

David Singh, Ph.D.
Owner
602-380-8080

GALLERY PLAZA

1310 E. Southern Ave
Mesa, AZ 85204



**Class "A" ± 4,521 SF Space Available for Medical/Retail/Office
Free Rent and Tenant Improvement Allowance Available**

For Additional Information Contact :-

David Singh, Owner
602-380-8080
david.singh@pruthiproperties.com

Jerry Gerard, Manager
480-225-9961
jerry@focuspmgroup.com

Fernando Pedraza, Administrator
480-201-8653
fernando.pedraza@pruthiproperties.com

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AVAILABLE FOR LEASE
± 4,521 SF FIRST FLOOR
MEDICAL/SURGERY CENTER

- ◆ **Reasonable Rent**
- ◆ **Additional 1,798 SF Storage Area free of Rent**
- ◆ **Ideal for Surgery Center, Dental/Medical Office or Retail Uses**
- ◆ **Ample Covered Parking**
- ◆ **C-1 City of Mesa**
- ◆ **One-half Mile North of Freeway 60 and Close to 202 and 101**
- ◆ **Great exposure on Southern Avenue**
- ◆ **Prominent Monument Signage Available**

For Additional Information Contact :-

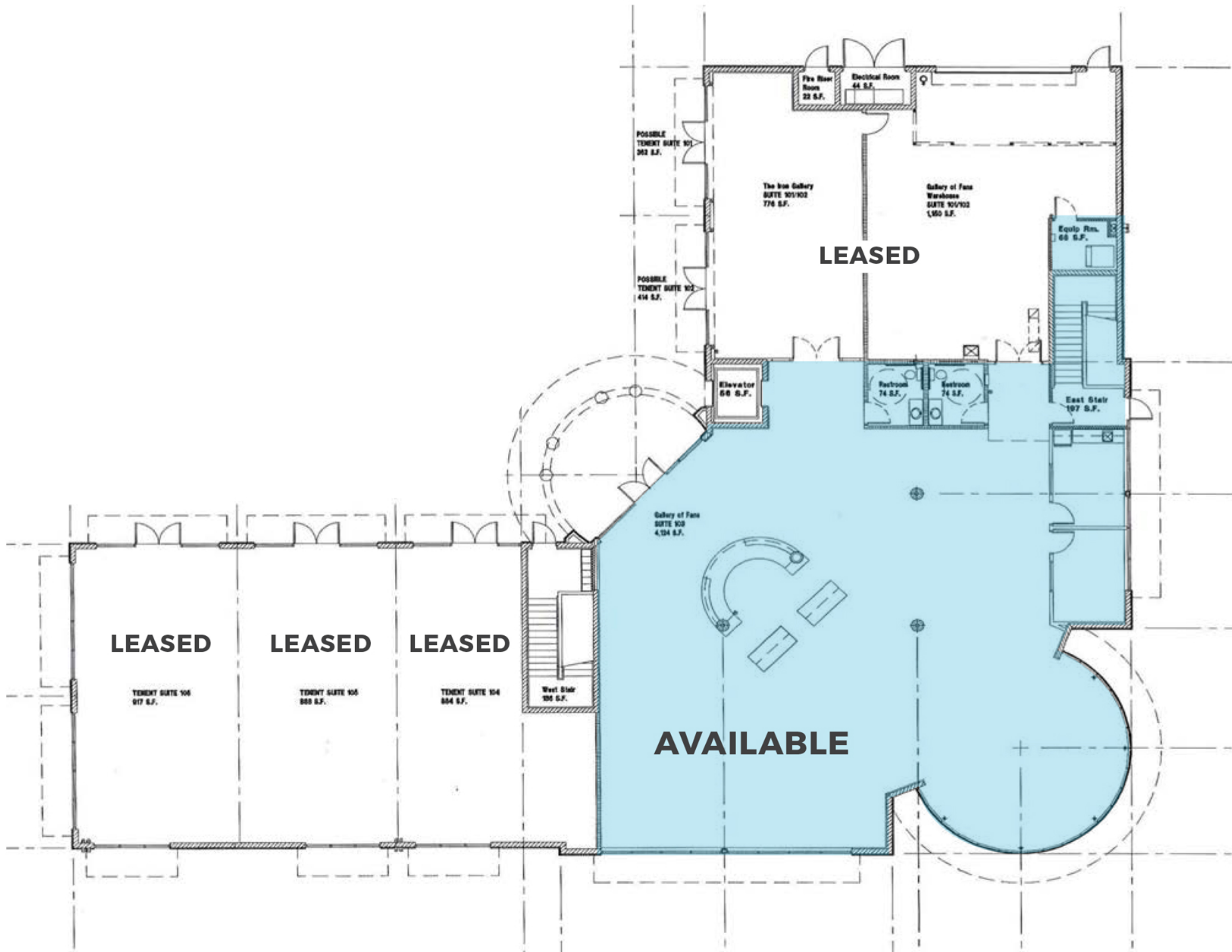
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Floor Map



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Demographics

	1-Mile	3-Miles	5-Miles
2020 Total Population	19,579	166,107	421,880
2025 Total Population	20,482	177,978	448,260
	1-Mile	3-Miles	5-Miles
2020 Households	5,429	57,020	156,224
2025 Households	5,664	61,080	165,821
	1-Mile	3-Miles	5-Miles
Average HH Income	\$65,446	\$68,304	\$78,827
Median HH Income	\$55,233	\$52,160	\$57,962
Per Capita Income	\$65,446	\$68,304	\$78,827
	1-Mile	3-Miles	5-Miles
2020 Housing Units	5,815	63,959	176,179
Owner Occupied	56.0%	45.3%	49.9%
Renter Occupied	37.3%	43.8%	38.8%
Vacant	6.6%	10.8%	11.3%
	1-Mile	3-Miles	5-Miles
2020 Total Daytime Pop	18,903	167,776	402,453
Workers	8,218	80,269	186,017
Residents	10,685	87,507	216,436

2020 ESRI ESTIMATES

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