



Available

FOR LEASE | RETAIL

517 & 535 S DOBSON RD

Mesa, AZ 85202

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PROPERTY SUMMARY

Available SF:	2,160 - 2,280 SF
Lease Rate:	\$11.00 SF/yr (NNN)
Lot Size:	2.02 Acres
Building Size:	28,500 SF
Zoning:	LC
Cross Streets:	Dobson and Broadway

LOCATION OVERVIEW

Excellent Location with great visibility. 57,000 VPD at the intersection of Dobson Rd and Broadway Rd. Easy Access from Loop 101 and US 60, and 1 Mile from Mesa Community College. Excellent Demographics with population of 13,028 and Average Household Income of \$77,022 within 1 mile.

PROPERTY HIGHLIGHTS

- Retail Strip Center with Excellent Visibility from Dobson
- Building, Window & Monument Signage Available
- 2,160-2,280 SF For Lease at \$11/SF NNN
- 1 Mile from Mesa Community College and Banner Desert Health
- Suite 2: 2160 SF Flex Industrial /Automotive. Build Out Includes Office/Showroom, Restroom, Warehouse with 3 Bay Doors, and Fenced Yard.
- Just over a mile from Fiesta Mall \$30 Million Adaptive Reuse Project and the Fiesta District, one of Mesa's Key Economic Development Areas.
- Suite 9: 2,280 SF Retail or Office. Build Out Includes: Large Reception Area, Waiting Room, 1 Office, Large Bullpen, Storage and ADA Restrooms
- Easy Access to both Loop 101 and US-60

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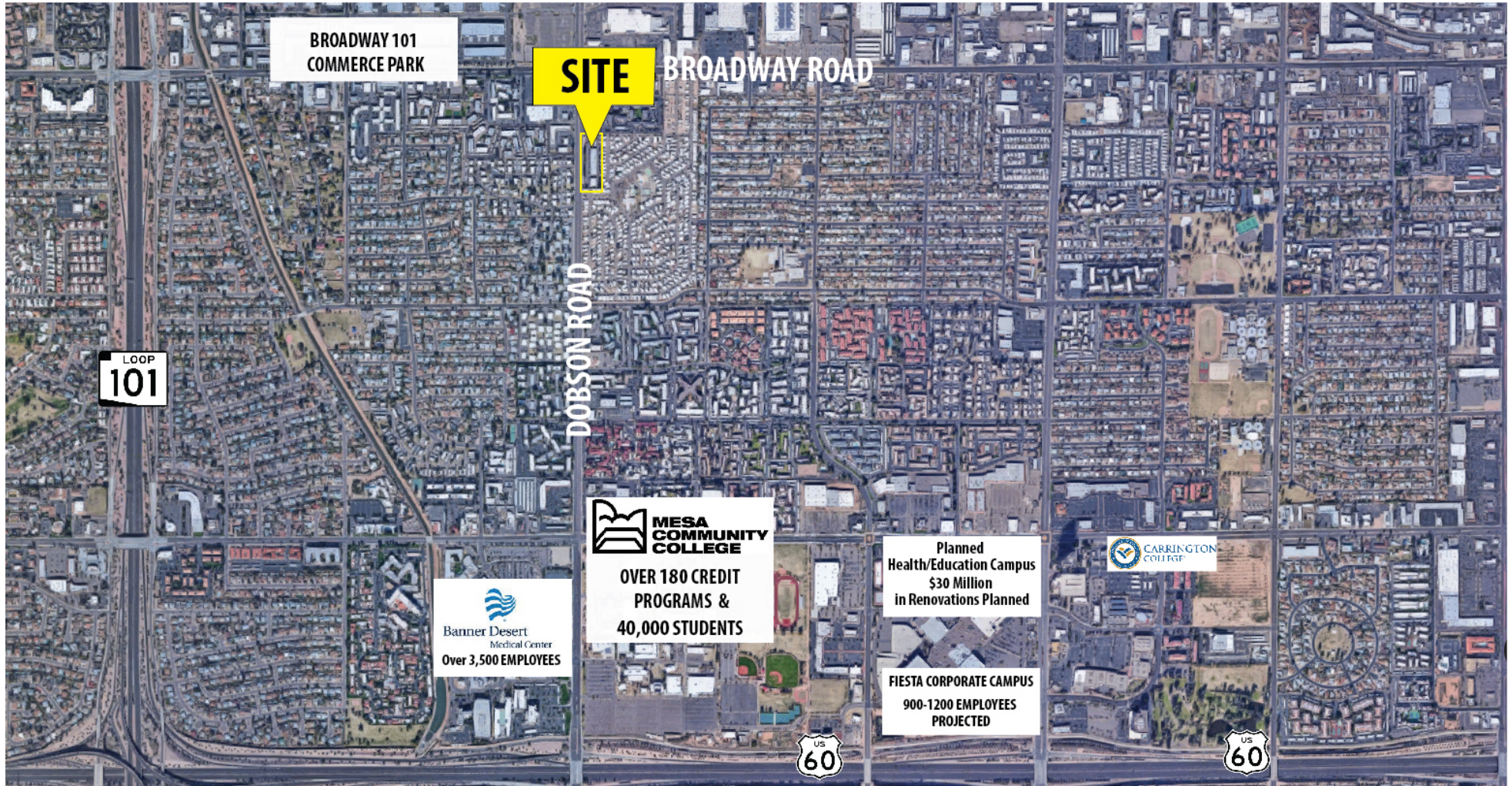
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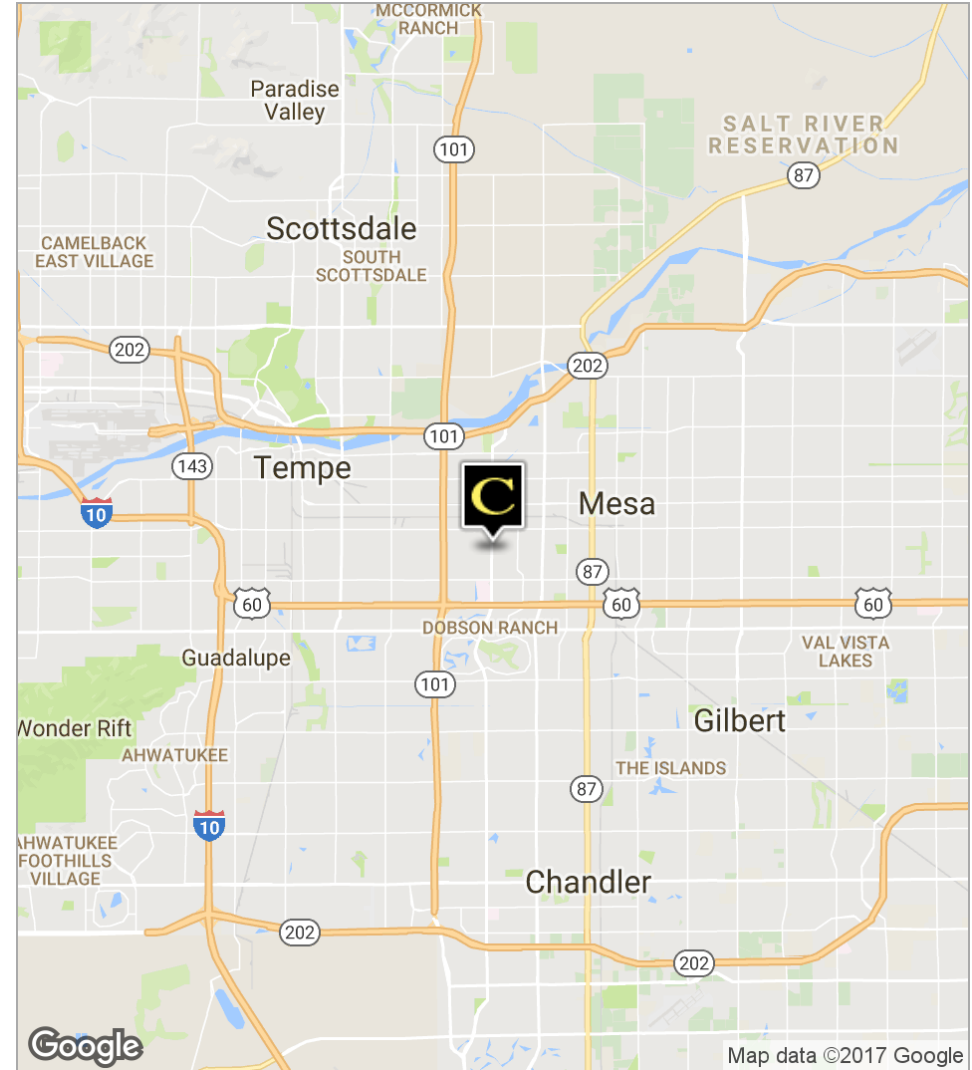
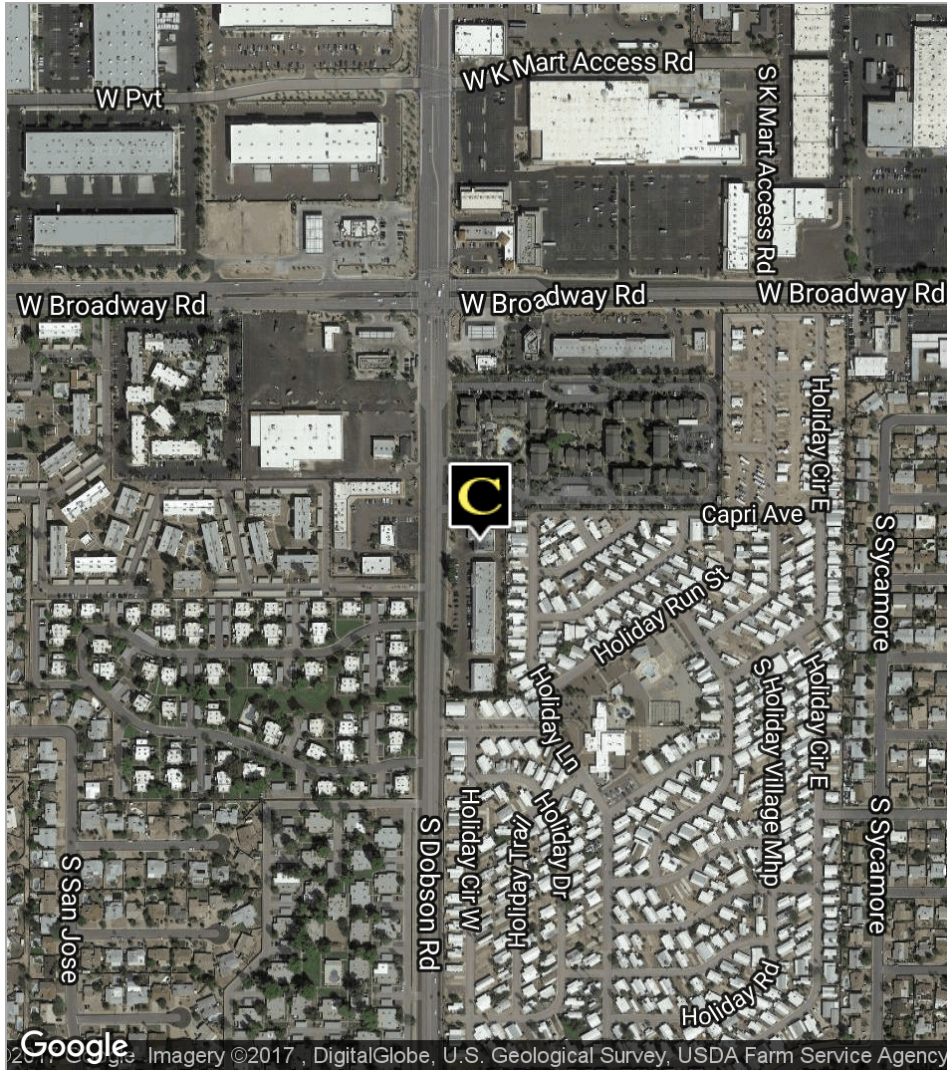
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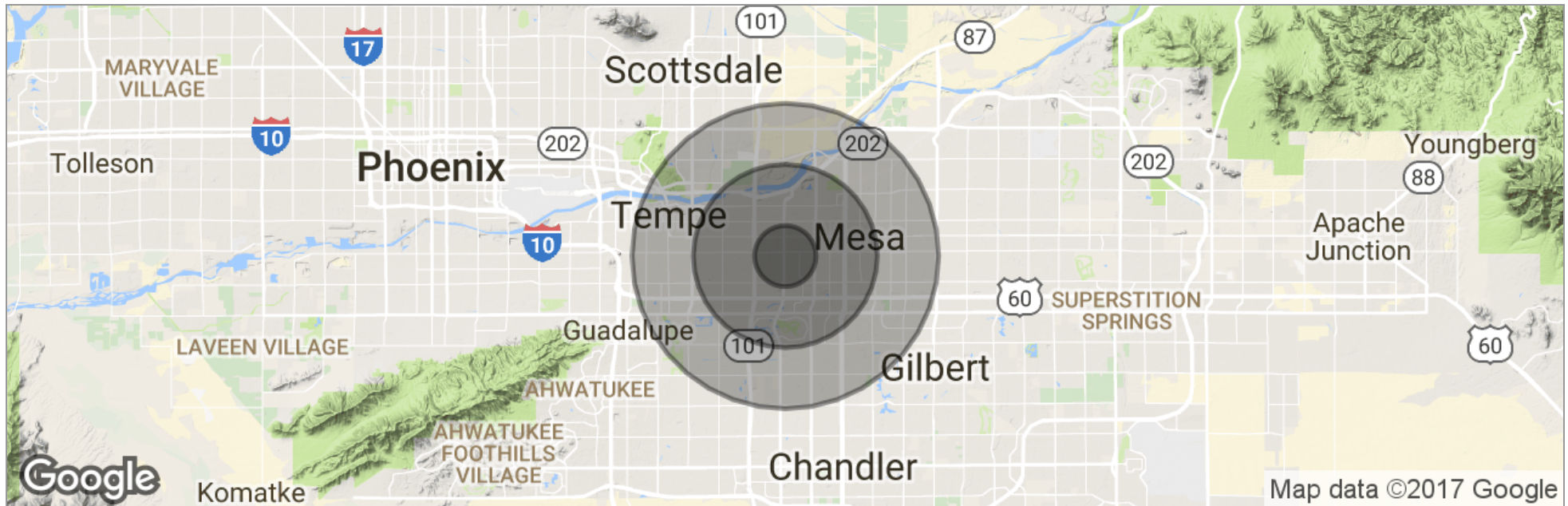
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	1 Mile	3 Miles	5 Miles
Total Population	13,028	142,430	367,343
Population Density	4,147	5,037	4,677
Median Age	39.1	33.9	31.5
Median Age (Male)	37.6	32.6	30.7
Median Age (Female)	41.0	34.7	32.3
Total Households	5,715	58,396	141,477
# of Persons Per HH	2.3	2.4	2.6
Average HH Income	\$77,022	\$65,645	\$64,626
Average House Value	\$252,508	\$221,598	\$246,009

* Demographic data derived from 2010 US Census

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