



AVAILABLE SF	1,450 - 3,875 SF
LEASE RATE (NNN)	Negotiable
BUILDING SIZE	+/- 44,000 SF
YEAR BUILT	1986
ZONING	C-2, Mesa
CROSS STREETS	Dobson Rd & Guadalupe Rd
TRAFFIC COUNT	39,200 VPD

HIGHLIGHTS

- » Great Visibility Along Dobson Road (28,754 VPD)
- » Turn-Key Chiropractor Office Available
- » Established Mesa Location: 648,593 Daytime Population within 5 Miles
- » Retailers at Intersection Include: Goodwill, Starbucks, AutoZone, Cornish Pasty Co, Hungry Howie's, Native Grill, and More
- » Monument Signage Available

FOR MORE INFORMATION CONTACT

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ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

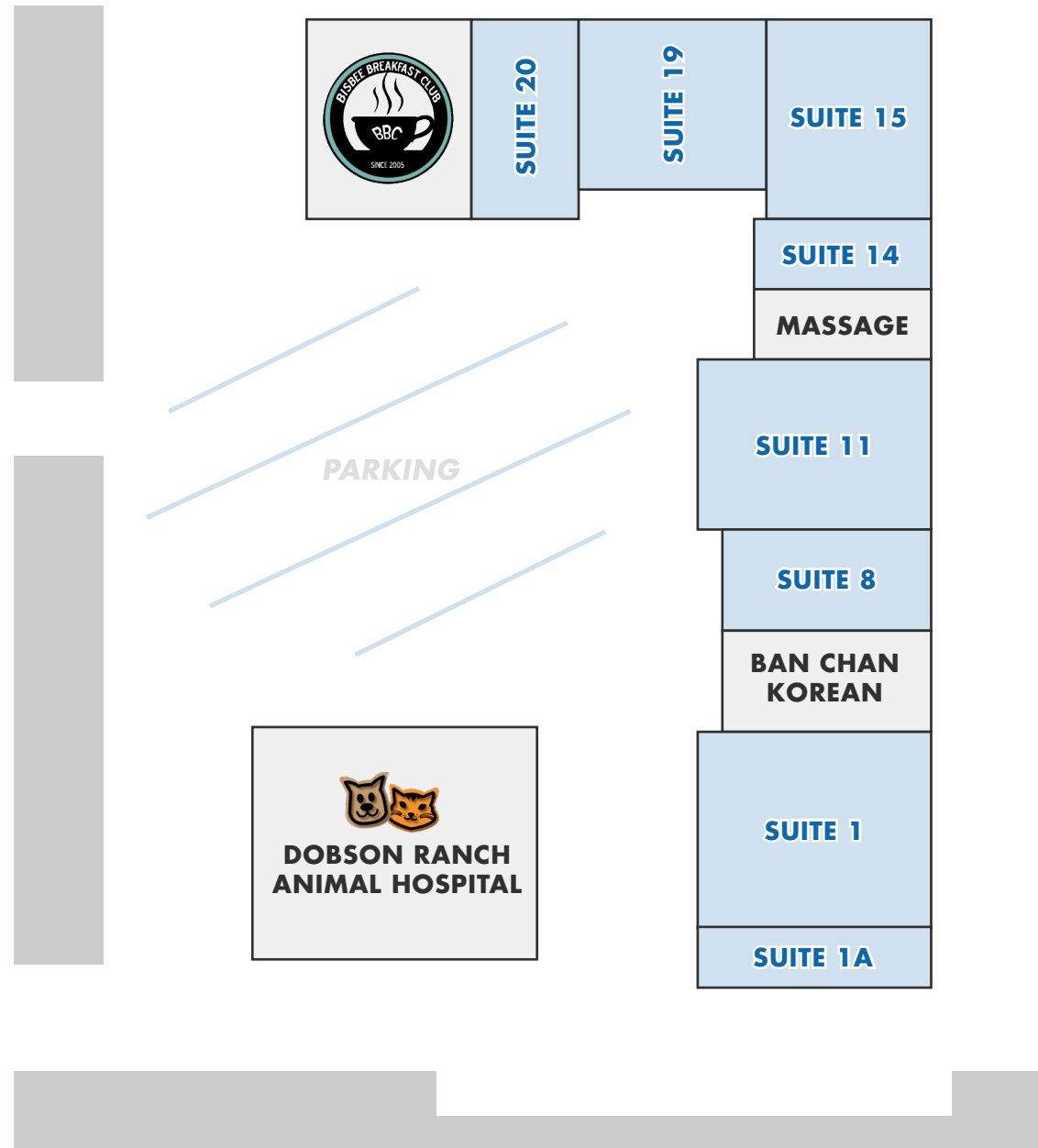
SCOTTSDALE, AZ 85251

www.orionprop.com

AVAILABILITY

SUITE	SIZE	PRICE
20	1,553 SF	Negotiable
15	2,185 SF	Negotiable
19	3,275 SF	Negotiable
14	1,450 SF	Negotiable
11	2,778 SF	Negotiable
8	1,719 SF	Negotiable
1/1A	6,010 SF	Negotiable

DOBSON ROAD: 26,154 VPD

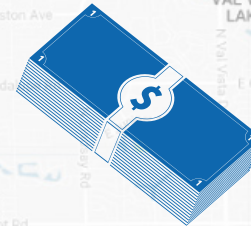




DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
648,593
*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$76,789
*1 Mile Radius



MEDIAN
AGE
31.7
*5 Mile Radius

2017 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	19,482	202,971	648,593
POPULATION	16,294	141,972	429,869
AVG HOUSEHOLD SIZE	2.52	2.42	2.55
AVG INCOME	\$76,789	\$72,944	\$68,901
MEDIAN AGE	37.5	36.4	31.7

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