

El Dorado Commerce Center

BLDG SIZE: ±4,500 SF | LEASE RATE: \$20.00 SF/YR MG

6344 E Brown Rd, Mesa, AZ 85205



Office Space For Lease
Available September 1, 2026

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

Address	6344 E Brown Rd Mesa, AZ 85205
Building Size	4,500 SF
Year Built	1986
Zoning	O-S
Tenancy	Multiple



About the Property

Located within the El Dorado Commerce Center, 6344 E Brown Rd is a single-story professional office building offering strong visibility along Brown Road and convenient access to the Loop 202 Red Mountain Freeway. Built in 1989, the property totals 4,500 SF and features a functional general office layout ideal for small businesses, medical, or professional service users.

The site provides client parking directly to the door, covered parking, and opportunities for monument/building signage, enhancing exposure for tenants. Its proximity to Banner Baywood and Mountain Vista Hospitals further strengthens its appeal for medical or wellness-oriented users.



Close to Retail

1 Mi from Sunvalley Square Shopping Center



Loop 202

Freeway Access



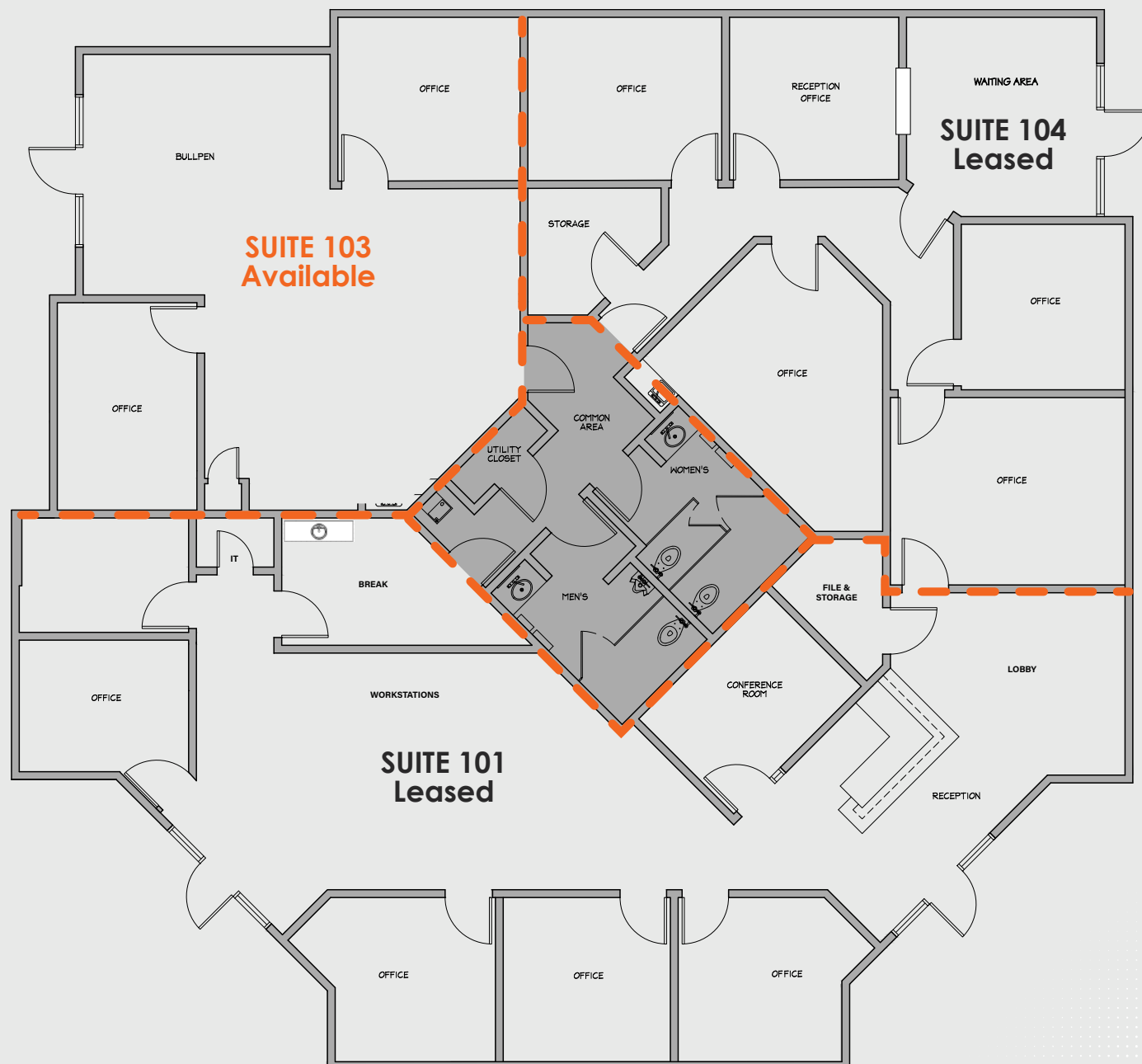
Signage

Monument on E Brown Rd

Floor Plans

Suite 103: \$20.00 PSF/YR MG
Available September 1, 2026

- ±1,101 SF
- 2 Offices
- Bullpen
- Common Restroom





LOOP
202

OPPORTUNITY
ZONE

BOEING

LONGBOW
GOLF COURSE



Mesa • Falcon Field Airport

ARIZONA
COMMEMORATIVE
AIR FORCE MUSEUM

THE MONASTERY

VENEZIA'S
PIZZERIA

ALTA MESA
GOLF COURSE

WALMART
SUPERCENTER



E BROWN RD

E UNIVERSITY DR

E MAIN ST

E BROADWAY RD

SPROUTS
FARMERS MARKET



FALCON VIEW
SHOPPING CENTER



PAINTED MOUNTAIN
GOLF RESORT

RIDGEVIEW
PLAZA



RED MOUNTAIN
GATEWAY



BANNER BAYWOOD
HEART HOSPITAL



Banner Health



Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

**City for Economic Growth
(250K - 500K Population)**
([CoworkingCafe, 2024](#))

**TOP
5**

**Most Neighborly
Large City**
([Neighbor.com, 2024](#))

#11

**Best-Run City
in the US**
([WalletHub, 2025](#))

**TOP
40**

**Cities with the Best
Public Schools in the US**
([Niche, 2024](#))



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	4,768	86,133	219,763
 Households	1,954	35,778	88,911
 Average Household Income	\$93,684	\$99,058	\$93,321
 Median Home Value	\$318,138	\$339,552	\$338,617



5 Mile Highlights

44.8

Median
Age

65.3K

Daytime
Employees

29%

Bachelor's Degree
or Higher

A Strong Commercial & Residential Hub

This location is a major commercial hub, boasting a significant daytime population of professionals that creates a dynamic setting for business-to-business networking. The area is supported by a large and affluent residential community, ensuring a stable and professional client base for any company. The surrounding population is also highly educated, providing businesses with direct access to a premier talent pool and making recruitment seamless.

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For More Information,
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