



FOR SALE | OFFICE

61 N Hibbert

61 N Hibbert | Mesa, AZ 85201

PRESENTED BY:

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Beautiful Space In Downtown Mesa

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OFFERING SUMMARY

Sale Price:	\$799,900
Building Size:	4,022 SF
Lot Size:	9,765 SF
Price / SF:	\$198.88
Year Built:	1956
Zoning:	DC

PROPERTY OVERVIEW

Prime investment opportunity in Mesa, AZ! This 4,022 SF 1956 office building, zoned DC, offers versatile potential for office use or redevelopment. With its standout design and strategic location, it's a compelling option for value-driven investors.

PROPERTY HIGHLIGHTS

- 4,022 SF office building
- Built in 1956
- Zoned DC
- Strategic Mesa location

LRA

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High-Traffic Business Opportunity

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	992	2,761	19,760
Average Age	37	37	36
Average Age (Male)	36	36	34
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	482	1,175	7,151
# of Persons per HH	2.1	2.3	2.8
Average HH Income	\$69,273	\$59,950	\$62,130
Average House Value	\$334,782	\$337,180	\$388,882

Demographics data derived from AlphaMap

