

- Over 15,000 SF Leased in 2020!
- Highly motivated landlords willing to make great deals for qualified tenants
- Significant TI packages available
- Multiple suite sizes available.
- Located near Banner Baywood Medical Center, making it an ideal location for medical users
- Retail, office, and medical spaces available



LEASE RATE	Negotiable
AVAILABLE SF	+/- 30,125 SF
BUILDING SIZE	66,320 SF
LOT SIZE	7.97 Acres
YEAR BUILT / RENOVATED	1986 / 2012
PARKING RATIO	5.00/1,000 SF
ZONING	C-2, Mesa
CROSS STREETS	63rd Street & Main Street
TRAFFIC COUNT (VPD)	17,765 (Main St)

FOR MORE INFORMATION CONTACT:
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ORION
INVESTMENT REAL ESTATE

**NOT A PART
LEASED
AVAILABLE**



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BLDG	SUITE	SIZE (SF)
A - Retail	8-10 (Former Chiropractor)	4,236
A - Retail	11	1,500
A - Retail	17	1,800
C - Office	1	2,763
C - Office	4	3,757
C - Office	5	4,030
E - Office	1 (Built out Surgery Center)	3,600
E - Office	4 (Medical Office)	6,660
E - Office	5 (Medical Office)	1,779



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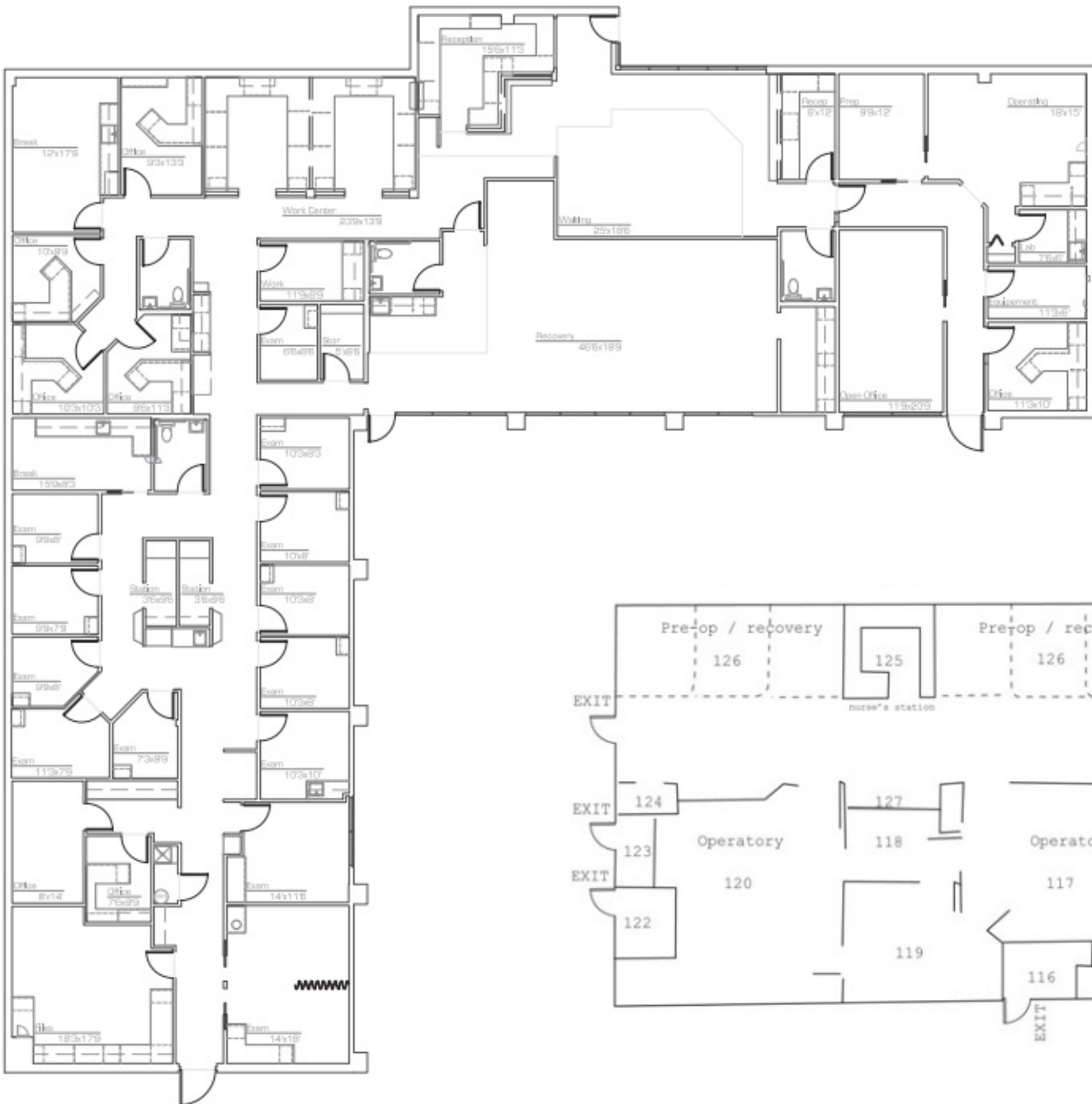
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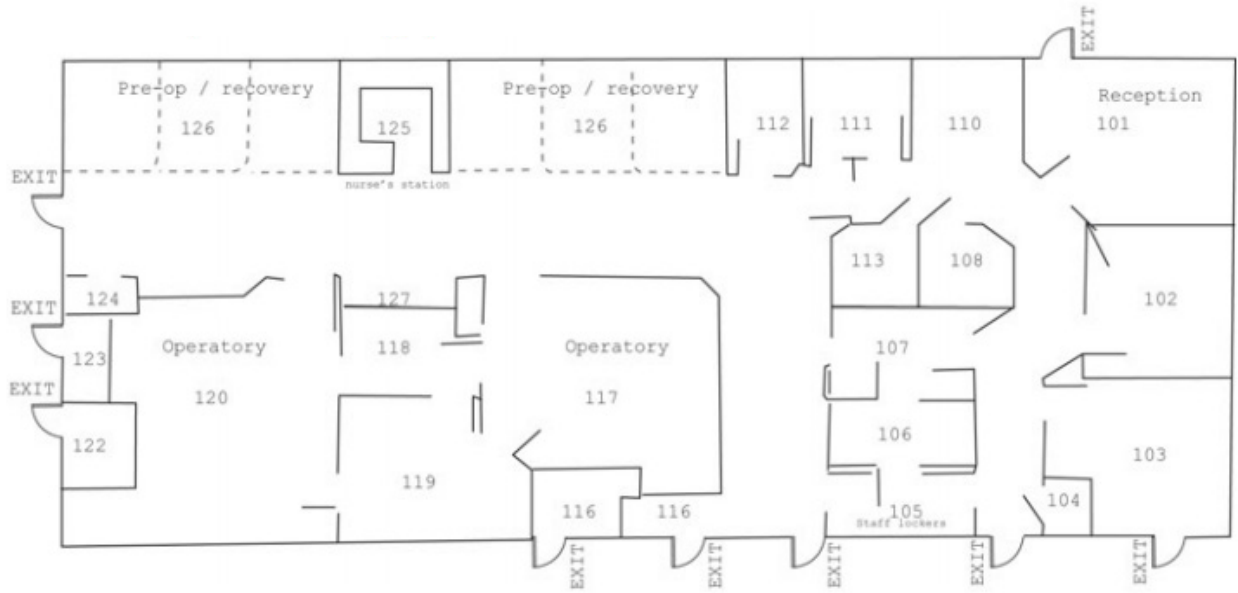
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BUILT OUT MEDICAL OFFICE
SUITE E4-5 | 8,080 SF

BUILT OUT SURGERY CENTER
SUITE E1 | 3,600 SF



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mesa PUBLIC SCHOOLS
RED MOUNTAIN LAKE & CENTER

MESA PUBLIC LIBRARY

VIEWPOINT

UNIVERSITY DRIVE

MAIN STREET

17,765 VPD

POWER ROAD

Banner Baywood Medical Center



BROADWAY ROAD

FOUNTAINS OF THE SUN COUNTRY CLUB

HIGLEY ROAD



sears Dillard's
TJ-maxx macy's
Picture Show
SHARE THE EXPERIENCE
SUPERSTITION SPRINGS CENTER

TARGET
WinCo FOODS
CHUCKE CHEESE'S

Walmart
Durlington BEST BUY

CVS pharmacy
COSTCO WHOLESALE



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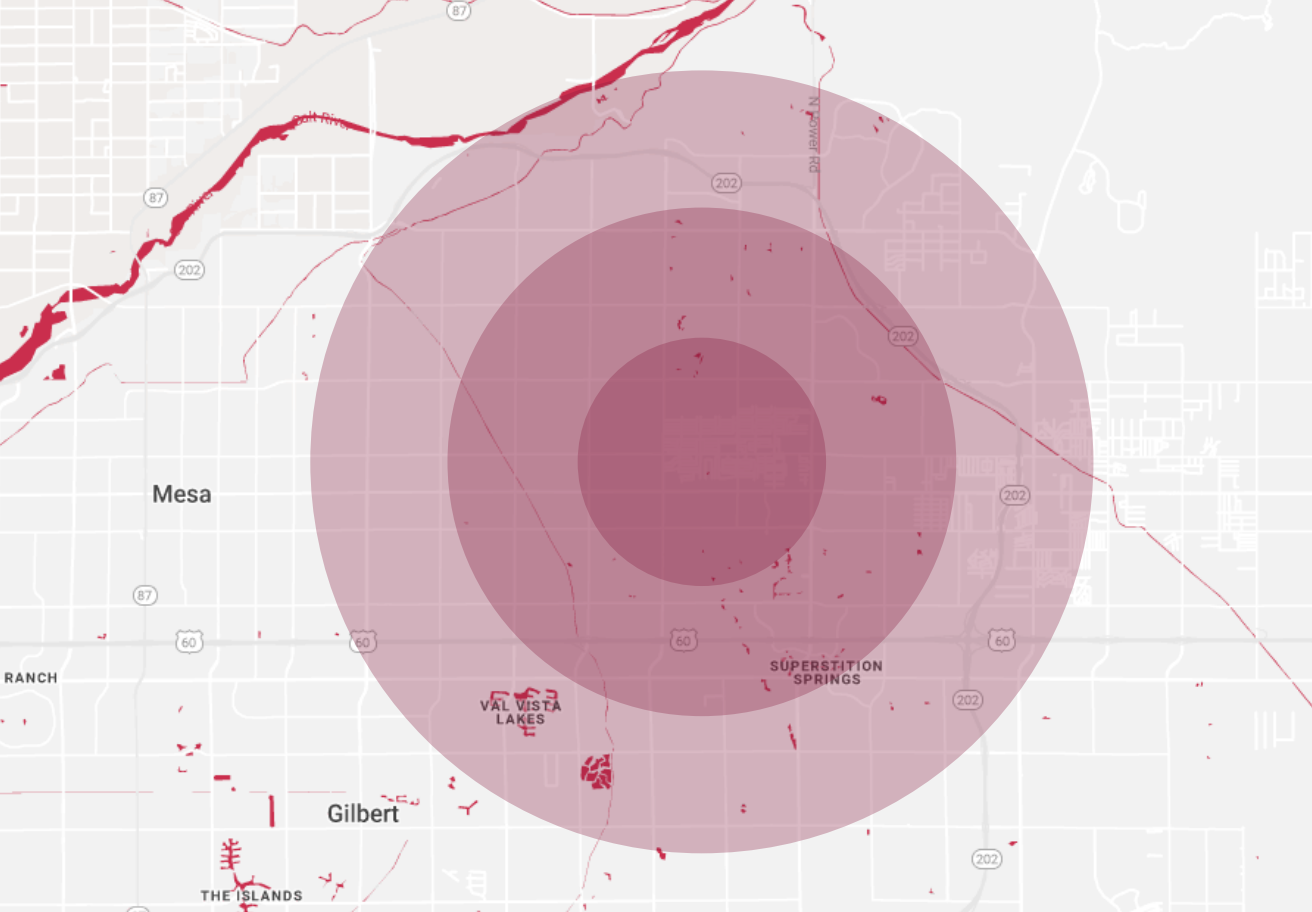
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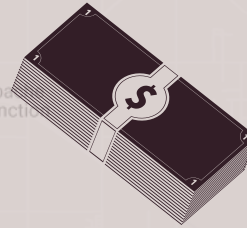
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5 MILE HIGHLIGHTS



DAYTIME POPULATION
521,322



AVG HH INCOME
\$80,000



MEDIAN AGE
32.05

2018 (Source: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	21,451	145,597	354,212
POPULATION	12,482	108,760	283,830
AVG HOUSEHOLD SIZE	1.83	2.17	2.49
AVG HOUSEHOLD INCOME	\$55,176	\$62,512	\$76,956
MEDIAN AGE	67.3	52.3	43.3

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