



FOR LEASE | OFFICE

OFFICE SUITES

1050 E University Drive, Mesa, AZ 85203

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	1,462 - 2,004 SF
Lease Rate:	\$1,120 - 1,600 per month (MG)
Building Size:	9,492 SF
Zoning:	R-4
Cross Streets:	E University & Stapley Drives

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 1	2,004	\$1,500 per month
Suite 6	1,491	\$1,120 per month
Suite 11	1,462	\$1,600 per month

LOCATION OVERVIEW

University Avenue frontage location with great visibility. Located just west of Stapley Drive in a high traffic office corridor. Traffic counts exceed 20,000 vehicles per day. Within 3 Miles of US 60 Superstition Freeway and 4 Miles of Loop 202 Red Mountain Freeway.

PROPERTY HIGHLIGHTS

- Suite 1 (2004 SF) Includes: 7 Offices, Reception Area, Bullpen/Open Area, 2 File/Storage Areas and 2 Restrooms
- Suite 11 (1462 SF) Includes: 3 Operatories, Reception, Front Office, Dr. Office, 2 restrooms, Supply/Storage and Lab
- Current Suite 11 Tenant is Selling Dental Practice, earned \$149,000 gross in 2016
- High Traffic Counts and Excellent Visibility with University Frontage
- Monument Signage Available
- Excellent Parking and Covered Parking Spaces Available

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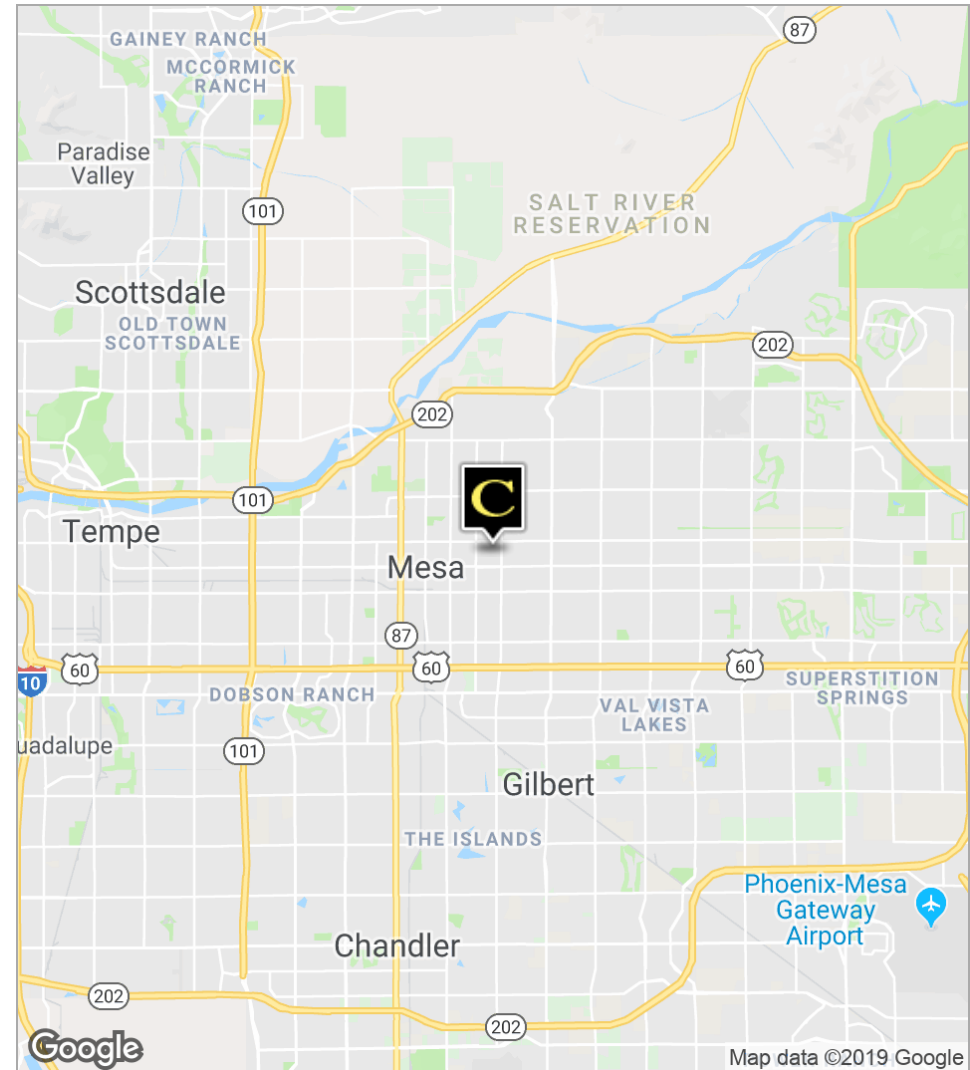
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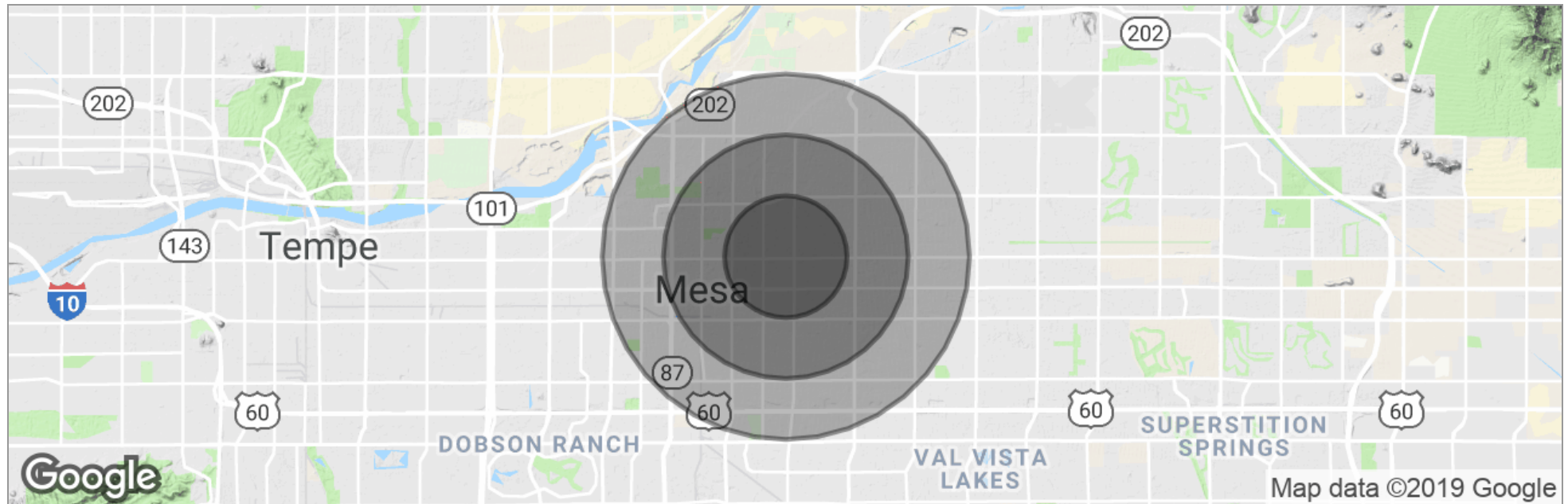
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	1 Mile	2 Miles	3 Miles
Total Population	18,369	76,091	152,678
Population Density	5,847	6,055	5,400
Median Age	30.4	30.9	31.2
Median Age (Male)	29.6	29.9	30.1
Median Age (Female)	30.9	32.2	32.6
Total Households	6,258	25,800	52,171
# of Persons Per HH	2.9	2.9	2.9
Average HH Income	\$53,866	\$53,743	\$55,985
Average House Value	\$174,601	\$180,580	\$186,931

* Demographic data derived from 2010 US Census

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