

For Lease

# Shea at Spring Mountain



LOGIC



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**\$2.30 PSF NNN**  
Lease Rate



**± 2,320 SF**  
Available Square Footage



**CP**  
Commercial Professional Zoning



**Chinatown**  
Submarket

## Property Highlights

- ± 2,320 SF single-story office building located in Chinatown at Shea at Spring Mountain
- Conveniently positioned between Rainbow Blvd. and Jones Blvd. with 32,000 CPD
- Dual-design layout originally configured as two (2) suites with two (2) reception areas
  - Two (2) central HVAC units (one for each side)
  - Conference rooms for meetings and presentations
  - Four (4) separate office spaces
  - Two (2) restrooms
  - IT/Storage rooms for equipment and files
  - Abundant parking with both covered and uncovered options
  - Two separate entrances for flexible access
- Ideal for professional uses including medical, dental, attorney, insurance, and real estate offices

## Demographics

	1-mile	3-mile	5-mile
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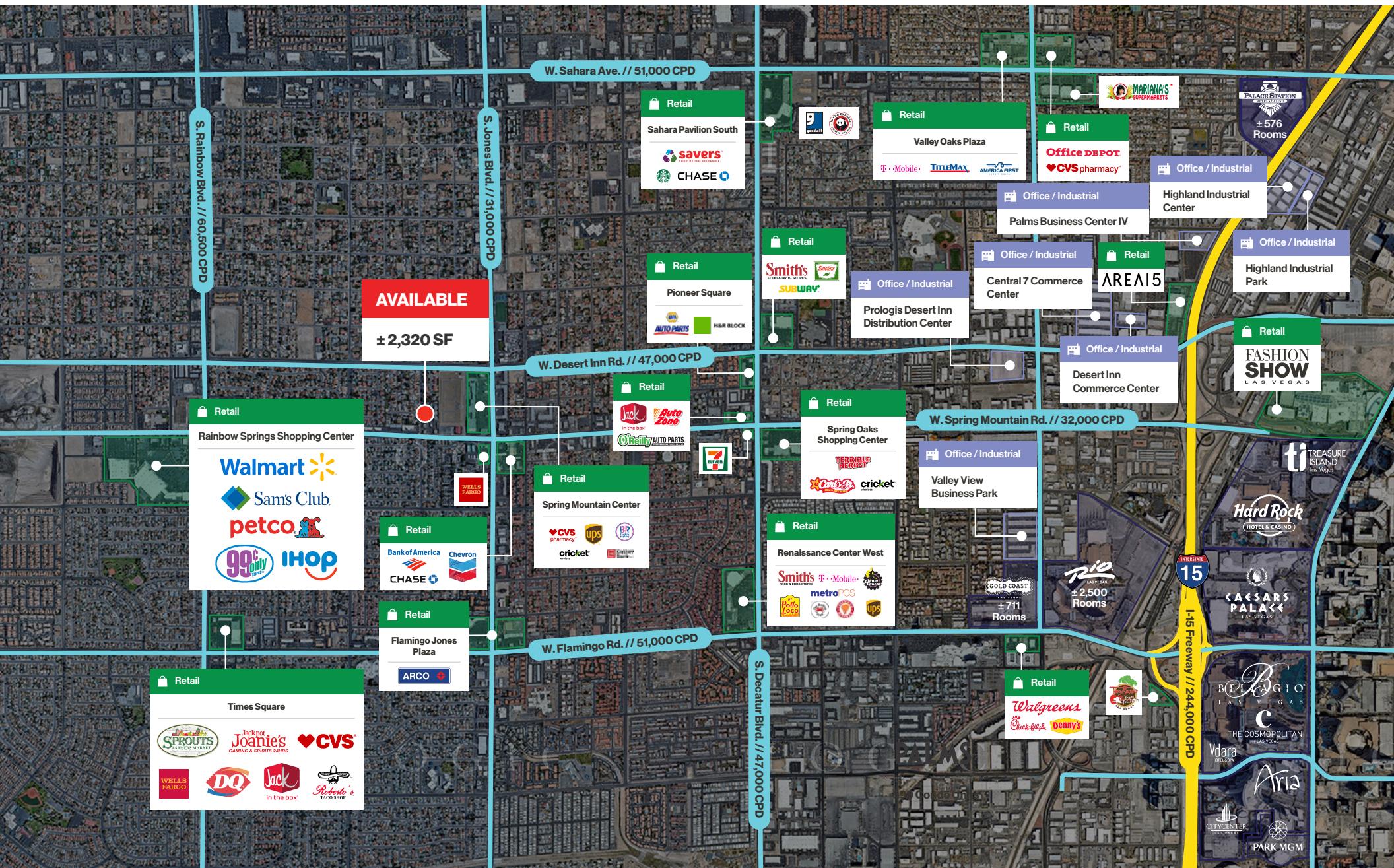
2025 Population	<b>13,723</b>	<b>180,697</b>	<b>442,177</b>
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2025 Average Household Income	<b>\$103,986</b>	<b>\$87,971</b>	<b>\$92,918</b>
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2025 Total Households	<b>5,271</b>	<b>73,765</b>	<b>184,431</b>
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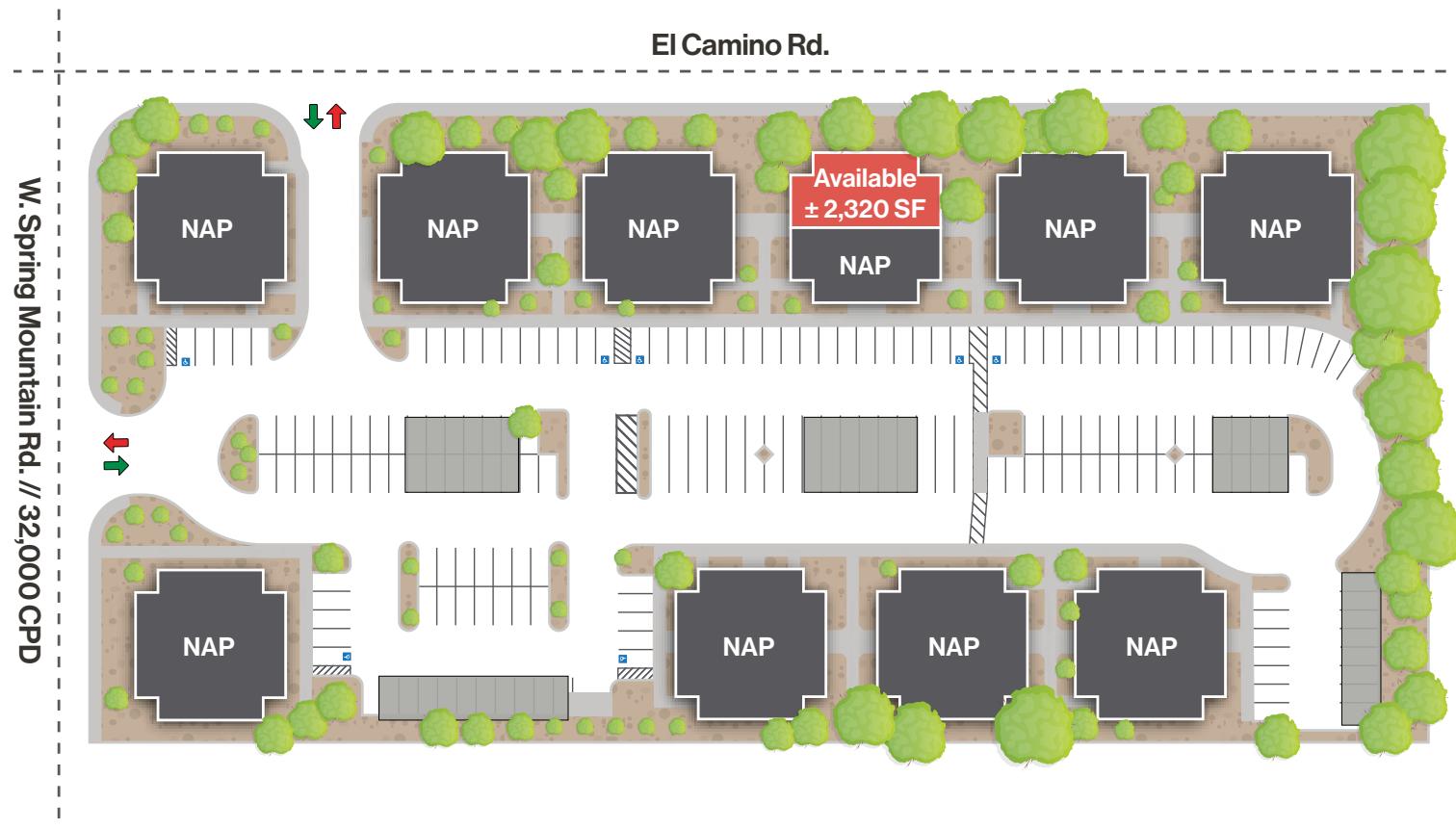
## Aerial



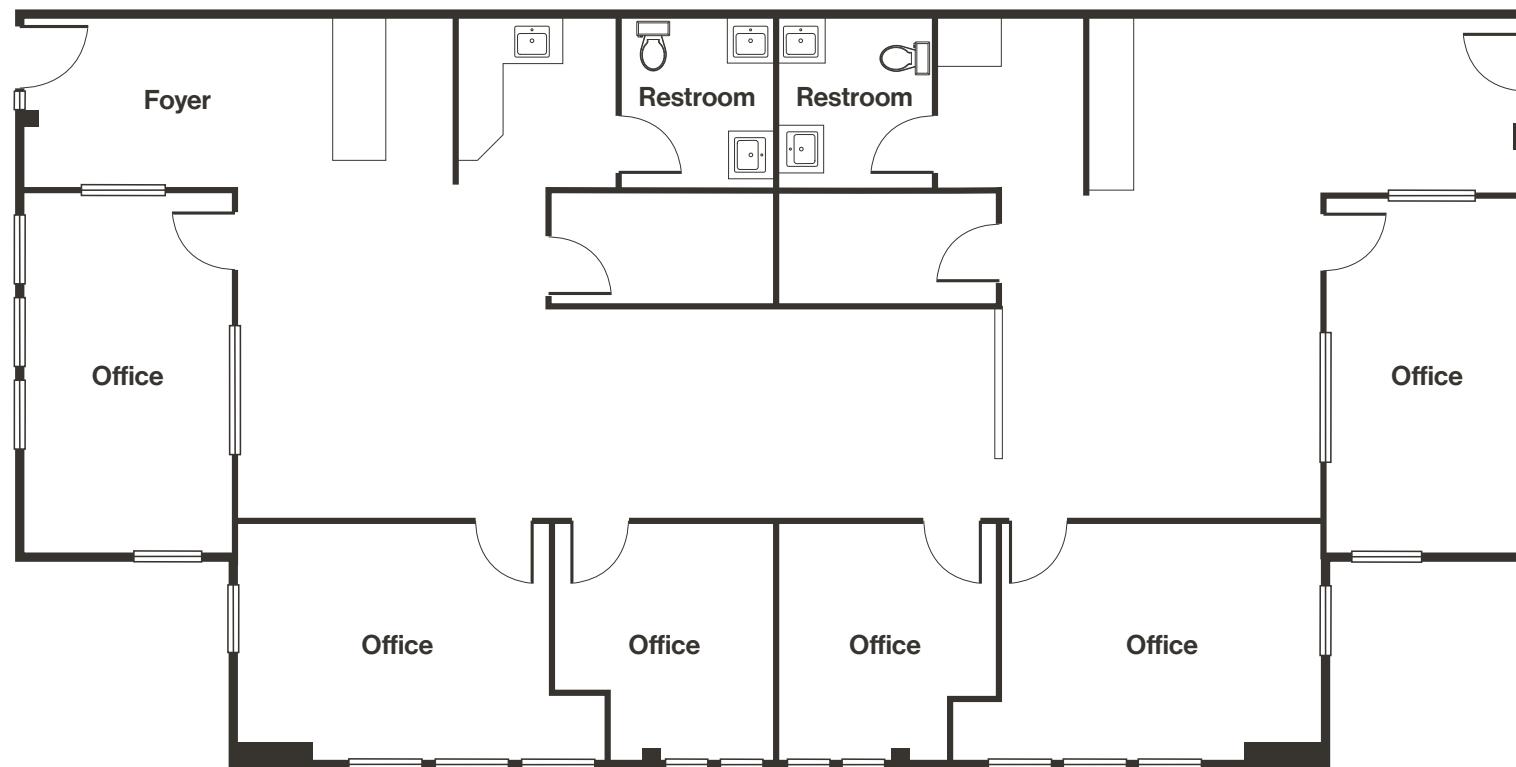


# Site Plan

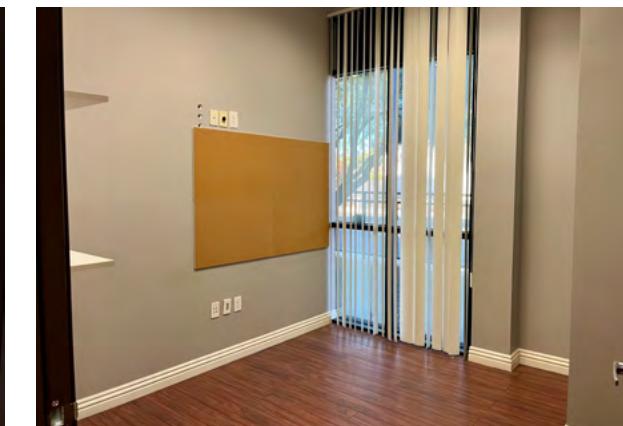
■ Available   ■ NAP



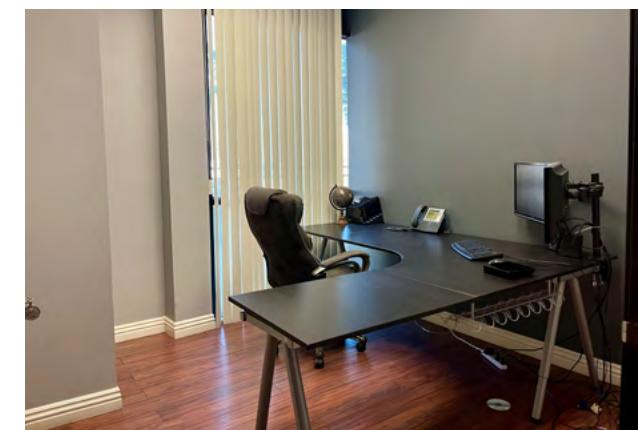
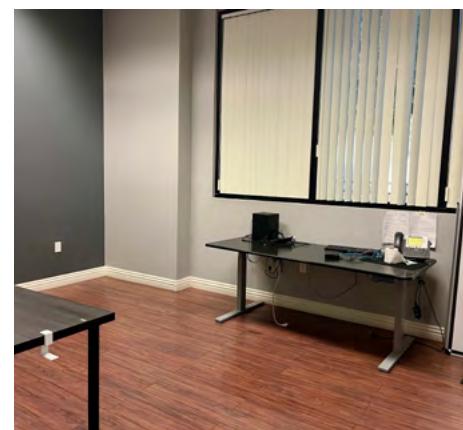
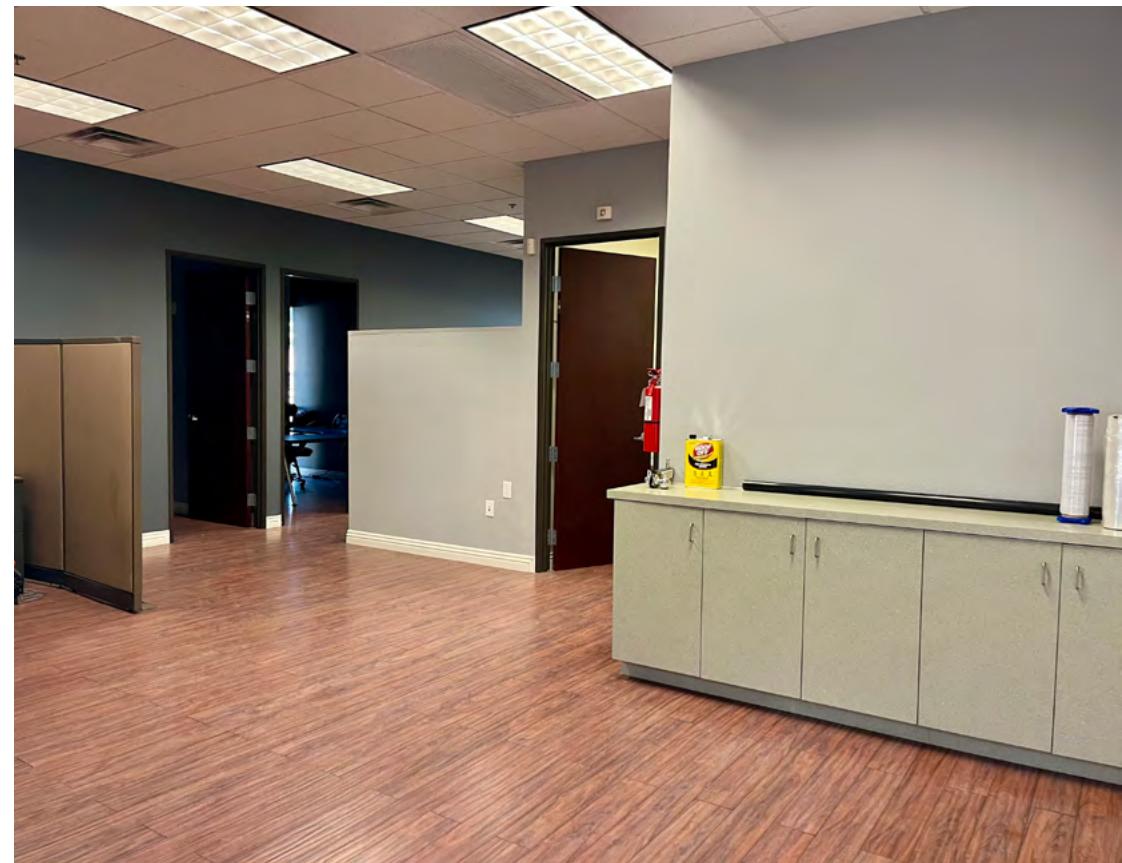
## Floor Plan | ±2,320 SF



## Property Photos



## Property Photos



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## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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