

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

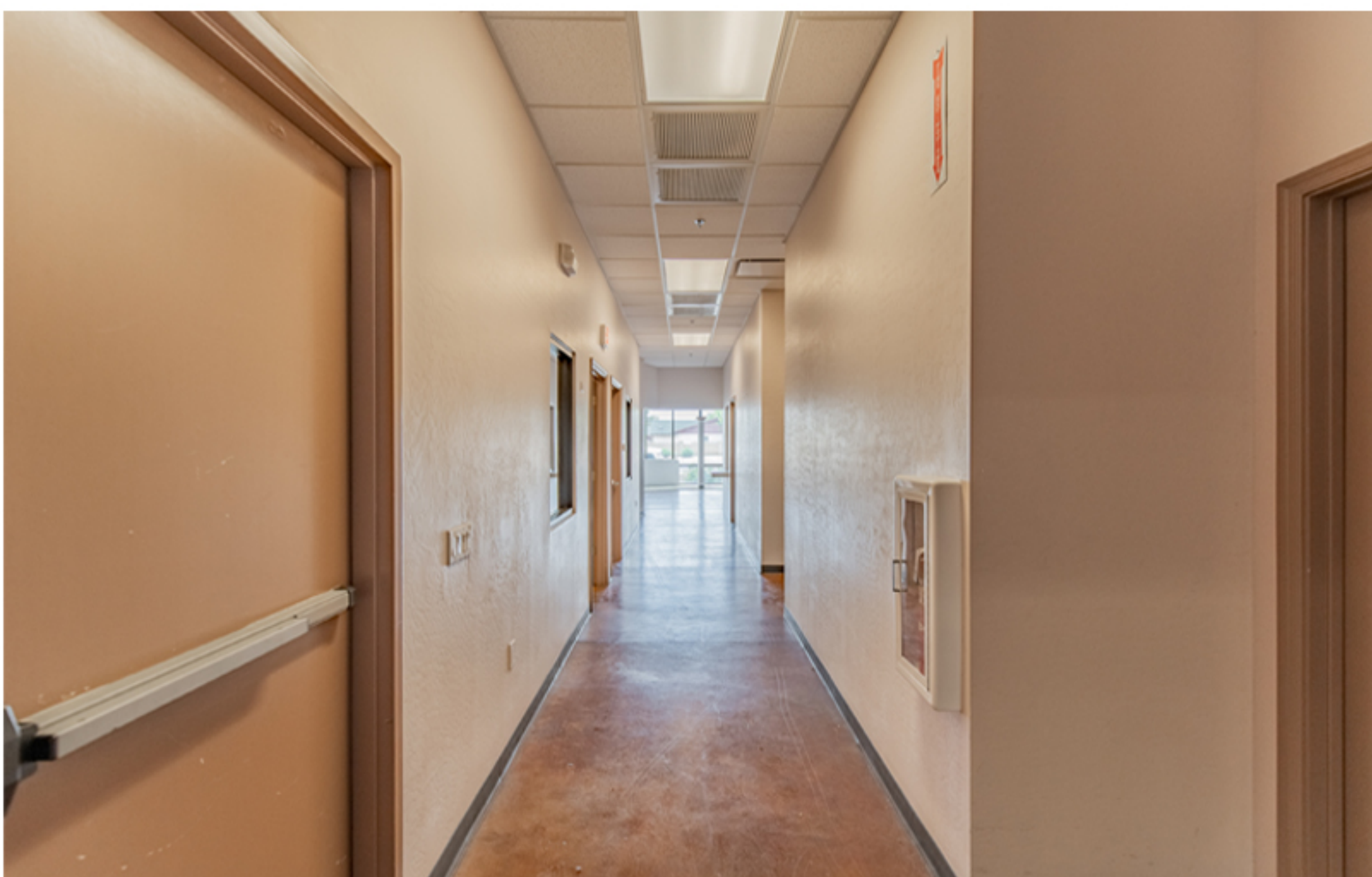
Fernando Pedraza, Administrator

480-201-8653

fernando.pedraza@pruthiproperties.com

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- ◆ **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**

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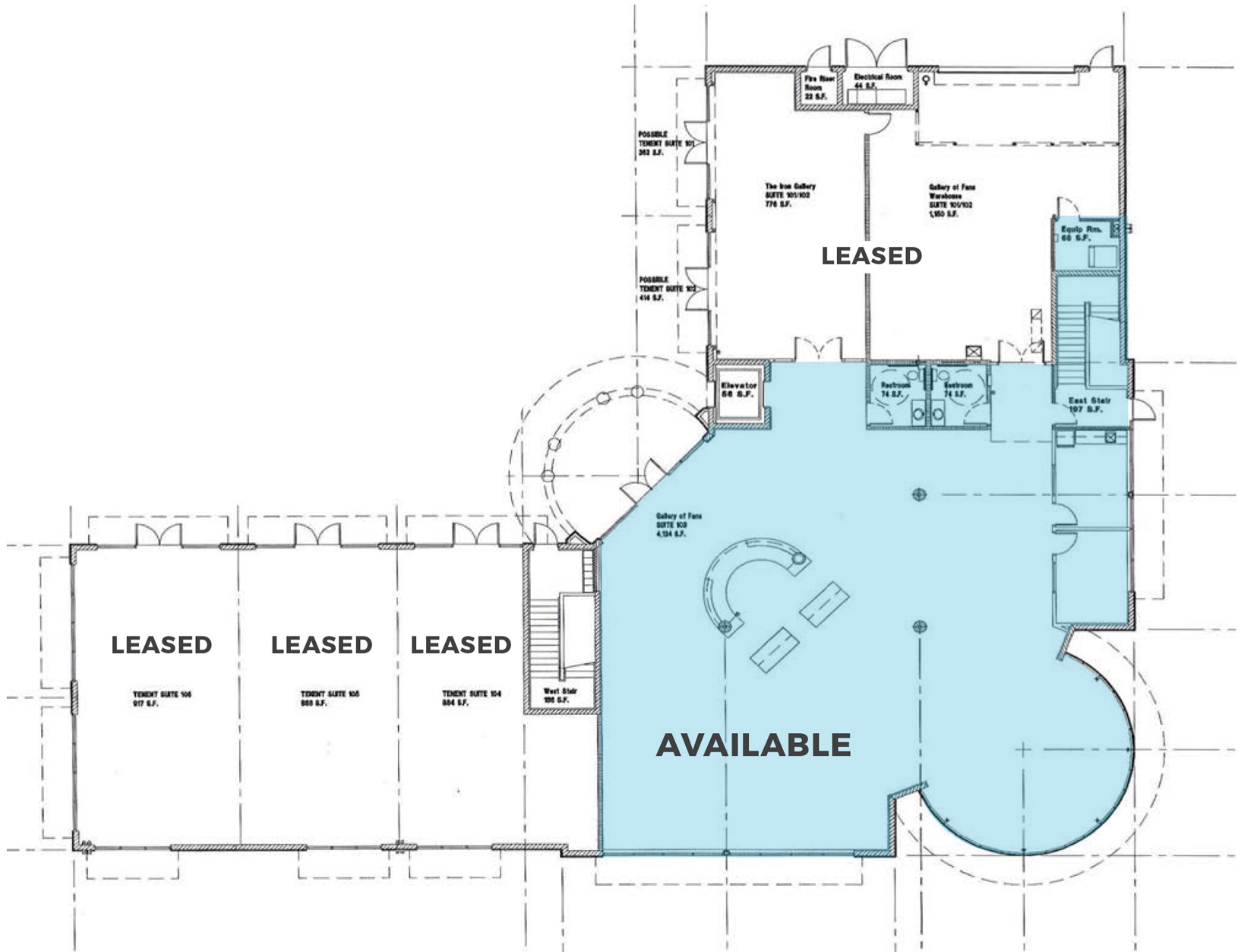
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Floor Map



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Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles
Population	20,452	171,586	437,356	1,186,960
5 Yr Growth	10.6%	11.8%	11.6%	12.1%
Median Age	32	35	37	37
5 Yr Forecast	34	37	38	38
White / Black / Hispanic	86% / 4% / 56%	85% / 5% / 43%	83% / 5% / 32%	81% / 5% / 26%
5 Yr Forecast	85% / 5% / 57%	84% / 5% / 43%	82% / 6% / 33%	80% / 6% / 26%
Employment	7,802	72,537	154,531	484,147
Buying Power	\$347.2M	\$3.3B	\$9.8B	\$31.2B
5 Yr Growth	11.7%	13.3%	13.1%	13.8%
College Graduates	12.6%	19.7%	25.7%	33.1%

Household	1 Mile	3 Miles	5 Miles	10 Miles
Households	6,052	59,949	162,723	452,694
5 Yr Growth	10.4%	11.8%	11.6%	12.0%
Median Household Income	\$57,373	\$55,757	\$60,271	\$68,870
5 Yr Forecast	\$58,043	\$56,490	\$61,112	\$69,948
Average Household Income	\$68,849	\$71,952	\$79,555	\$89,559
5 Yr Forecast	\$69,714	\$72,843	\$80,499	\$90,869
% High Income (>\$75K)	34%	34%	39%	46%

Housing	1 Mile	3 Miles	5 Miles	10 Miles
Median Home Value	\$225,798	\$239,899	\$263,468	\$288,612
Median Year Built	1976	1982	1985	1988
Owner / Renter Occupied	56% / 44%	53% / 47%	58% / 42%	60% / 40%

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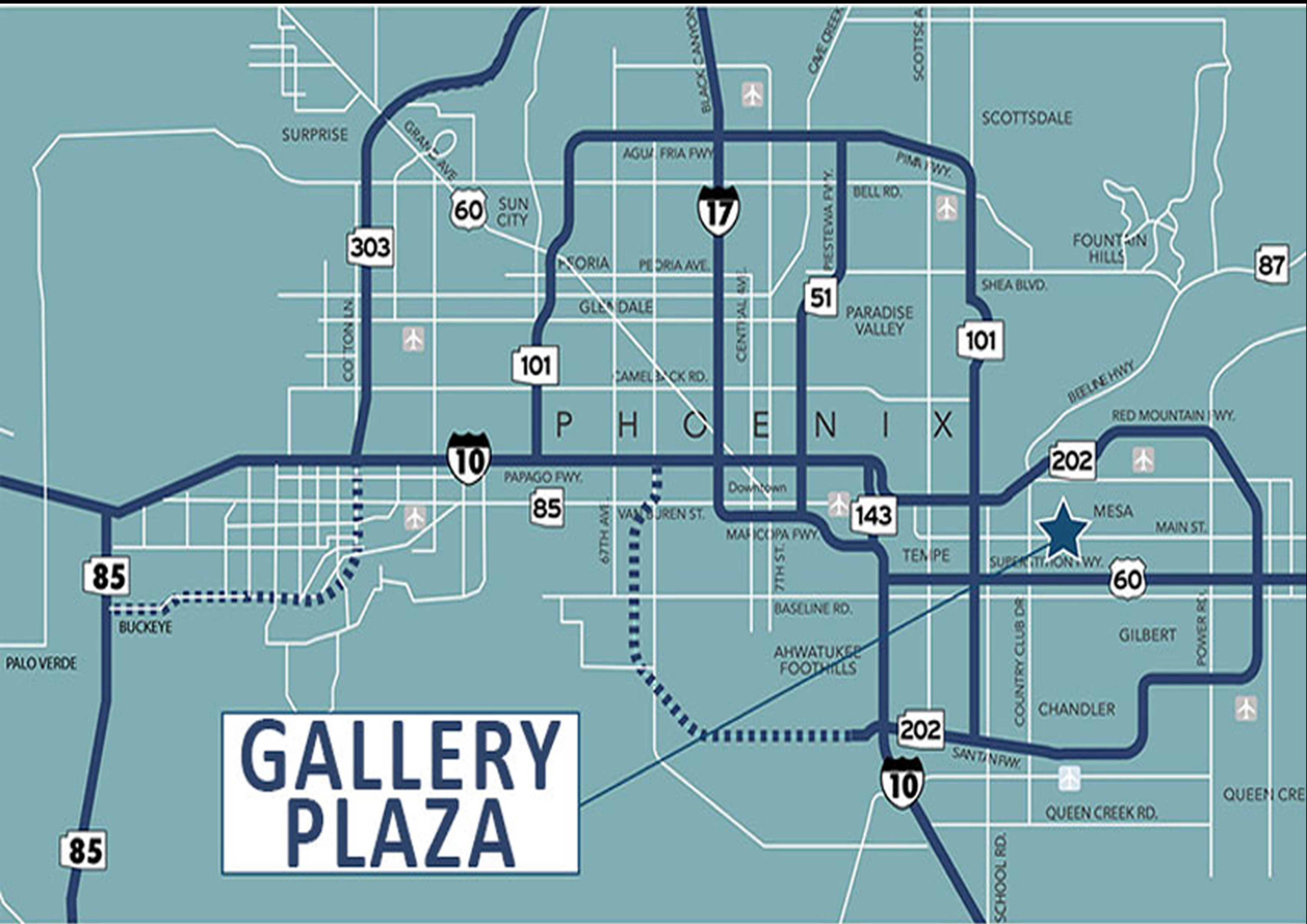
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Regional Map



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