



GALLERY PLAZA

# RETAIL SPACE FOR LEASE

1310 East Southern Avenue | Mesa, Arizona 85204



360 VIRTUAL TOUR



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# PROPERTY OVERVIEW

PARKING RATIO

2.89/1,000 SF

ZONING

C-N

PARCEL

139-05-554D

G

**GALLERY PLAZA** is a 15,940 SF multi-story office and retail property located at 1310 E. Southern Avenue in Mesa, Arizona one of Phoenix's fastest-growing suburbs. Positioned just off East Southern Avenue and minutes from US Route 60/ Superstition Freeway, Loop 101, and Loop 202, the property benefits from excellent visibility, strong traffic counts, and immediate access to surrounding amenities and affluent residential communities.

The property offers a complementary mix of office and retail space ideal for tenants serving the local trade area. A built-in daytime office population supports retail demand, while existing tenants such as Babydoll Hair Salon and Beehive Dance Studio generate consistent consumer traffic. Located less than one mile from US Route 60, Gallery Plaza captures exposure to more than 22,000 vehicles per day along East Southern Avenue.

Strategically situated in rapidly expanding East Mesa, Gallery Plaza serves a dense and affluent trade area with over 381,000 residents and an average household income exceeding \$80,000 within a five-mile radius. Phoenix Sky Harbor International Airport is approximately 15 miles away, further enhancing regional accessibility. Join a diverse tenant mix at a well-located property offering best-in-class exposure and connectivity.



# PROPERTY SUMMARY

CALL FOR PRICING



AVAILABLE SPACE:  
**4,521 SF + 1,798 SF**

storage space included without charge.



LOT SIZE:  
**1.10 ACRES**



BUILDING SIZE:  
**15,940 SF**

## LEASE HIGHLIGHTS

- Exceptional visibility along Southern Avenue
- Prominent monument and building signage opportunities
- Ample parking, including both covered and non-covered spaces
- Convenient ingress and egress access points
- Responsive on-site property management team
- Less than one mile from the U.S. 60 full diamond interchange with full access
- Approximately 5 miles from the Loop 101 and Loop 202 interchange
- Excellent regional accessibility
- Space can be opened up depending on tenants desired buildout
- [360 virtual tour link below](#) 



# TENANT ROSTER

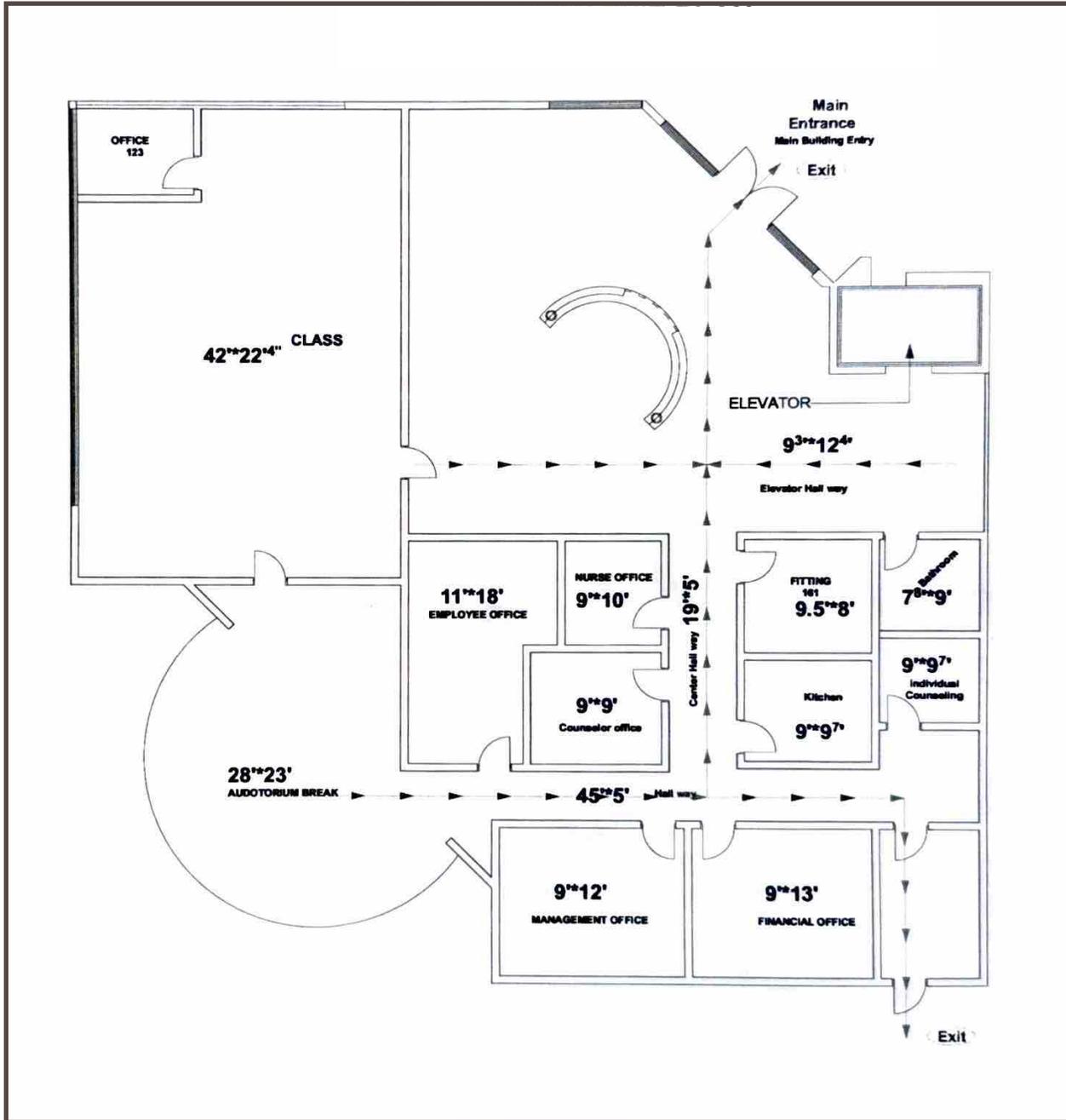


<b>SUITE 101</b>	AVAILABLE/VACANT	<b>4,521 SF WITH A SEPARATE 1,798 SF OF STORAGE</b>
<b>SUITE 201</b>	EMBRACE LIFE SERVICES	<b>5,335 SF</b>
<b>SUITE 103</b>	BEEHIVE DANCE STUDIO	<b>2,014 SF</b>
<b>SUITE 104</b>	BABYDOLL WEDDINGS	<b>884 SF</b>
<b>SUITE 105 &amp; 106</b>	BABYDOLL SALON/BARBER/SPA	<b>1,894 SF</b>

# GALLERY PLAZA SITE PLAN



# SUITE 101 SITE PLAN



# INTERSECTION SNAPSHOT



DAYTIME  
POPULATION (5 MILE)

**423,523**



STRONG  
INTERSECTION

**± 122,000 VPD**



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



[CLICK HERE TO VIEW 360 VIRTUAL TOUR](#)



# MAJOR SITES



## PROXIMITY TO MAJOR SITES

1310 East Southern Avenue | Mesa, Arizona 85204

**HWY 60**  
231,934 VPD  
**0.9 MILES, 2-3 MINUTE DRIVE**

**DOWNTOWN MESA**  
2.5 MILLION VISITORS ANNUALLY  
**3.1 MILES, 9 MINUTE DRIVE**

**DOWNTOWN GILBERT**  
5.7 MILLION VISITORS ANNUALLY  
**3.9 MILES, 10 MINUTE DRIVE**

**SUPERSTITION SPRINGS CENTER**  
120 STORES, A FOOD COURT, AND ENTERTAINMENT OPTIONS  
**7.7 MILES, 8 MINUTE DRIVE**

**MESA GATEWAY AIRPORT**  
2 MILLION PASSENGERS IN 2025  
**17 MILES, 20 MINUTE DRIVE**



# DISTANT AERIAL VIEW





# MESA, ARIZONA

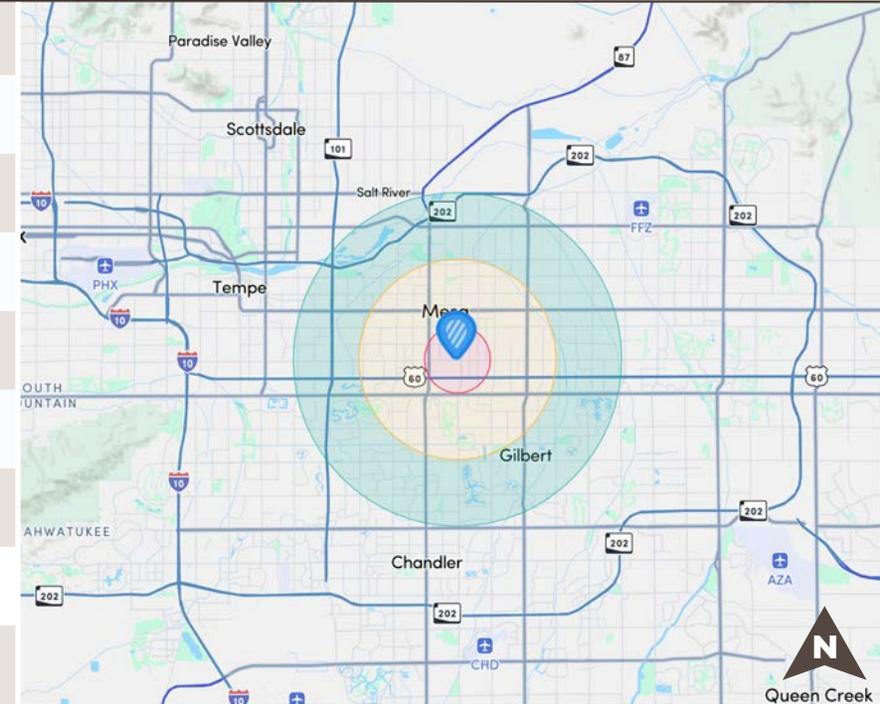
Mesa, Arizona offers the perfect blend of desert beauty, vibrant culture, and everyday convenience, making it an ideal place to call home. With stunning mountain views, year-round sunshine, and easy access to outdoor recreation, Mesa attracts buyers who value both relaxation and adventure. The city features a strong local economy, diverse dining and entertainment, and proximity to Phoenix, Sky Harbor Airport, and major freeways—making this property a great opportunity for anyone looking to invest or settle in one of the Valley’s most desirable communities.



# DEMOGRAPHIC HIGHLIGHTS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	28,727	239,898	<b>423,523</b>
Estimated Population:	19,709	167,632	402,911
Average Household Income:	\$88,787	\$92,434	<b>\$106,044</b>
Total Retail Expenditure:	\$314.09 M	\$3.1 B	\$8.11 B
Total Household Expenditure:	\$627.46 M	\$6.24 B	\$16.36 B
Median Age:	30.3	<b>33.0</b>	35.5
Average Household Size:	3.1	2.6	2.5
Total Households:	6,278	64,251	<b>158,587</b>
Total Businesses:	1,004	8,924	20,612

## DEMOGRAPHIC RADIUS RINGS



**ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:



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