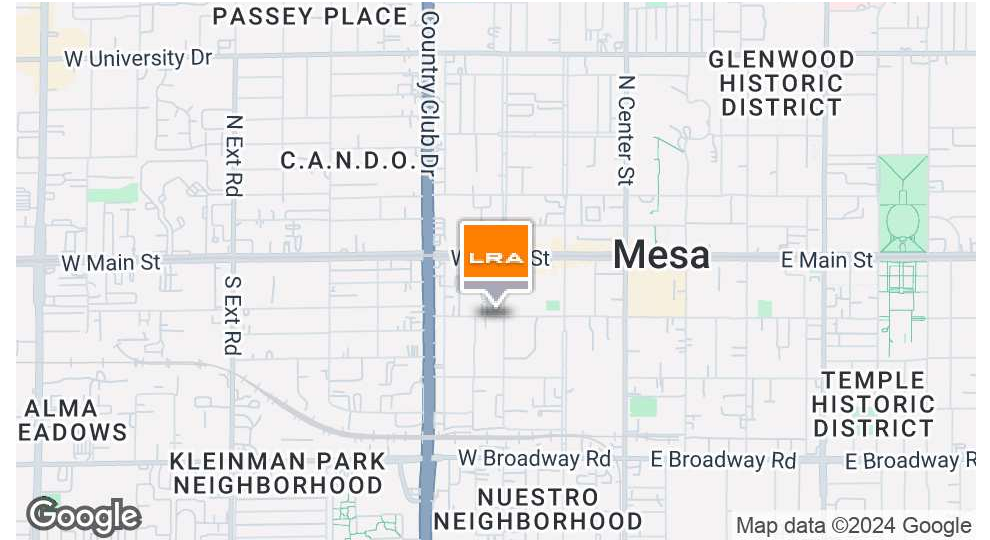
PRESENTED BY:

**Don Mortensen** Principal, Broker | 602.451.3684 | [don@lraphx.com](mailto:don@lraphx.com)



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## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	2,476 SF
Lot Size:	8,481 SF
Price / SF:	\$241.92
Year Built:	1973
Zoning:	C-TC
Market:	Commercial
Submarket:	Office, Retail

## PROPERTY OVERVIEW

A unique opportunity to secure a versatile commercial building at the hard corner of Robson & 1st Ave. Block Construction. Positioned in the dynamic Downtown Mesa Square, just two blocks from the Mesa Arts Center, this property offers excellent growth potential in an area primed for development. The building features a welcoming entry lobby, a conference room, a large open bullpen, two private offices, a break room with a kitchen & 3 remodeled restrooms. This building could be used for office, neighborhood retail, or potentially a restaurant. On-site parking and ample street parking provide convenience for staff & visitors alike. Don't miss this chance to establish your business in a prime location with outstanding visibility & accessibility. Come and see today. It won't last long

## PROPERTY HIGHLIGHTS

- Property offers excellent growth potential in an area primed for development
- Building could be used for office, neighborhood retail, or potentially a restaurant
- Prime location with outstanding visibility & accessibility
- On-site parking and ample street parking provide convenience for staff & visitors alike

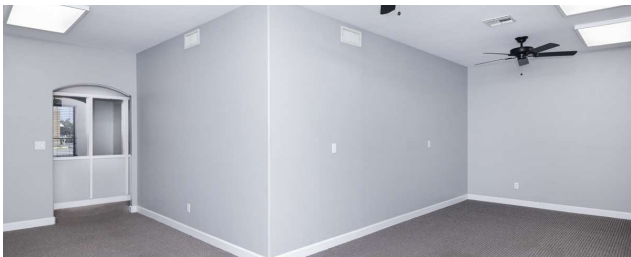


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[www.lrarealestate.com](http://www.lrarealestate.com)

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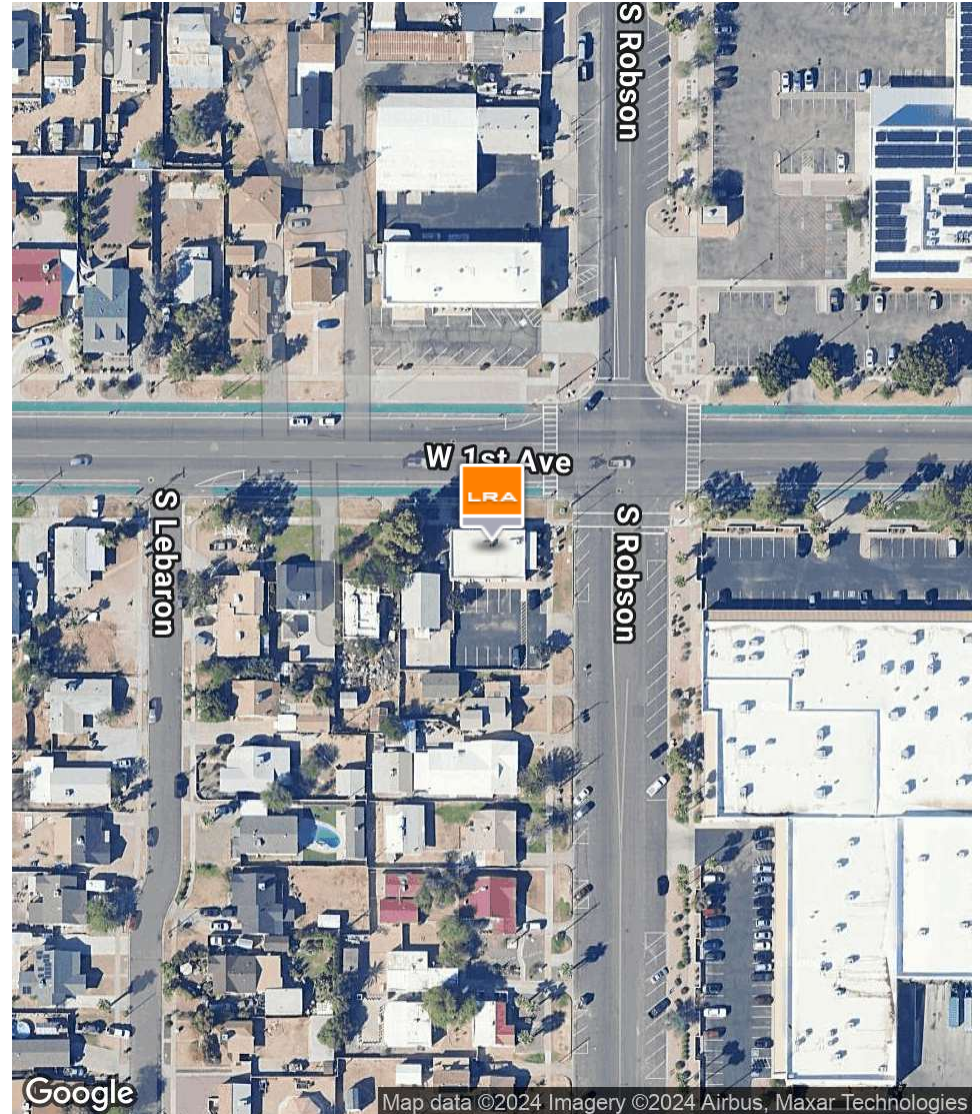
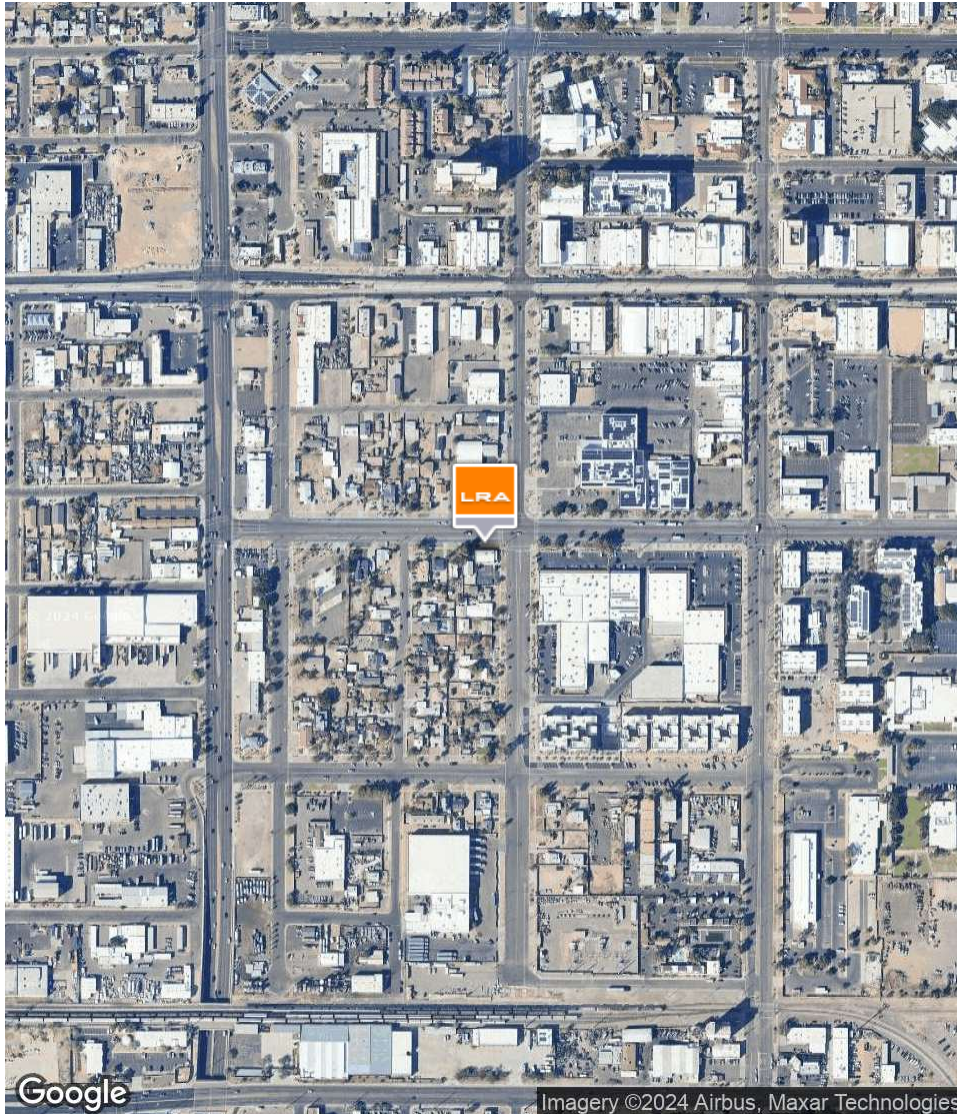


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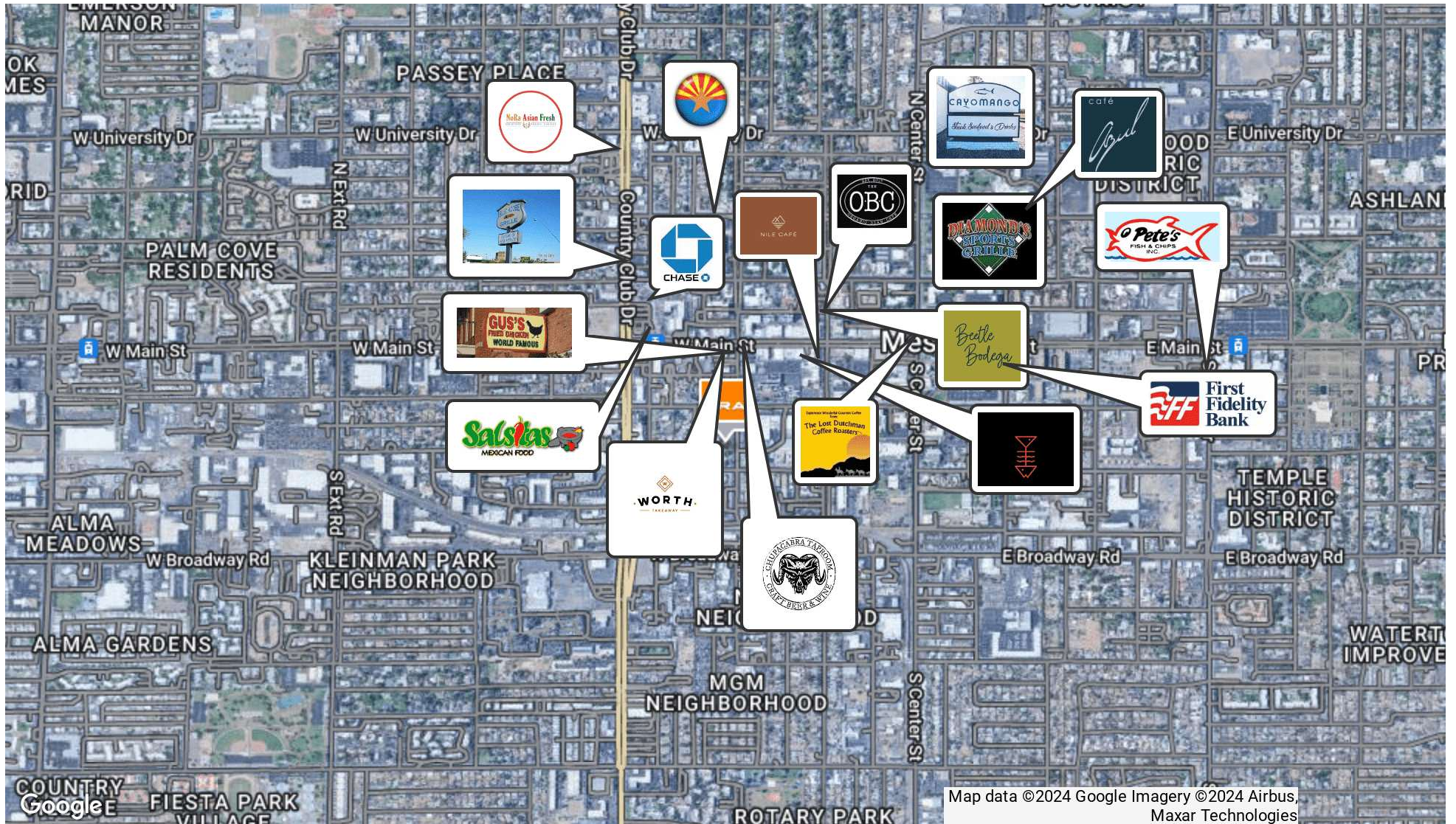
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	810	3,038	20,197
Average Age	45	40	36
Average Age (Male)	43	38	35
Average Age (Female)	47	41	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	434	1,245	7,563
# of Persons per HH	1.9	2.4	2.7
Average HH Income	\$39,308	\$47,014	\$58,986
Average House Value	\$348,858	\$322,673	\$316,940

Demographics data derived from AlphaMap

