



FOR LEASE | OFFICE/RETAIL

ALPHAGRAPHS PLAZA

535 W Baseline Rd, Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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Alphagraphics Plaza

535 W Baseline Rd, Mesa, AZ 85210



PROPERTY SUMMARY

Available SF:	1,371 - 1,400 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.0 Acres
Building Size:	13,296 SF
Zoning:	C-2
Cross Streets:	W of SWC Country Club & Baseline Rds

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 106	1,371	\$12.00 SF/yr
Suite 108	1,400	\$12.00 SF/yr
Suite 109	1,400	\$12.00 SF/yr

LOCATION OVERVIEW

Excellent Mesa location of Country Club and Baseline with Baseline Frontage. Major arterial for retail, restaurant and office with incredible traffic counts exceeding 29,800 on Baseline and 51,000 on Country Club. Daytime employment exceeding 12,400 in 1 mile radius. US 60 Superstition Freeway just 1 mile away.

PROPERTY HIGHLIGHTS

- Aggressive Lease Rate at \$12/SF NNN
- Excellent Space for Restaurant, Fitness Center, Retail or Office
- Anchor Tenant (Alphagraphics)
- Highly Visible Monument and Building Signage Available
- Suite 106 - 1,371 SF Vanilla Shell Space; Open Area w/ Restroom
- Suite 108 - 1,400 SF Gray Shell Space; Open Area w/ Restroom
- Suite 109 - 1,400 SF Vanilla Shell Space; Open Area w/ Restroom
- Prominent Building with Front Door Park and Covered Parking Available
- US 60 Superstition Freeway Located Just 1 Mile Away

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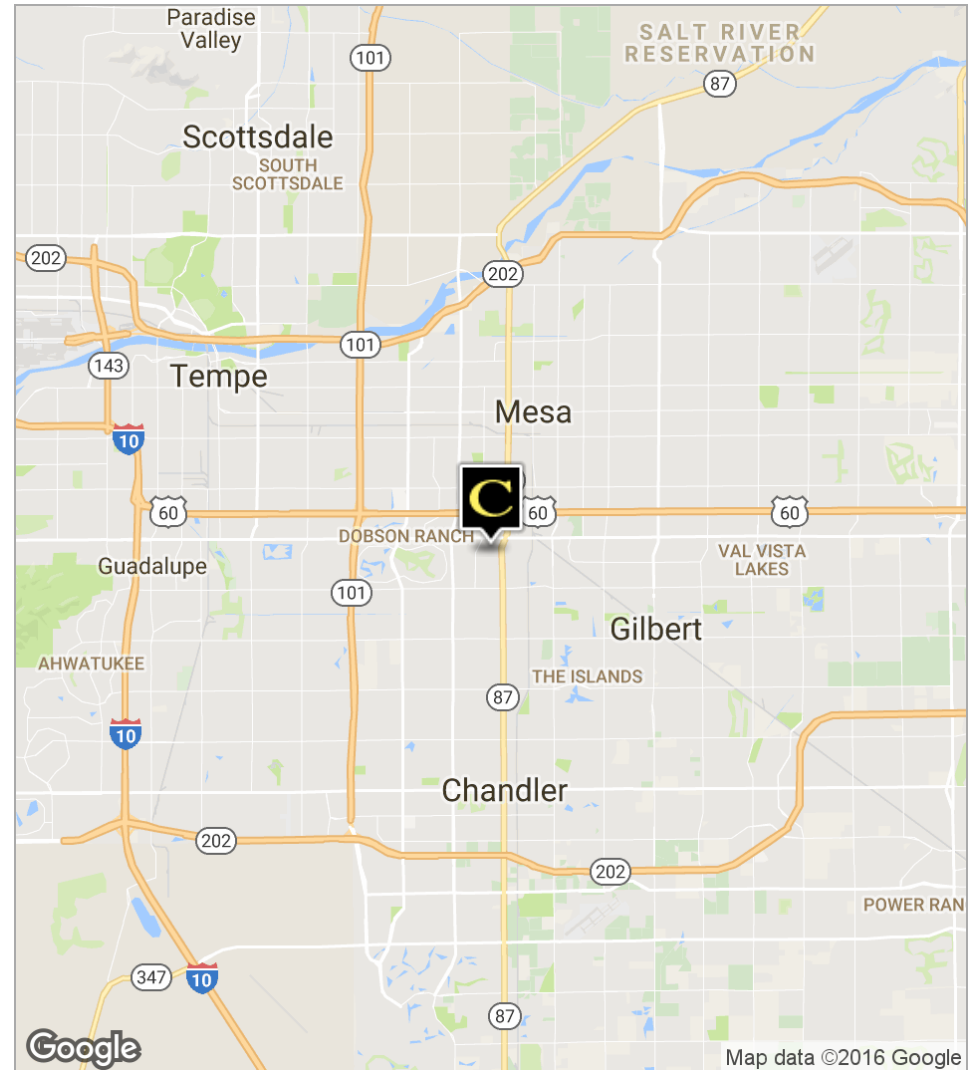
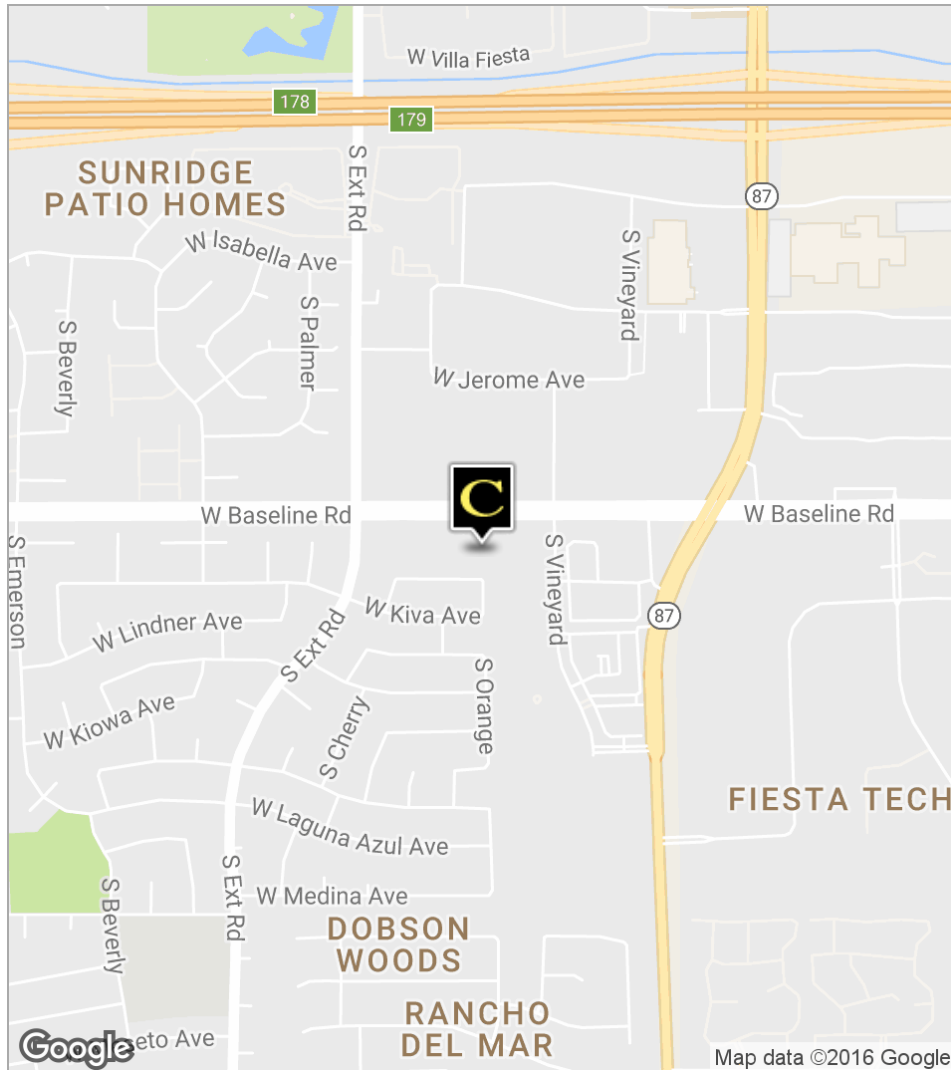
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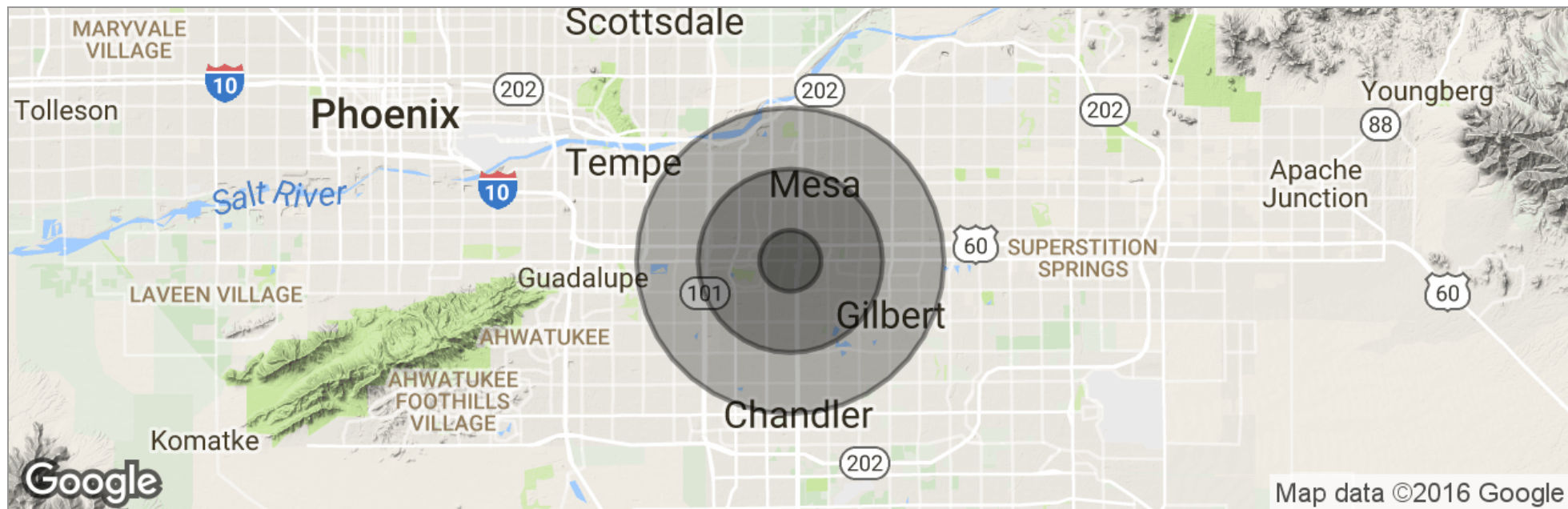
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	1 Mile	3 Miles	5 Miles
Total Population	13,292	139,865	401,217
Population Density	4,231	4,947	5,108
Median Age	31.4	30.8	31.5
Median Age (Male)	28.6	29.9	30.4
Median Age (Female)	32.9	31.8	32.5
Total Households	4,887	52,898	147,828
# of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$65,099	\$58,761	\$63,547
Average House Value	\$176,227	\$211,682	\$235,480

* Demographic data derived from 2010 US Census

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