

**SUBLEASE | OFFICE-RETAIL**

## SANTA FE SQUARE | BELOW-MARKET SUBLEASE

1107 S Gilbert Rd | Ste 215, Mesa, AZ 85204

Russ Rodgers Senior Advisor | 480.610.2400 | russ@coberealestate.com



[coberealestate.com](http://coberealestate.com)



# Santa Fe Square

925 & 1107 S Gilbert Rd, Mesa, AZ 85204



## PROPERTY SUMMARY

Suite Size:	1,550 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Shopping Center Size:	367,741 SF
Zoning:	LC- Limited Commercial
Cross Streets:	NEC of Gilbert Rd & Southern Ave
Traffic:	58,749 VPD

## SUBLEASE OVERVIEW

Building 1107, Suite 215 at Santa Fe Square is a 1,550 SF newly remodeled, retail/office space is now available for sublease at \$12.00 SF/Yr (NNN). Buildout includes 3 offices, an open work area with cubicles, two restrooms, a reception area, a kitchenette, and storage rooms. Some of the existing furniture and cubicles may be available for the Tenant's use. Conveniently located in the mezzanine area with lots of natural light, nearby an elevator and stairs.

## LOCATION OVERVIEW

Located in the Santa Fe Square Community Shopping Center, including a successful 110,000 SF Target. The property is nicely situated at the NE corner of Gilbert Rd and Southern Ave, with an average of 58,749 VPD.

- Central East Valley
- Established trade area
- Easy access off US 60 Hwy

SUBLEASE | RETAIL

# Santa Fe Square

925 & 1107 S Gilbert Rd, Mesa, AZ 85204



Russ Rodgers, Senior Advisor | P: 480.610.2400 | C: 214.609.4413 | [russ@coberealestate.com](mailto:russ@coberealestate.com)

Sublease | Retail

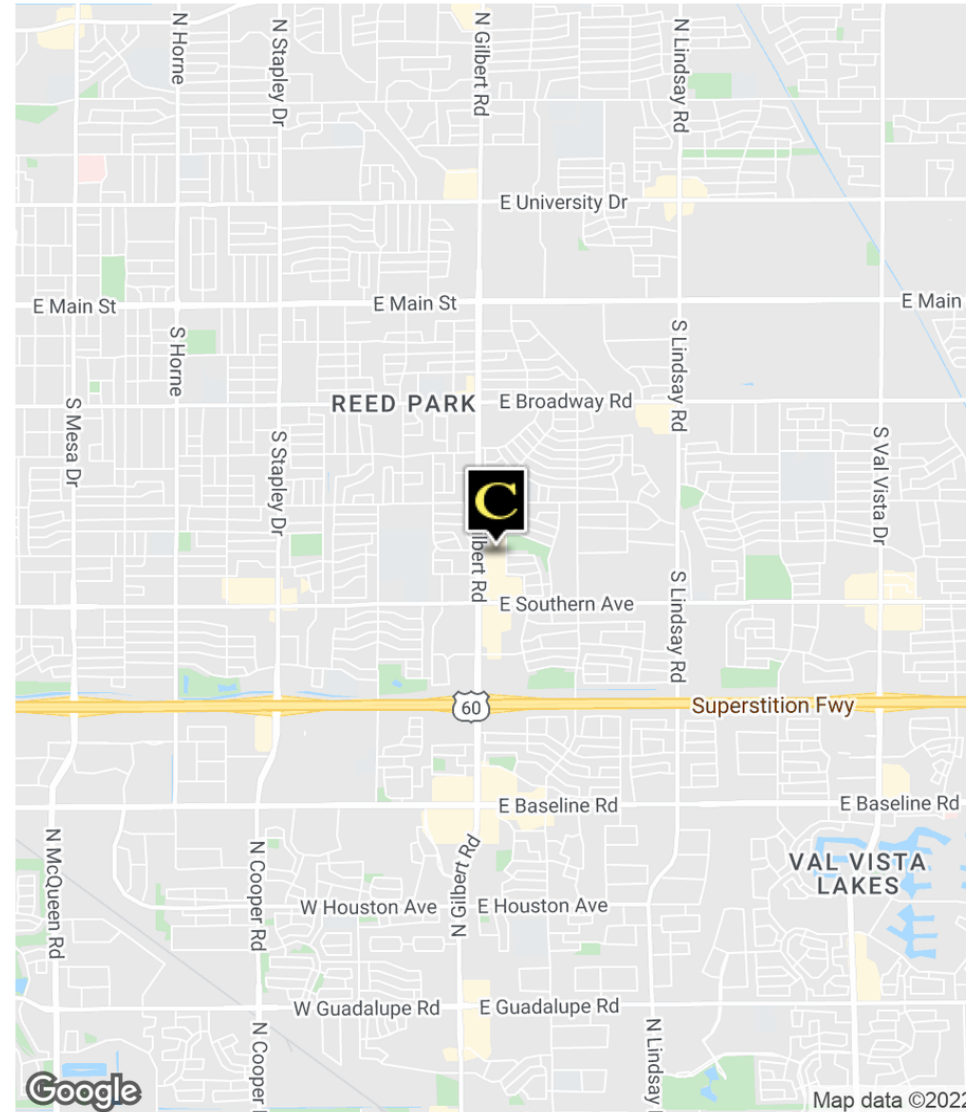
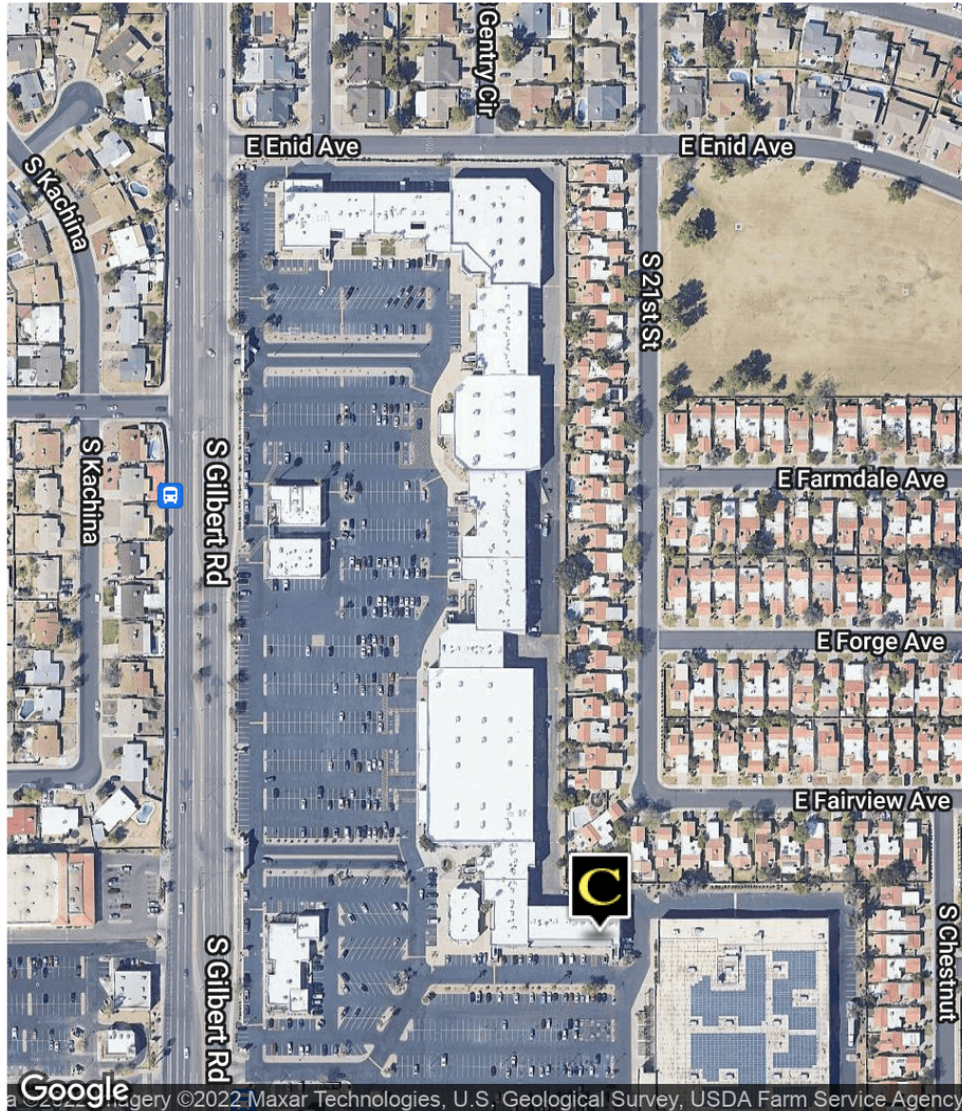
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.



FOR LEASE | RETAIL

# Santa Fe Square

1107 S Gilbert Rd | Ste 215, Mesa, AZ 85204



Russ Rodgers, Senior Advisor | P: 480.610.2400 | C: 214.609.4413 | russ@coberealestate.com

[www.coberealestate.com](http://www.coberealestate.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.







# Santa Fe Square

1107 S Gilbert Rd | Ste 215, Mesa, AZ 85204



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,511	152,741	371,554
Average Age	27.9	32.3	34.2
Average Age (Male)	26.8	31.3	33.4
Average Age (Female)	29.5	33.5	35.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,111	53,244	133,328
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$58,840	\$59,962	\$67,950
Average House Value	\$172,632	\$182,132	\$236,960

\* Demographic data derived from 2010 US Census

