

Tempe Marketplace
 Harkins AMC FOREVER 21 BANES & BOWLE
 ULTA ROSS OLD NAVY Michaels rack
 FIVE BEE'W WORLD MARKET Marshalls JCPenney
 FAMOUS BUY Total Wine PETSMART DSW

**2ND GEN
RESTAURANT
SPACE
AVAILABLE**



MESA RIVERVIEW

Southwest Corner of Dobson Rd and Loop 202
 Mesa, AZ 85201

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MESA RIVERVIEW SHOPPING CENTER



◆ **LAST ±35,000 SF BOX, PADS, AND SHOP SPACES AVAILABLE**

Property Highlights

- Located within a 250 acre mixed use destination totaling over 1 million square feet, delivering sustained traffic and a built-in customer base
- Strong anchor lineup including Bass Pro Shops, Walmart, Home Depot, Burlington, Ross, Boot Barn, Esporta, and a 16 screen cinema driving consistent daily and weekend visits
- Diverse tenant mix with 30+ restaurants and new experiential users like KPOT BBQ & Hot Pot, Dink & Dine Pickle Park, Taroko Sports, and Slick City Action Park supporting extended dwell time
- Exceptional visibility and access at N. Dobson Road and Loop 202, surrounded by Sloan Park, Riverview Park, hotels, office parks, and rapidly growing East Valley residential density

Traffic Counts

Dobson Rd	26,086 CPD
Loop 202	137,260 CPD
Total	163,346 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	10,352	128,442	347,133
Estimated Households	4,240	55,184	142,702
Avg Household Income	\$118,361	\$82,118	\$98,887
Daytime Population	4,991	51,957	143,082

Source: SitesUSA

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SITE PLAN



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SITE PLAN

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Walmart	208,000	25 IHOP	4,554	48 Available	1,400	77 Spring AT&T	2,400
2 Home Depot	102,589	26 Taco Bell	3,200	49 Available	1,640	78 Mountain Mike's Pizza	3,316
3 Uptown Cheapskate	6,648	27 Panda Express	2,500	50 Sanctuary Games	1,626	79 Pamper Me Nail and Spa	1,400
4 Taroko	17,992	28 Comerica Bank	3,500	51 La Michoacana	1,628	80 Hollywood Beauty	1,200
5 Slick City	42,332	29 Starbucks Coffee	2,100	52 Available	1,748	81 Options Medical Weight Loss	1,200
6 Esporta	42,000	30 Available	2,400	53 Ritos Mexican Food	4,884	82 Mesa Dental Home	1,200
7 Peter Piper Pizza	10,000	(2nd Gen Restaurant)		54 Copper State Taphouse	2,180	83 Express Employment	1,200
8 Dollar Tree	10,400	31 Mattress Firm	4,000	55 Cinemark	59,389	84 America's Best Contacts	4,685
9 Ski Pro	15,000	32 Jersey Mike's Subs	1,400	57 Fazoli's	3,004	85 Great Clips	975
10 The Foundry	3,000	33 Aspen Dental	3,500	58 El Pollo Loco	4,000	86 Sally Beauty Supply	1,300
11 KPOT Korean BBQ & Hot Pot	7,995	34 Famous Dave's	7,500	59 Pier 88	7,500	87 Petco	15,000
12 Paris Nails	2,400	35 Carl's Jr.	2,600	60 Chili's	5,751	88 Ross Dress for Less	28,000
13 Xing Fu Tang	1,300	36 Bass Pro Shops	170,000	61 Cracker Barrel	10,500	89 Burlington	29,960
14 Mensho Ramen	2,400	36A Raising Cane's	3,198	65 T-Mobile	2,100	90 Centerwell (Humana)	7,000
15 Gentleman Joe's	1,100	37 Dink & Dine Pickle Park	61,938	66 Pearle Vision	1,440	91 Scrubs & Beyond	4,000
16 Tapestry Insurance Group	3,000	38 Mesa Police Department	300	67 Sport Clips	1,050	92 DXL	6,500
17 BoSa Donuts	2,230	39 The Bridge Improv	4,882	68 Subway	1,320	93 Boot Barn	28,800
18 Elements Massage	1,200	40 Salon Boutique	10,494	69 Wingstop Restaurant	1,291	94 Available	35,000
19 ATI Physical Therapy	2,100	41 AZ Laser Studio	1,655	71 Rubio's Coastal Grill	2,400	95 Skechers	12,300
20 Henhouse Cafe	5,100	42 Modern Body Wellness	1,526	72 Red Wing Shoes	1,670	K95 Available	6,500
21 Circle K	9,332	43 AZ Scalp Doctor	1,626	73 Yogi's Teriyaki & Grill	2,483	K96 Available	7,000
22 Bank of Arizona, N.A.	7,000	44 Available	1,626	74 Available	2,450		
23 Chick-fil-A	4,311	45 Swim School	8,185	75 GNC	1,260		
24 McDonald's	4,875	46 Available	1,574	76 Verizon Wireless	2,217		
		47 Makitto Sushi	1,710				

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	10,352	128,442	347,133
	2026 TOTAL HOUSEHOLDS	4,240	55,184	142,702
	MEDIAN HOUSEHOLD INCOME	\$118,361	\$82,118	\$98,887
	2026 MEDIAN HOME VALUE	\$374,839	\$332,556	\$420,074
	2026 TOTAL EMPLOYEES	4,991	51,957	143,082
	2026 TOTAL BUSINESSES	380	5,776	17,692



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FOR LEASING INFORMATION:

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