



±4,223 SF OFFICE CONDO FOR LEASE



**MESA DR &
MCKELLIPS RD**

MESA, AZ



property summary

AVAILABLE ±4,223 SF

ADDRESS 535 E McKellips Mesa, AZ 85204

PRICING Call for Pricing

ZONING LC - Limited Commercial

LOCATION HIGHLIGHTS

- Single Tenant Office Condo for Lease
- McKellips Rd frontage with building and monument signage
- Modern reception area with conference room
- Dedicated on-site parking for staff and clients
- Easy access for visitors

OFFICE SPACE INCLUDES IDEAL FOR

- Reception Area
- 9 executive offices
- 1 glass conference room
- 2 private conference rooms
- Open Bullpen
- Break room/Copy room
- Legal
- Financial
- Real Estate
- Medical
- Other professional office uses

NEIGHBORING TENANTS



TRAFFIC COUNTS

MESA DR

N ±3,688 VPD (NB & SB)
S ±16,853 VPD (NB & SB)

MCKELLIPS RD

E ±36,636 VPD (EB & WB)
W ±43,082 VPD (EB & WB)

ADOT 2024



E
SEC

±4,223 SF OFFICE CONDO FOR LEASE

MESA DR & MCKELLIPS RD | MESA, AZ



zoom aerial



E
SEC

±4,223 SF OFFICE CONDO FOR LEASE

MESA DR & MCKELLIPS RD | MESA, AZ



MESA DR & MCKELLIPS RD | MESA, AZ

demographics

2025 ESRI



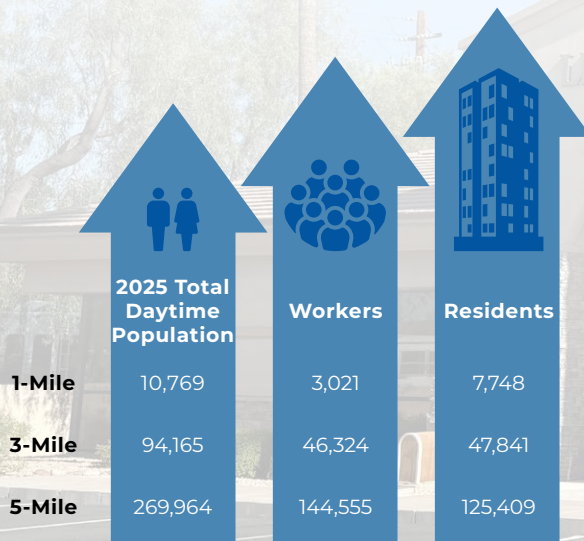
	1-Mile	3-Mile	5-Mile
2025 Total Population	15,838	92,212	254,511
2030 Total Population	15,705	93,887	258,513



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$70,818	\$90,541	\$34,636
3-Mile	\$74,431	\$100,722	\$37,446
5-Mile	\$69,635	\$95,914	\$37,018



	1-Mile	3-Mile	5-Mile
2025 Households	5,966	34,236	97,946
2030 Households	5,988	35,454	100,883

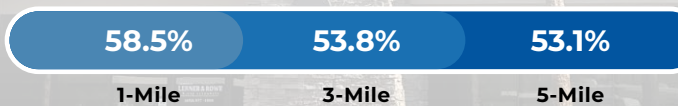


	2025 Total Daytime Population	Workers	Residents
1-Mile	10,769	3,021	7,748
3-Mile	94,165	46,324	47,841
5-Mile	269,964	144,555	125,409

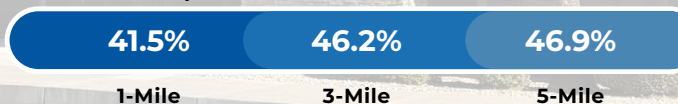
2025 Housing Units



Owner Occupied



Renter Occupied



2025 Businesses

5-MILE

7,544

3-MILE

2,537

1-MILE

189

E
SEC

±4,223 SF OFFICE CONDO FOR LEASE

MESA DR & MCKELLIPS RD | MESA, AZ





CO-LISTING BROKER:

ZACH PACE
(602) 734-7212
zpace@pcaemail.com

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. December 17, 2025 4:38 PM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com