

#### **FEATURES**

- Suite 207 (±594 SF)
- Part of a  $\pm 15,233$  SF Multi-Tenant Office Plaza
- Lakefront Views & Attractive Landscaping
- Covered Parking and Monument Signage Available

- Frontage on Dobson Rd Great Street Visibility
- C-2 Zoning, City of Mesa
- Direct Access to US-60, Site is Located 1/2 Mile South of Freeway
- 1 Mile From Loop 101

Tyson Breinholt 480.966.7513 (D) 602.315.7131 (M) tbreinholt@cpiaz.com Shane McCormick 480.968.9618 (D) 480.720.6250 (M) smccormick@cpiaz.com **Tyler Bode**480.621.3288 (D)
480.710.0072 (M)
tbode@cpiaz.com



### COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com





## LAKESIDE OFFICE PLAZA

1819 S. Dobson Rd • Mesa, AZ 85202

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DEMOGRAPHICS	1 Mile	3 Miles	<u> 5 Miles</u>
POPULATION (2016):	14,646	158,585	411,103
HOUSEHOLDS:	6,524	63,173	156,547
AVG. HH INCOME:	\$64,850	\$61,391	\$64,160
TOTAL BUSINESSES:	2,133	8,585	20,987

#### TRAFFIC COUNTS

S Dobson Rd / W Isabella Ave	NE	32,101 vpd
S Dobson Rd / W Baseline Rd	S	23,831 vpd
W Baseline Rd / S Dobson Ranch	Е	25,165 vpd
S Dobson Rd / W Quail Creek	S	39,506 vpd
W Baseline Rd / S Dobson Rd	Е	23,788 vpd
S Dobson Rd / W Baseline Rd	Ν	27,212 vpd
W Baseline Rd / S Water Works	W	27,310 vpd
Superstition Fwy / S Dobson Rd	W	12,065 vpd
S Dobson Rd / Superstition Fwy	S	51,781 vpd



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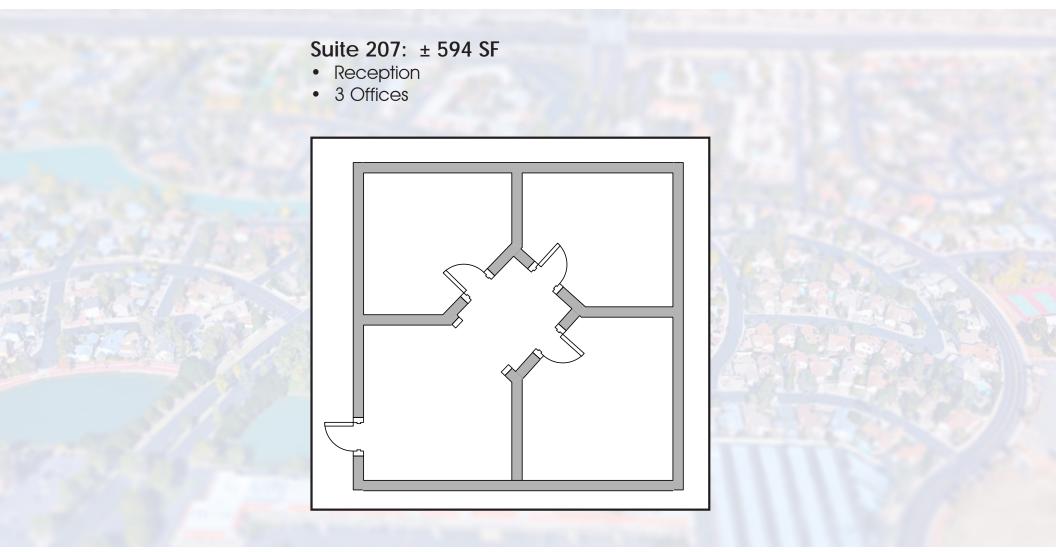
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## Lakefront Office Space For Lease

# LAKESIDE OFFICE PLAZA

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