



Retail Strip Center For Lease



34,151 VPD

35,972 VPD

502 S Dobson Rd

MESA, AZ 85202

PRESENTED BY:

JUSTIN RIHS

O: 480.425.5530

justin.rihs@svn.com

PAMELA DEVINO

O: 480.425.5535

pamela.devino@svn.com

PROPERTY SUMMARY

502 S DOBSON RD

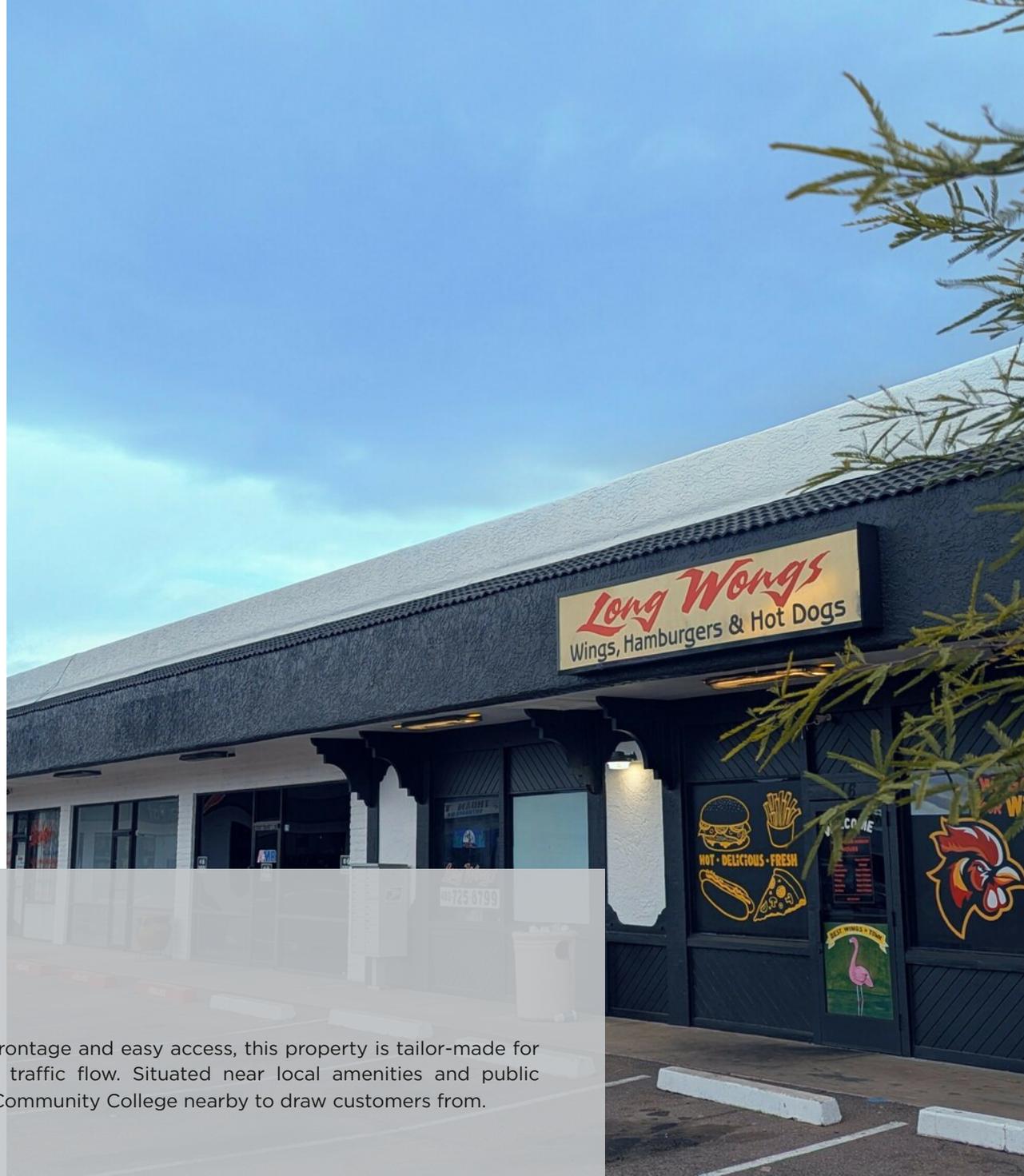
MESA, AZ 85202

OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	17,528 SF
AVAILABLE SF:	907 - 3,236 SF
LOT SIZE:	51,781 SF

PROPERTY SUMMARY

Retail lease opportunity in Mesa, AZ. Boasting high-visibility frontage and easy access, this property is tailor-made for businesses seeking maximum exposure to the 35,972 VPD traffic flow. Situated near local amenities and public transportation, with major economic hubs like ASU and Mesa Community College nearby to draw customers from.



PROPERTY HIGHLIGHTS

- Available For Lease or For Sale
- Prime Location in Mesa, AZ
- Frontage w/ High Traffic Counts (35,972 VPD)
- Prominent Visibility & Easy Access for Businesses
- Nearby Amenities & Public Transportation
- Close to Large Major Economic Drivers, Including ASU & Mesa Community College



Monument Signage Available



High Visibility & Traffic Counts

JOIN EXISTING TENANTS



SITE PLANS



LEASE SPACES

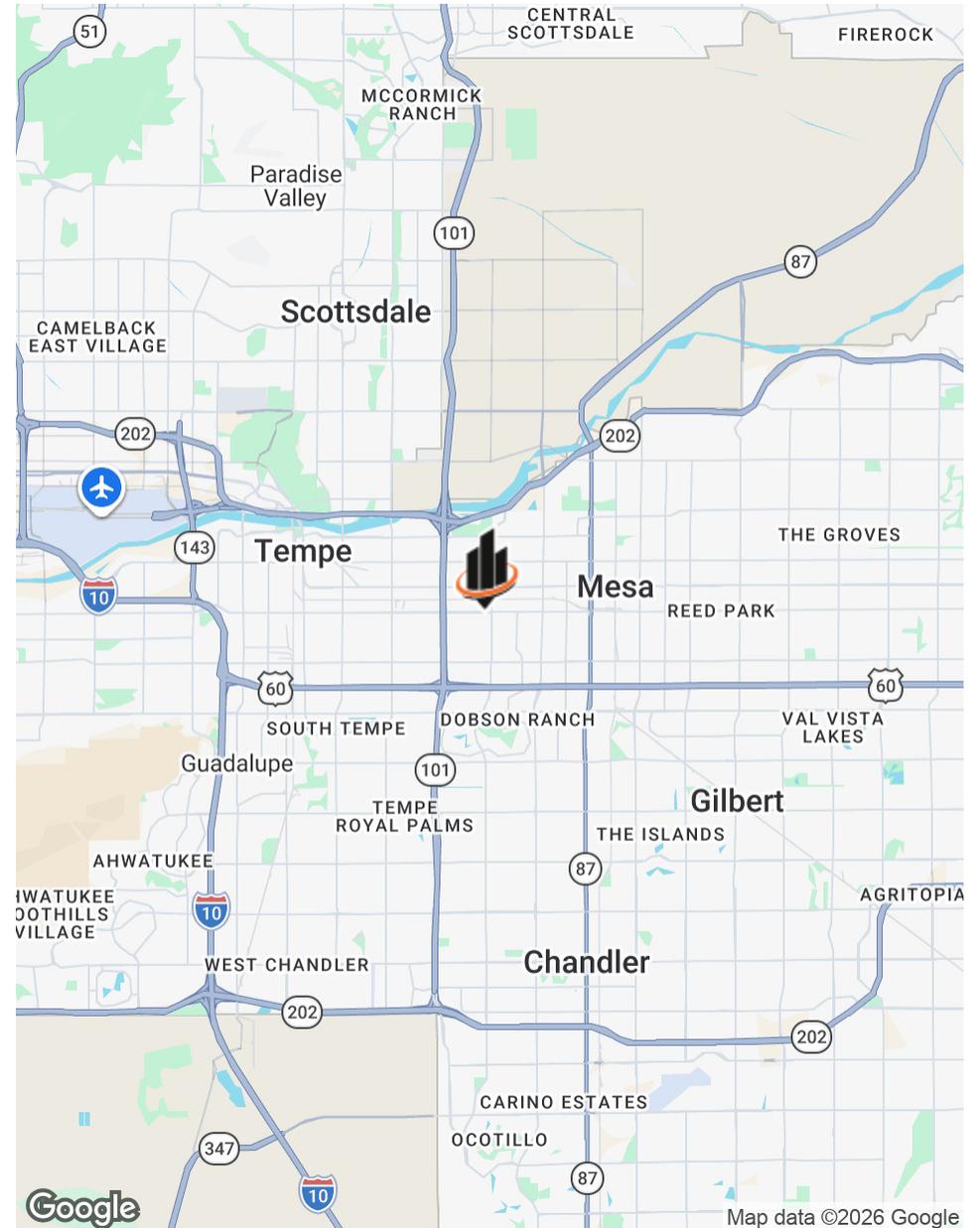
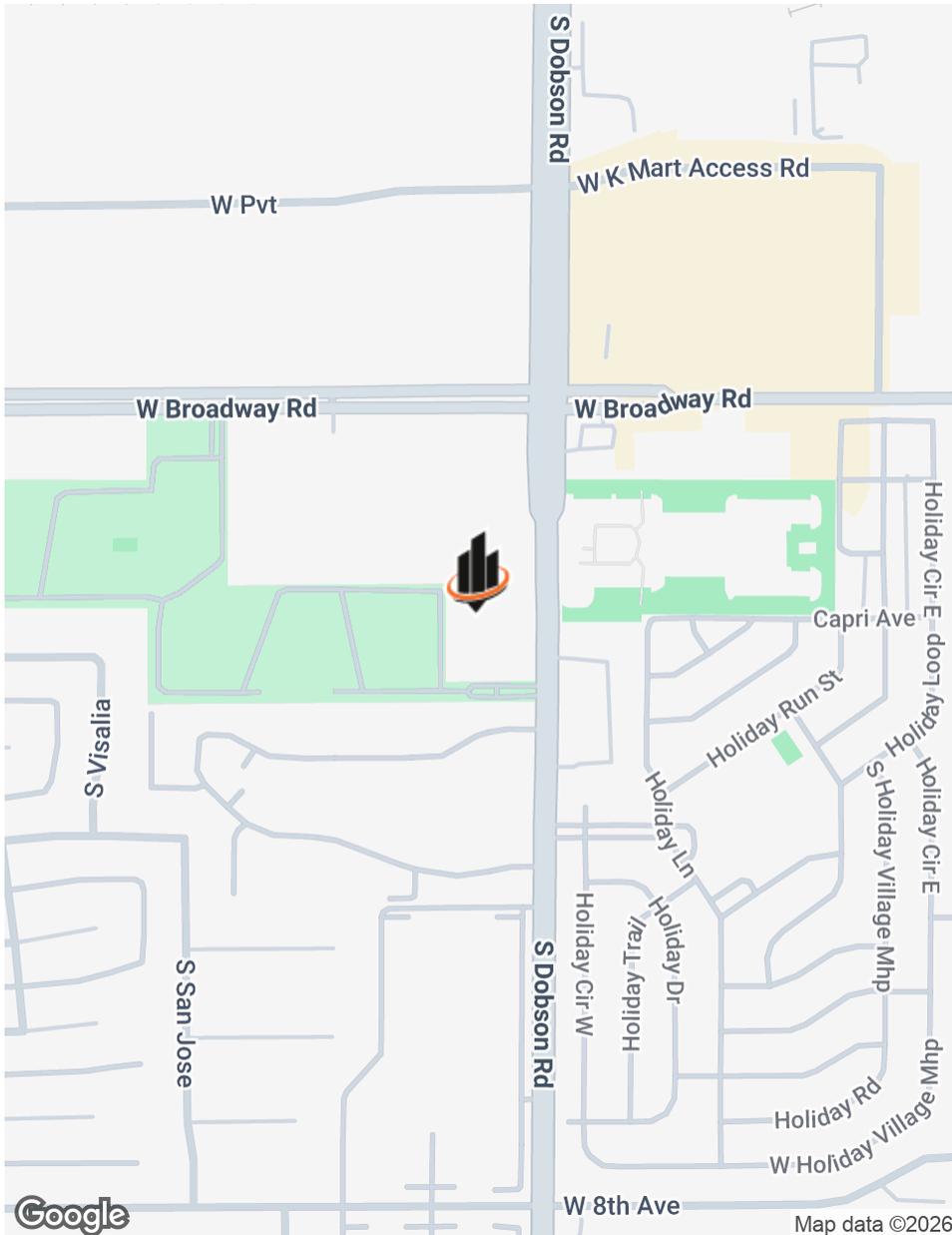
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	907 - 3,236 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 7	Available	935 SF	NNN	\$20.00 SF/yr
Suite 8-9	Available	3,236 SF	NNN	\$20.00 SF/yr
Suite 10-11	Available	1,870 SF	NNN	\$20.00 SF/yr
Suite 12	Available	907 SF	NNN	\$20.00 SF/yr
Suite 15	Available	907 SF	NNN	\$20.00 SF/yr

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	26,814	169,145	364,693
AVERAGE AGE	36	35	36
AVERAGE AGE (MALE)	35	34	35
AVERAGE AGE (FEMALE)	36	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,399	69,226	145,880
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$67,993	\$78,391	\$87,111
AVERAGE HOUSE VALUE	\$271,203	\$356,383	\$402,228

Demographics data derived from AlphaMap

