

Falcon Field

BLDG SIZE: ±33,000 SF | LEASE RATE: \$12.00 NNN + \$5.75 NNN'S

4710 E Falcon Dr, Mesa, AZ 85215



**Multiple Office Suites
Available For Lease**

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COMMERCIAL PROPERTIES INC.
Locally Owned, Globally Connected. CPIAZ.COM
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Property Summary

Address	4710 E Falcon Dr Mesa, AZ 85215
Building Size	33,000 SF
Year Built	1986
Zoning	I-1
Parking Ratio	6.06/1,000
Tenancy	Multiple



About the Property

This is an excellent opportunity to lease a professional office suite at 4710 E Falcon Drive in Mesa. The 33,000 SF building offers multiple office suites for lease, suitable for a wide range of professional users.

The property boasts a strategic location with convenient access to the Loop 202 freeway and is located directly across from the Mesa-Falcon Field Airport. Situated in a dynamic commercial area, the property is near major employers like Boeing and is surrounded by numerous amenities, including the Falcon View Shopping Center, Red Mountain Gateway, and multiple golf courses. With monument signage available on E Falcon Drive, this is a prime location to establish and grow your business in the heart of Mesa.



Airport Adjacent

Across from Falcon Field Airport



Loop 202

Freeway Access



Signage

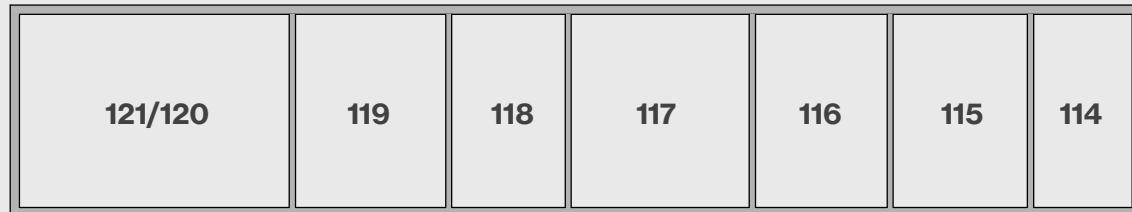
Monument on E Falcon Dr

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.

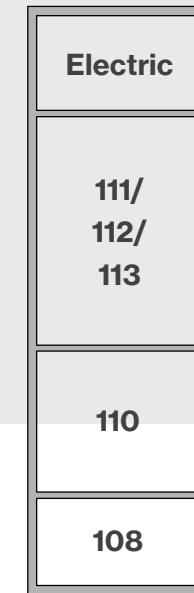
1st Floor

■ Available For Lease

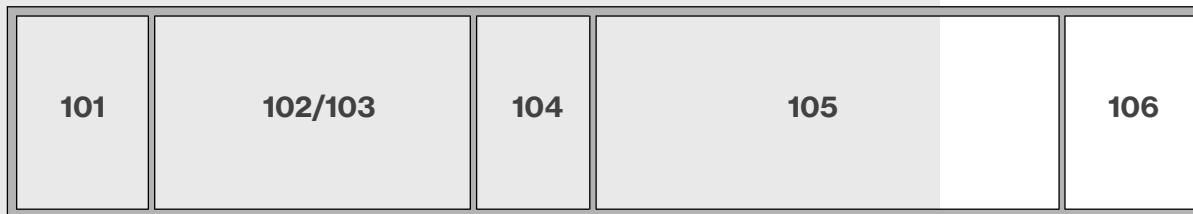
*All dimensions are approximate. This site plan is for illustrative purposes only and is not to scale.



Outside
Entrance



Outside
Entrance



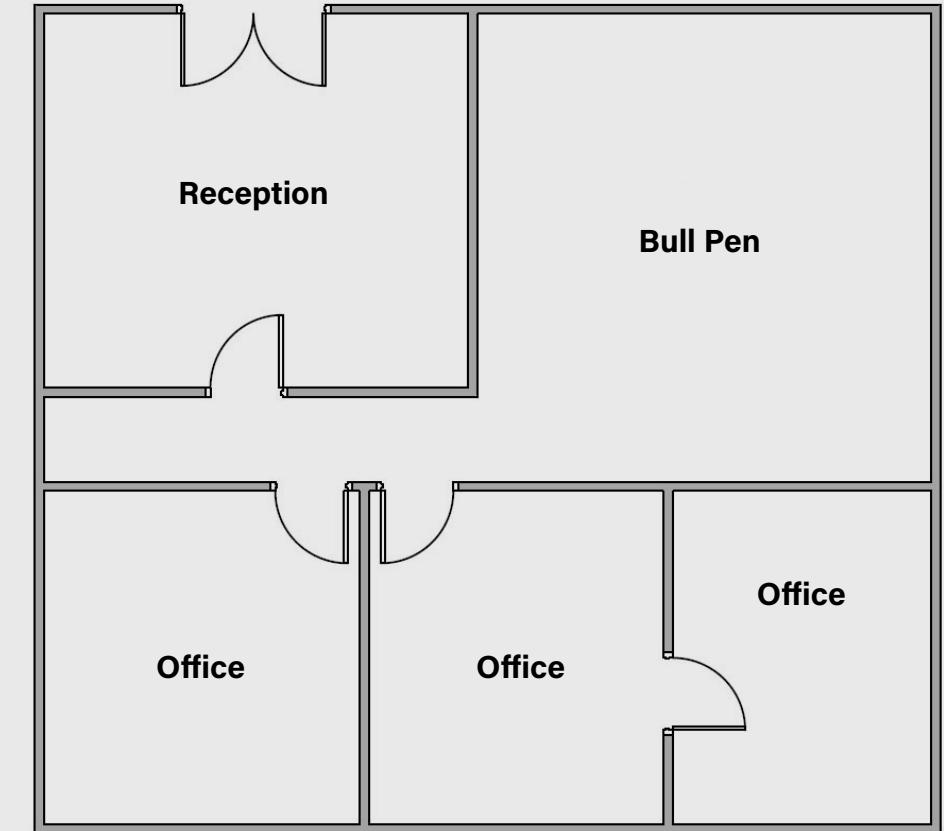
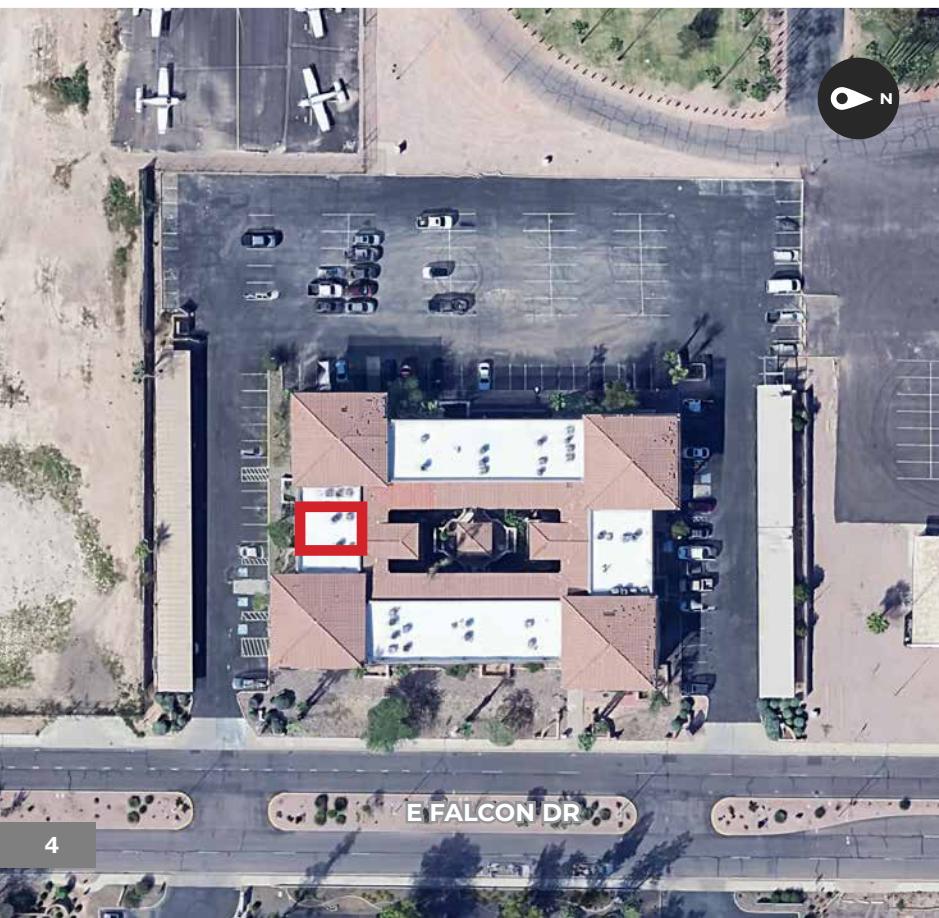
Outside
Entrance

Suite 125



1,271 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 3 Offices
- Bull Pen



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2nd Floor

■ Available For Lease

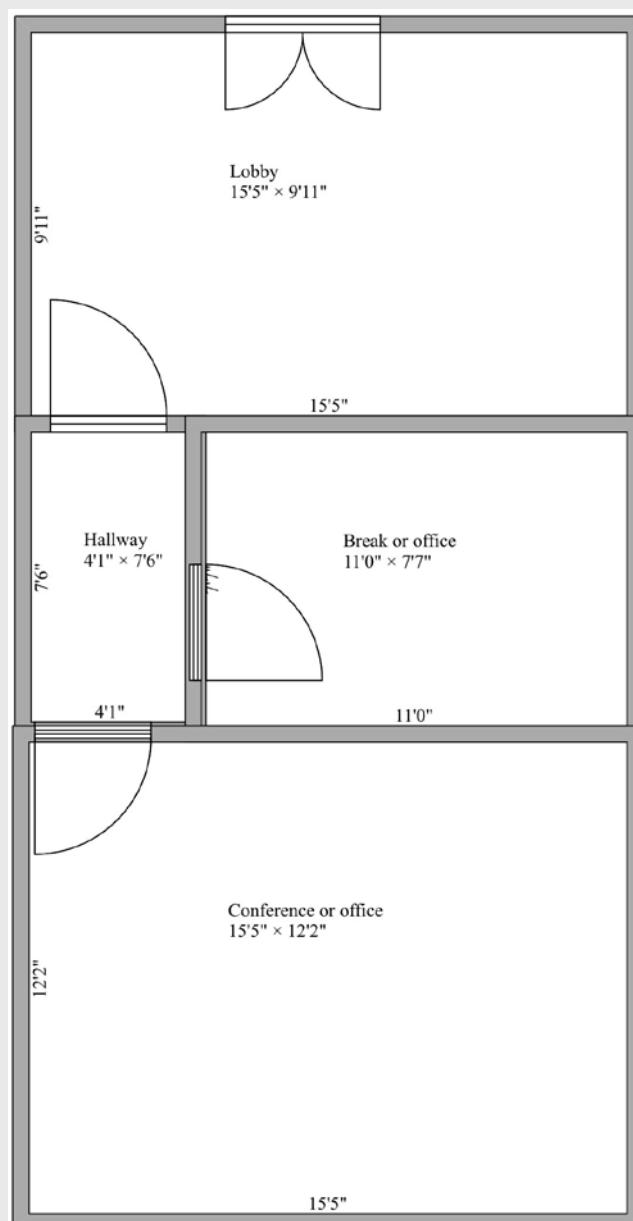
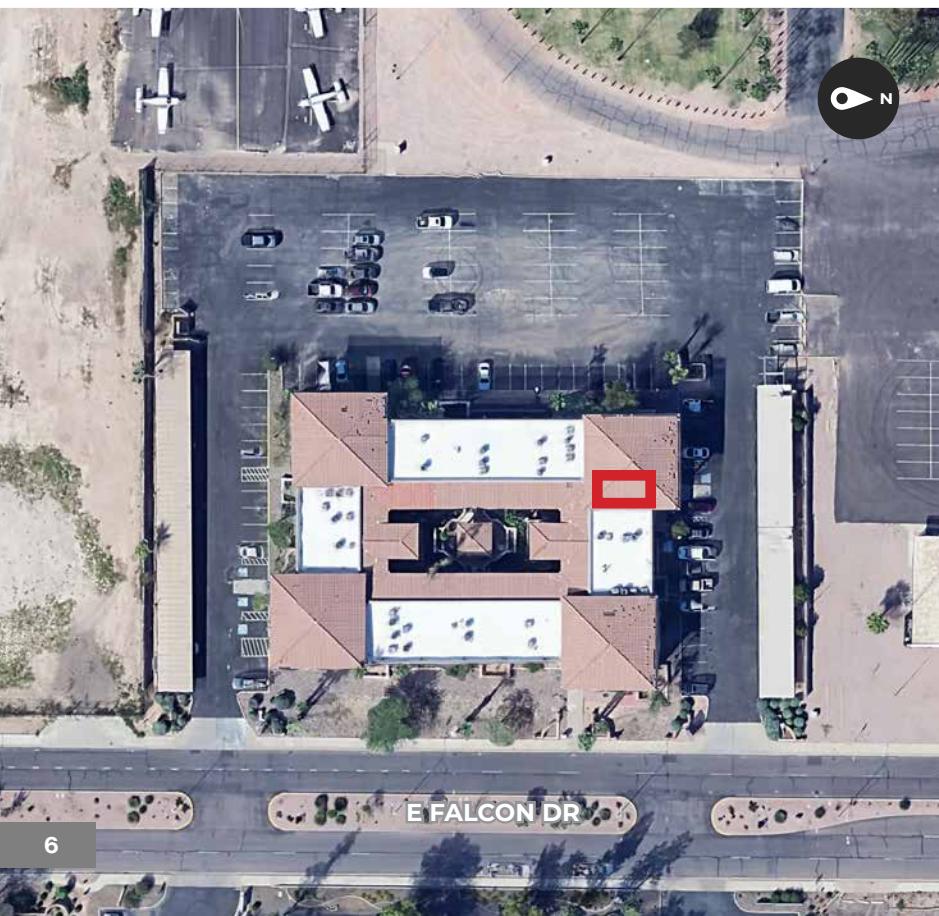
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Suite 212

550 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 1 Offices
- Conference Room/Office



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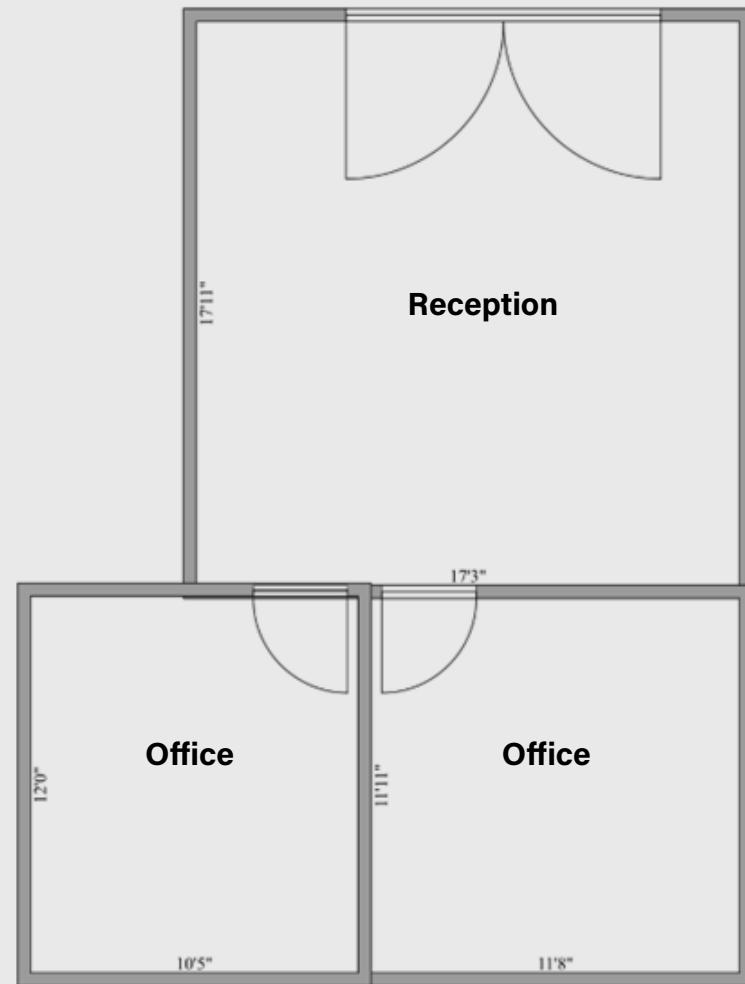
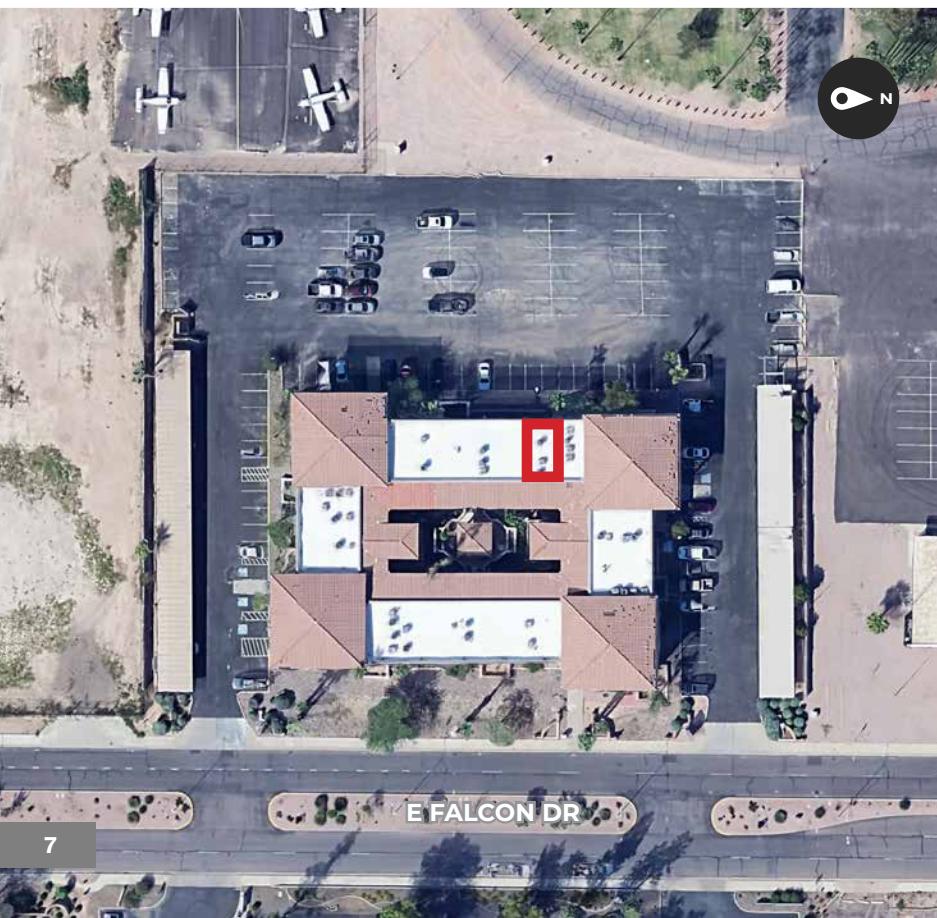
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Suite 218



616 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 2 Offices



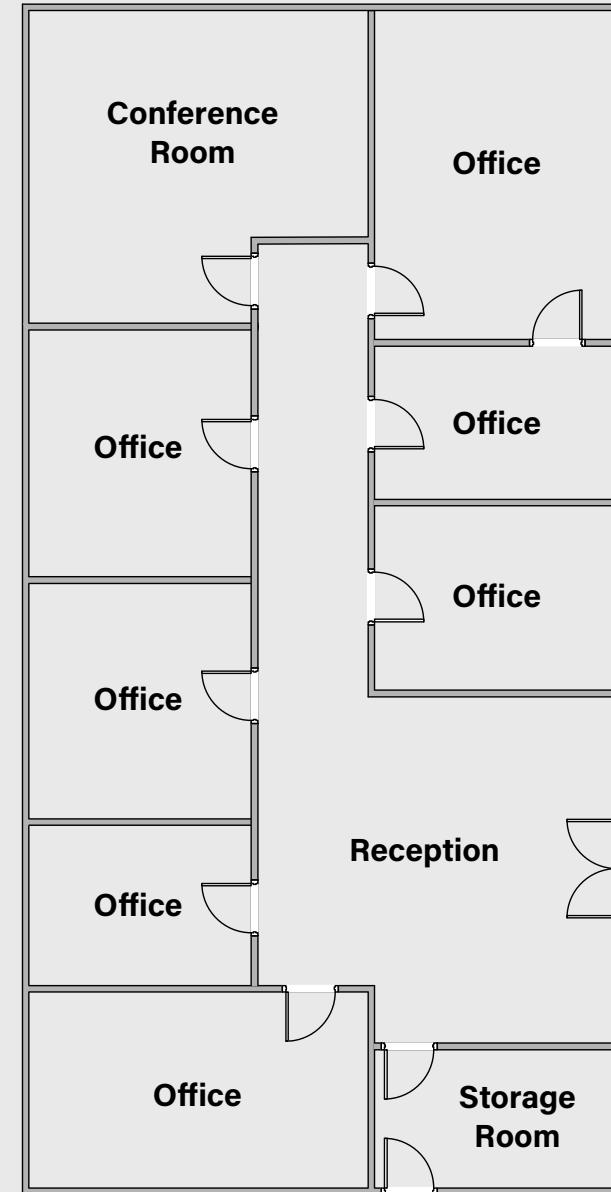
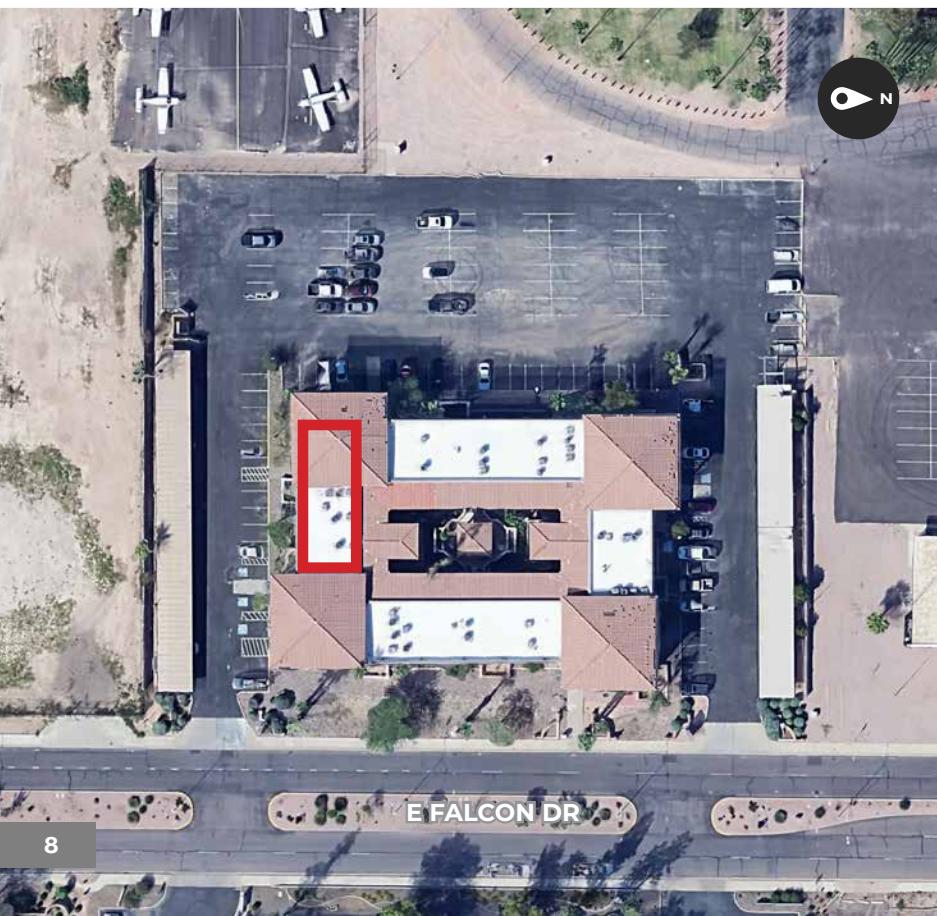
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Suite 224

2,300 SF | \$12.00 NNN + \$5.75 NNN's

- Reception
- 7 Offices
- Conference Room
- Storage Room



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Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

**City for Economic Growth
(250K - 500K Population)**
(CoworkingCafe, 2024)

#11

**Best-Run City
in the US**
(WalletHub, 2025)

**TOP
5**

**Most Neighborly
Large City**
(Neighbor.com, 2024)

**TOP
40**

**Cities with the Best
Public Schools in the US**
(Niche, 2024)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	4,768	86,133	219,763
 Households	1,954	35,778	88,911
 Average Household Income	\$93,684	\$99,058	\$93,321
 Median Home Value	\$318,138	\$339,552	\$338,617



5 Mile Highlights

44.8

Median
Age

65.3K

Daytime
Employees

29%

Bachelor's Degree
or Higher

A Strong Commercial & Residential Hub

This location is a major commercial hub, boasting a significant daytime population of professionals that creates a dynamic setting for business-to-business networking. The area is supported by a large and affluent residential community, ensuring a stable and professional client base for any company. The surrounding population is also highly educated, providing businesses with direct access to a premier talent pool and making recruitment seamless.

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For More Information,
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