

HIGHLIGHTS

- 89% Leased with Just One Space Left Available!
- Renovated in 2018
- Southern Avenue Monument Available
- Well-Maintained Property with a Beautiful Exterior Courtyard
- Close Proximity to US-60
- Central Mesa Location Convenient to Employee Support Services Including Retail, Restaurants, Fuel, etc.



SOUTHERN AVENUE
OFFICE PLAZA 

1818 EAST SOUTHERN AVENUE | MESA, AZ

LOW initial rate at \$10 PSF NNN for the first year on a five year lease with yearly escalation, year two \$11.75psf. For three year leases introductory rate at \$11.75 psf on year one.

Located in the heart of Mesa, just west of Gilbert Road along Southern Avenue, on the north side of the street. Building 4 is easily visible upon entering the complex.

Southern Office Complex is beautifully maintained, and has undergone some major capital improvements, which include a parking lot paving and resurfacing.

LEASE RATE	\$10 PSF
SUITE NUMBER	19A
SPACE SIZE	881 SF
BUILDING SIZE	7,686 SF
NNN RATE	\$4.05
YEAR BUILT RENOVATED	1986 2018
ZONING	O-S, Mesa
PARKING	4.22/1,000 (45 Spaces)
CROSS STREETS	Southern Ave & Gilbert Rd
INTERSECTION TRAFFIC COUNT	+/- 56,860 VPD

FOR MORE INFORMATION CONTACT

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AERIAL MAP

+/- 300,000 SF OF CLASS "A" OFFICE SPACE



MESA GRANDE SHOPPING CENTER
STAPLEY CENTER

+/- 193,560 VPD

SOUTHERN AVENUE

22,199 VPD

SUBJECT

34,661 VPD

GILBERT ROAD

BROADWAY ROAD



STAPLEY

JAVIER DEL CARPIO

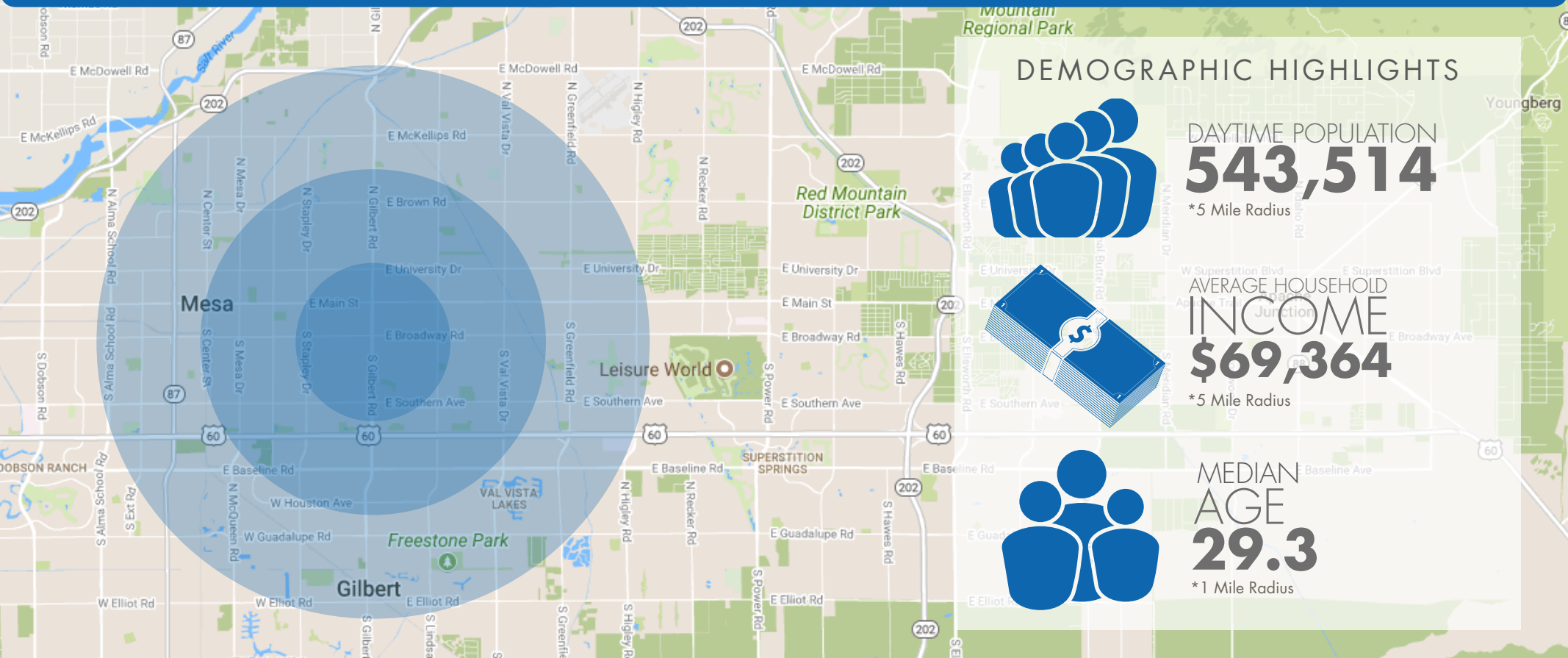
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DEMOGRAPHICS

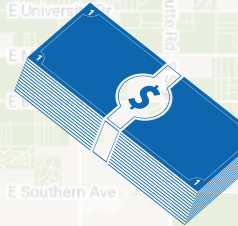


DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
543,514

*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$69,364

*5 Mile Radius



MEDIAN AGE
29.3

*1 Mile Radius

2017 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	26,628	228,062	543,514
POPULATION	22,442	158,750	404,374
AVG HOUSE SIZE	3.14	2.88	2.73
AVG INCOME	\$56,782	\$62,674	\$69,364
MEDIAN AGE	29.3	32.1	34.2

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