



**FOR SALE/LEASE | OFFICE CONDOMINIUM**

## AUGUSTA RANCH PROFESSIONAL VILLAGE OFFICE CONDOMINIUM

2919 S Ellsworth Rd, Suite 109, Mesa, AZ 85212

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$695,000
<b>Lease Rate:</b>	\$3600/month NNN
<b>Building Size:</b>	2,524 SF
<b>Zoning:</b>	C-2
<b>Cross Streets:</b>	SEC Ellsworth Rd & Guadalupe Rd

## LOCATION OVERVIEW

Augusta Ranch Professional Village Office Condominium for Sale or Lease in one of the valley's fastest growing areas near the Eastmark Development, and Apple, Inc Data Center. Minutes from US-60 and Loop 202 Freeways. Within 3 Miles of Mountain Vista Medical Center.

## PROPERTY HIGHLIGHTS

- Fully Leased 2,524 SF Office Suite for Sale for \$695,000
- Buildout Includes Reception, 6 Offices, 2 Restroom, Storage, and Bullpen Area.
- Building Signage and Three Covered Parking Spaces Included
- Close to Phx-Mesa Gateway Airport
- Within 3 Miles of the Mountain Vista Medical Center
- Convenient Access to both US 60 and Loop 202 Santan Freeway

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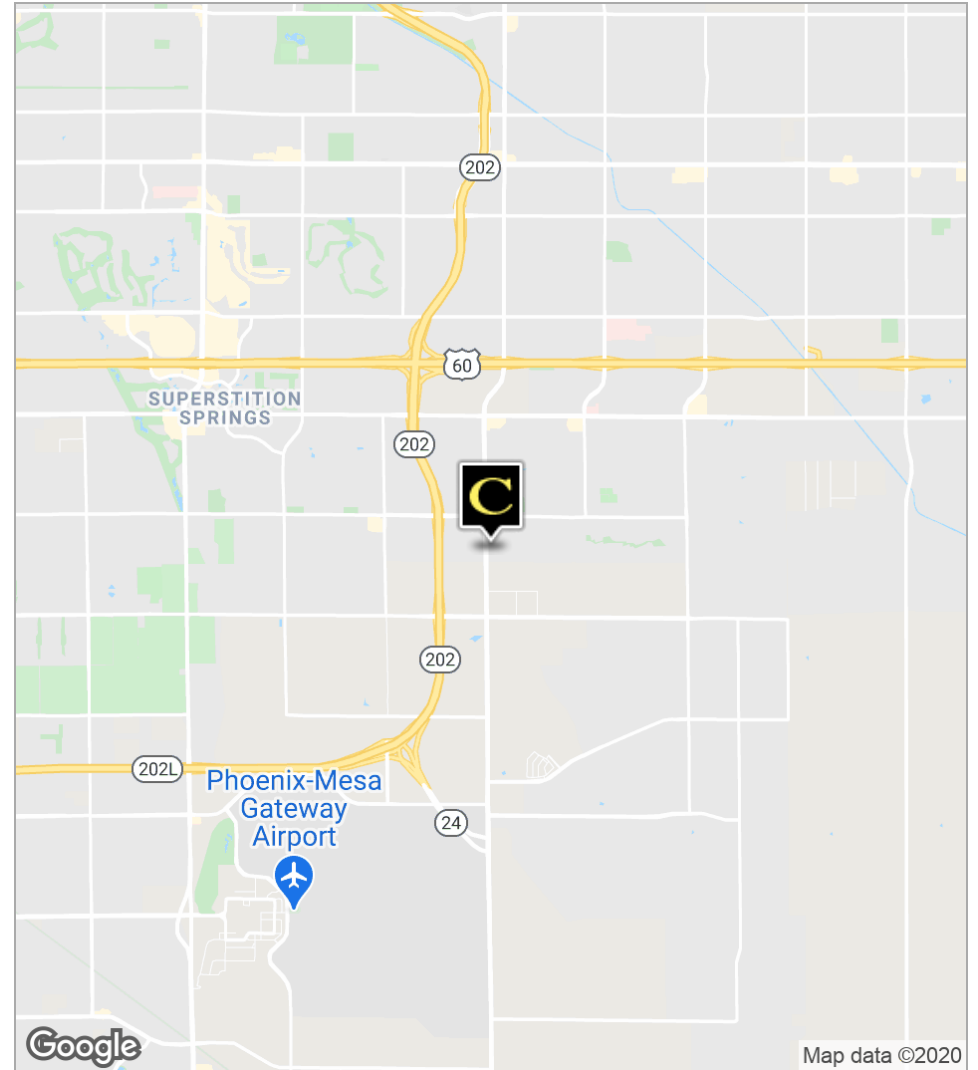
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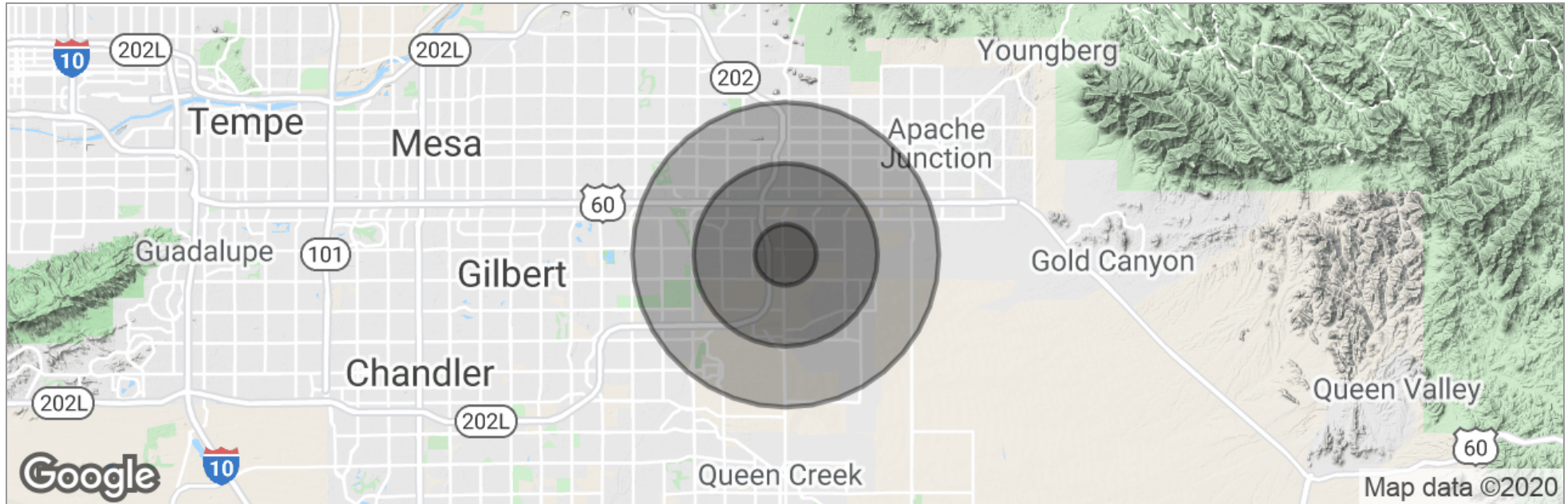
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	1 Mile	3 Miles	5 Miles
Total Population	11,538	65,568	157,777
Population Density	3,673	2,319	2,009
Median Age	35.4	41.1	39.8
Median Age (Male)	33.3	39.2	38.3
Median Age (Female)	37.3	43.6	41.6
Total Households	3,877	24,532	59,462
# of Persons Per HH	3.0	2.7	2.7
Average HH Income	\$77,053	\$66,984	\$62,842
Average House Value	\$154,821	\$193,584	\$199,413

\* Demographic data derived from 2010 US Census