

FOR LEASE

±2,361 SQUARE FOOT MEDICAL/ RETAIL SPACE

In greyshell condition...
Perfect opportunity for tenant
to build out to suit their needs!

LEASE RATE

\$22.00/PSF Yr

NNN

- **±2,361 SF Available**
- **New Construction (2023)**
- **Build-to-Suit Available**
- **APN: 220-81-787A**
- **LC Zoning, City of Mesa**
- **Southern Ave. Frontage**
- **Prominent Signage on Bldg**
- **5.4 / 1,000 SF Surface**
- **Parking Available**
- **Immediate Availability**

CONTACT US



10545 E SOUTHERN AVE, STE 103 | MESA, ARIZONA

Explore an outstanding retail opportunity at 10545 E Southern Avenue, Suite 103, in Mesa, Arizona. This 2,361 square foot space, newly constructed in 2023, features a versatile greyshell condition, ideal for a build-to-suit venture. With frontage on Southern Avenue, the location offers prime visibility and a prominent building sign opportunity. The parcel's APN is 220-81-787A, and its immediate availability allows entrepreneurs and businesses to swiftly capitalize on this strategic spot. Zoned as LC (Limited Commercial), the space provides flexibility for medical, dental, or retail usage. The thriving local community ensures a solid customer base. Don't miss this chance for businesses to shape this retail space to their vision and tap into the dynamic market of Mesa, Arizona.



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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. 11 20 24

FOR LEASE

10545 E SOUTHERN AVE STE 103 | MESA, ARIZONA

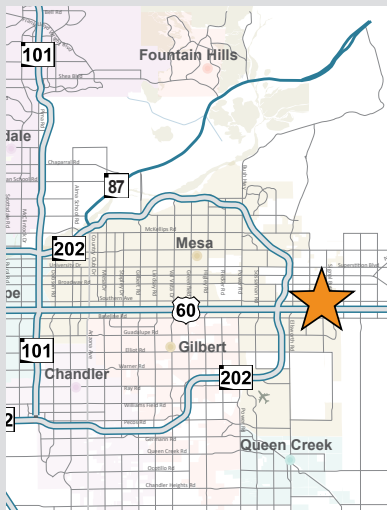
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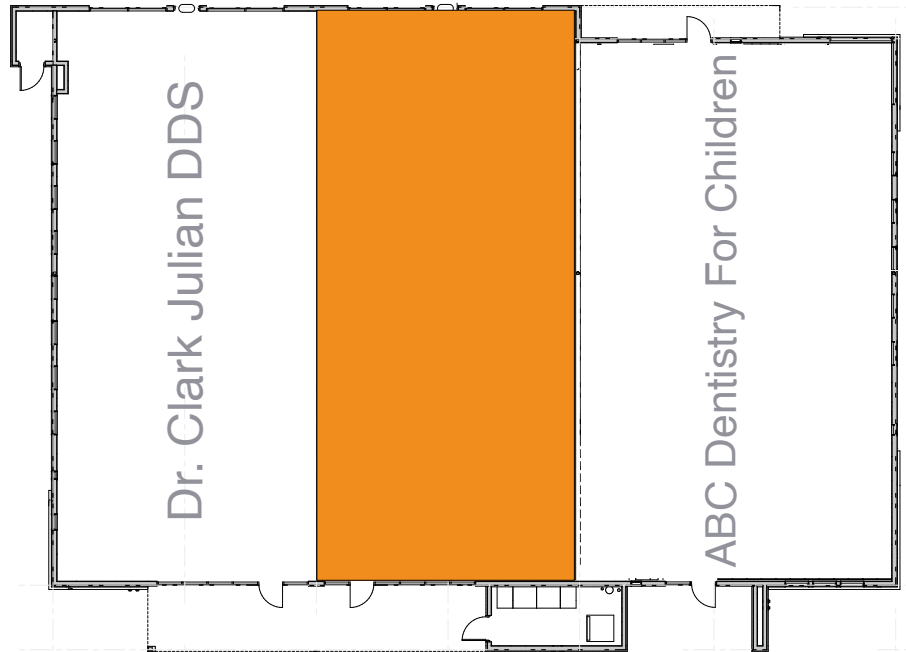
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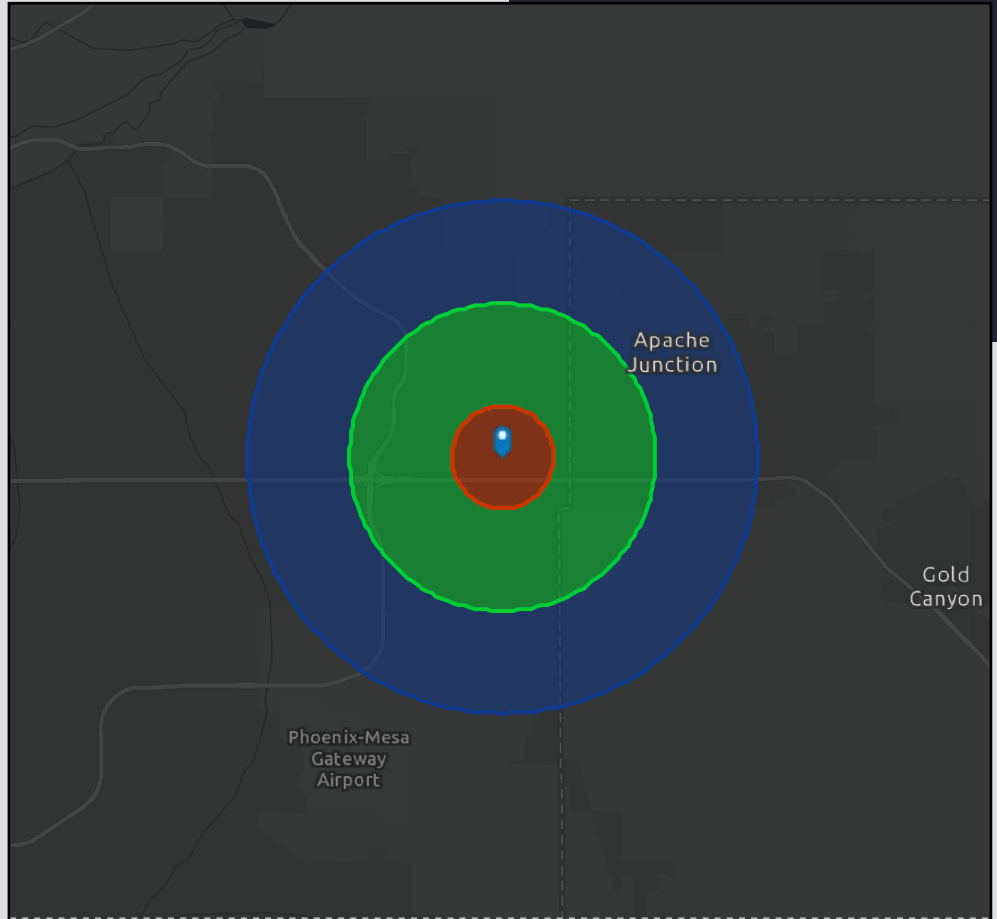
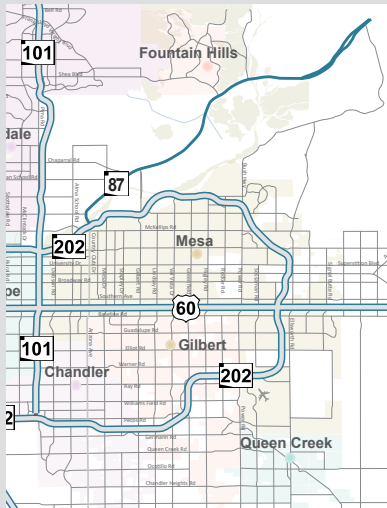
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Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2021 Total Population	11,312	89,373	110,401
2021 Household Population	11,247	88,844	109,462
2021 Family Population	9,040	69,853	89,197
2026 Total Population	13,510	90,923	113,413
2026 Household Population	13,445	90,394	112,474
2026 Family Population	10,688	70,822	91,272

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10545 E SOUTHERN AVE, STE 103 | DEMOGRAPHICS

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