

Mesa Vista Marketplace

RETAIL NEIGHBORHOOD SPACE

318 E BROWN RD | MESA, AZ 85201



**AVAILABLE
FOR LEASE**

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpiaz.com

Jack Elder
D 480.968.9618
M 602.573.3210
jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Retail Neighborhood Center Space in a Prime Mesa, AZ Location

AVAILABLE FOR LEASE

Originally built in 1990 and thoughtfully renovated in 2014, this prominent ±37,056 square foot retail neighborhood center is strategically situated at the highly visible, signalized intersection of E Brown Rd and N Mesa Dr. The property features flexible storefront retail configurations, including a former restaurant space, to accommodate a variety of commercial and service-oriented concepts.

Supported by C-2 zoning and an established presence within the community, this center offers incoming tenants strong co-tenancy alongside recognizable national brands like Dollar General, Taco Bell, and Subway. The site also ensures excellent customer convenience with an ample parking ratio of 3.94/1,000 and four dedicated access points.

Property Summary

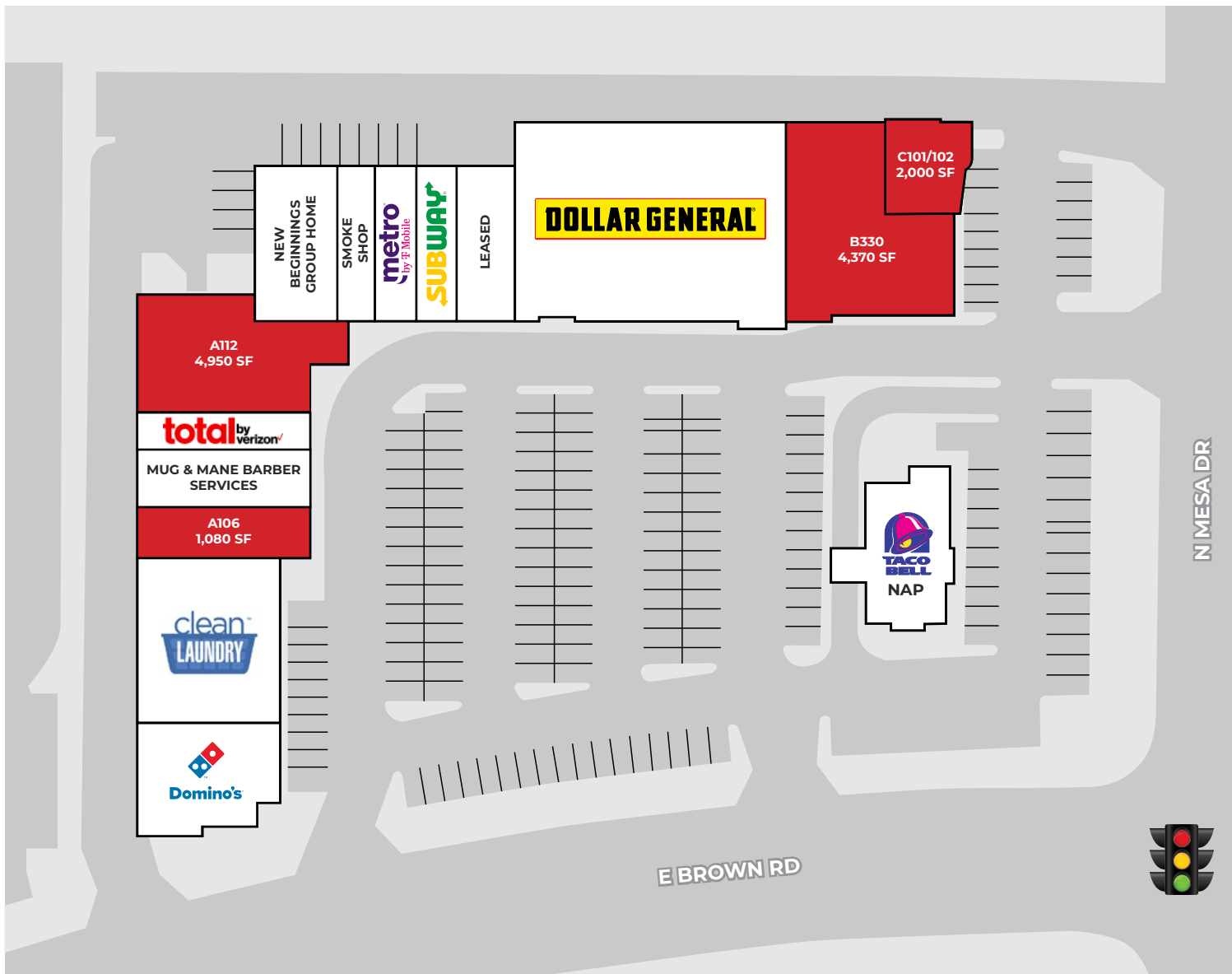
Address	318 E Brown Rd Mesa, AZ 85201
Project Size	±37,056 SF
Year Built	1990 (Renovated in 2014)
Zoning	C-2
Parking Ratio	3.94/1,000

Highlights

- 4 access points from E Brown Rd & N Mesa Dr
- Ample Parking
- Monument & Building Signage Available
- High Traffic Counts (32,425 VPD at Intersection)
- National Tenants (Dollar General, Taco Bell, Dominos, Subway, & Metro by T-Mobile)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 19 26

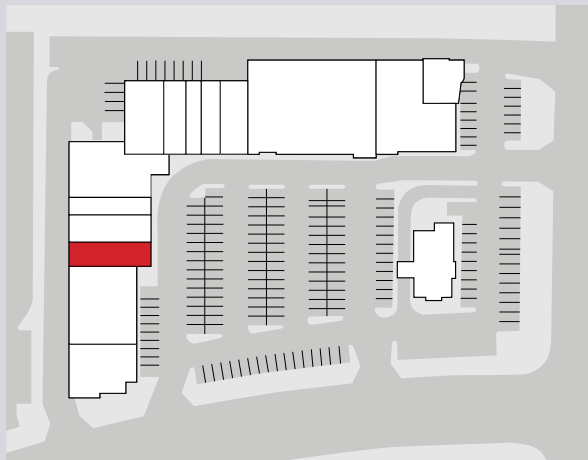
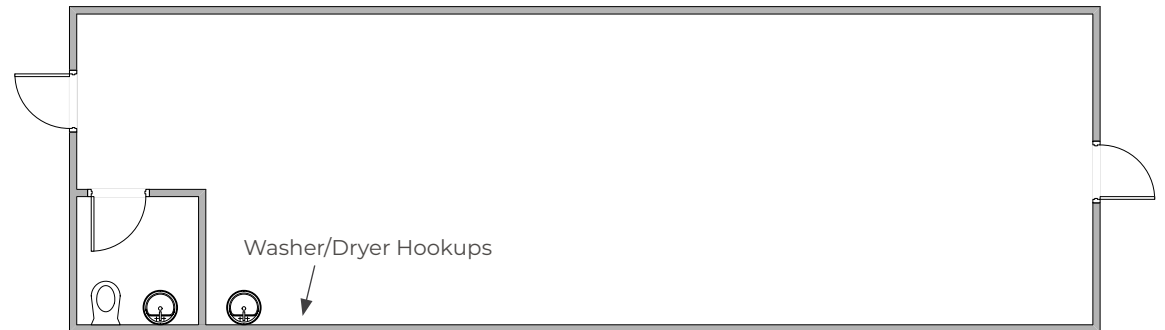


AVAILABLE

Suite A106

±1,080 SF | \$16.00/SF/Yr (NNN)

- Storefront Retail Space

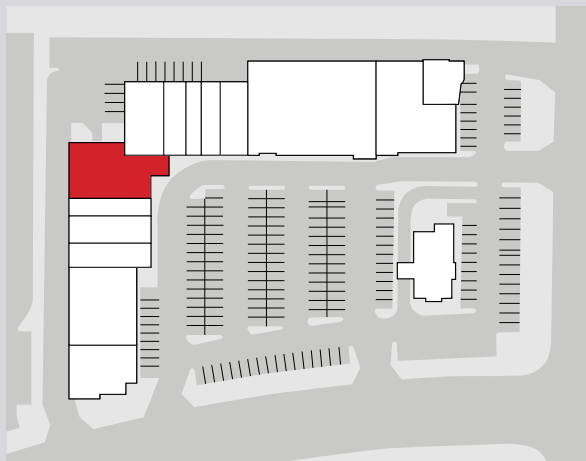


AVAILABLE

Suite A109

±4,950 SF | \$14.95/SF/Yr (NNN)

- Available 7/31/26
- Restaurant Space
- Former Native Grill & Wings



FLOOR PLAN UNAVAILABLE

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

05.19.26

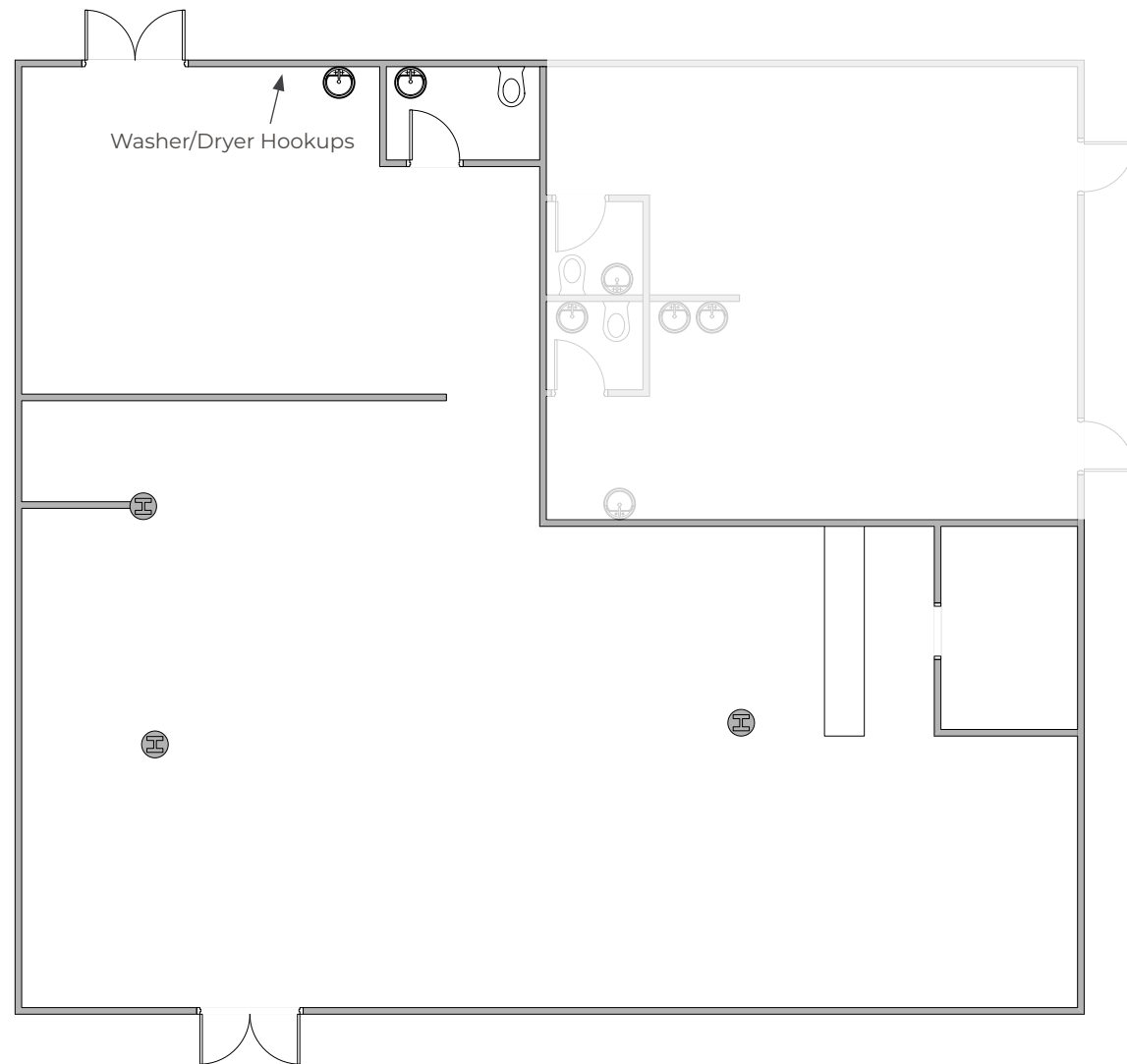
AVAILABLE

Suite B330

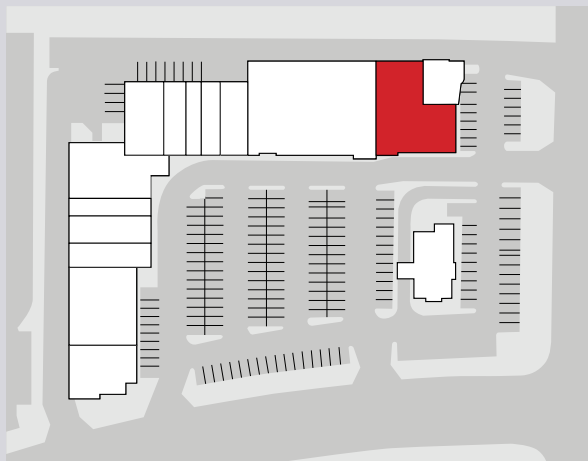
±4,370 SF | \$17.00/SF/Yr (NNN)

- Storefront Retail Space

*can be combined with C101/102 (±6,370 SF)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



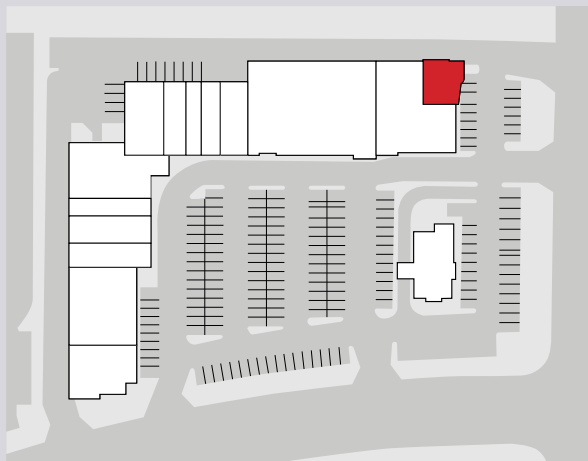
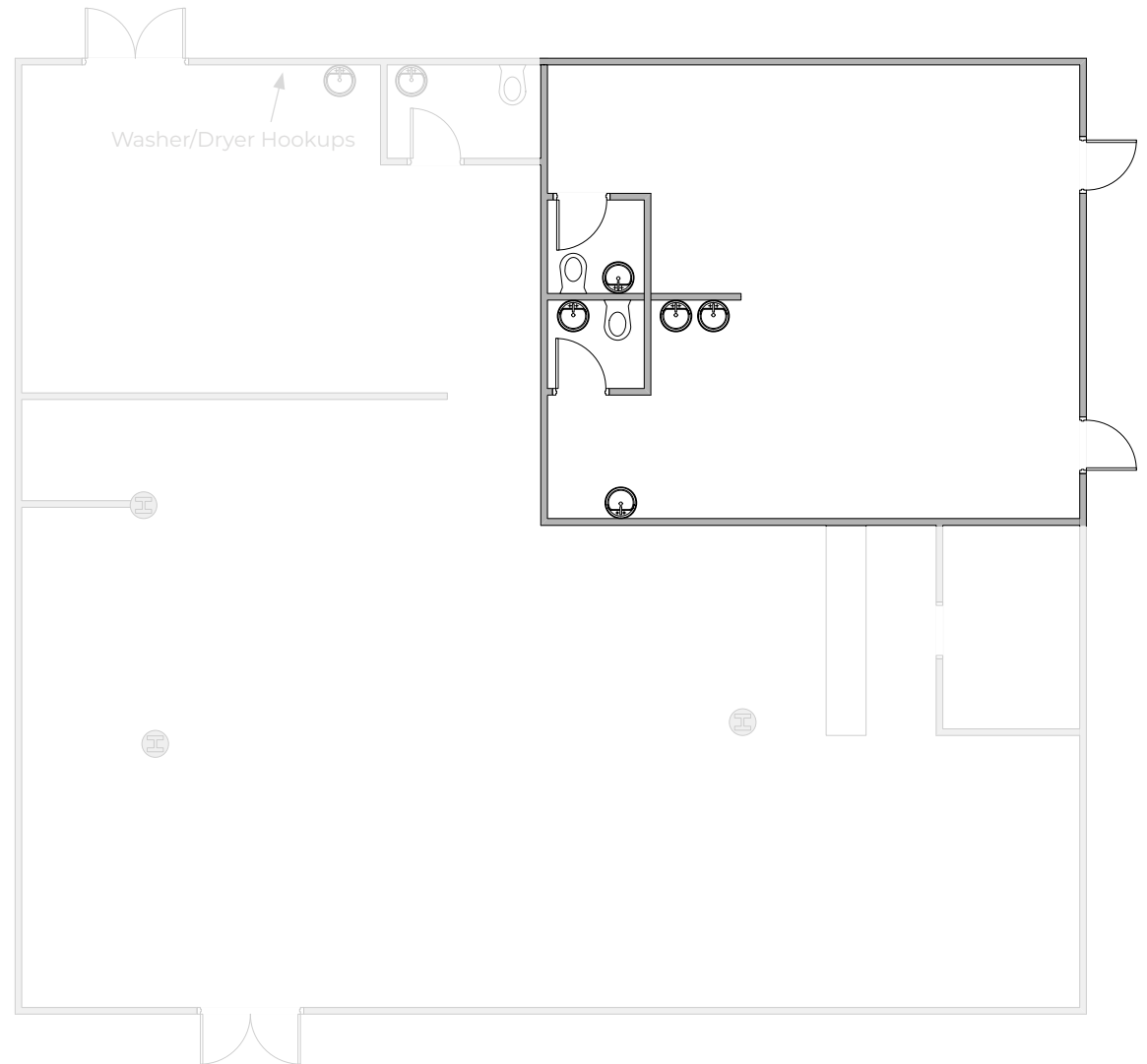
AVAILABLE

Suite C101/102

±2,000 SF | \$15.50/SF/Yr (NNN)

- Storefront Retail Space

*can be combined with B330 (±6,370 SF)





The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



FREEMAN CORN PATCH
FARMERS MARKET



SITE



E BROWN RD

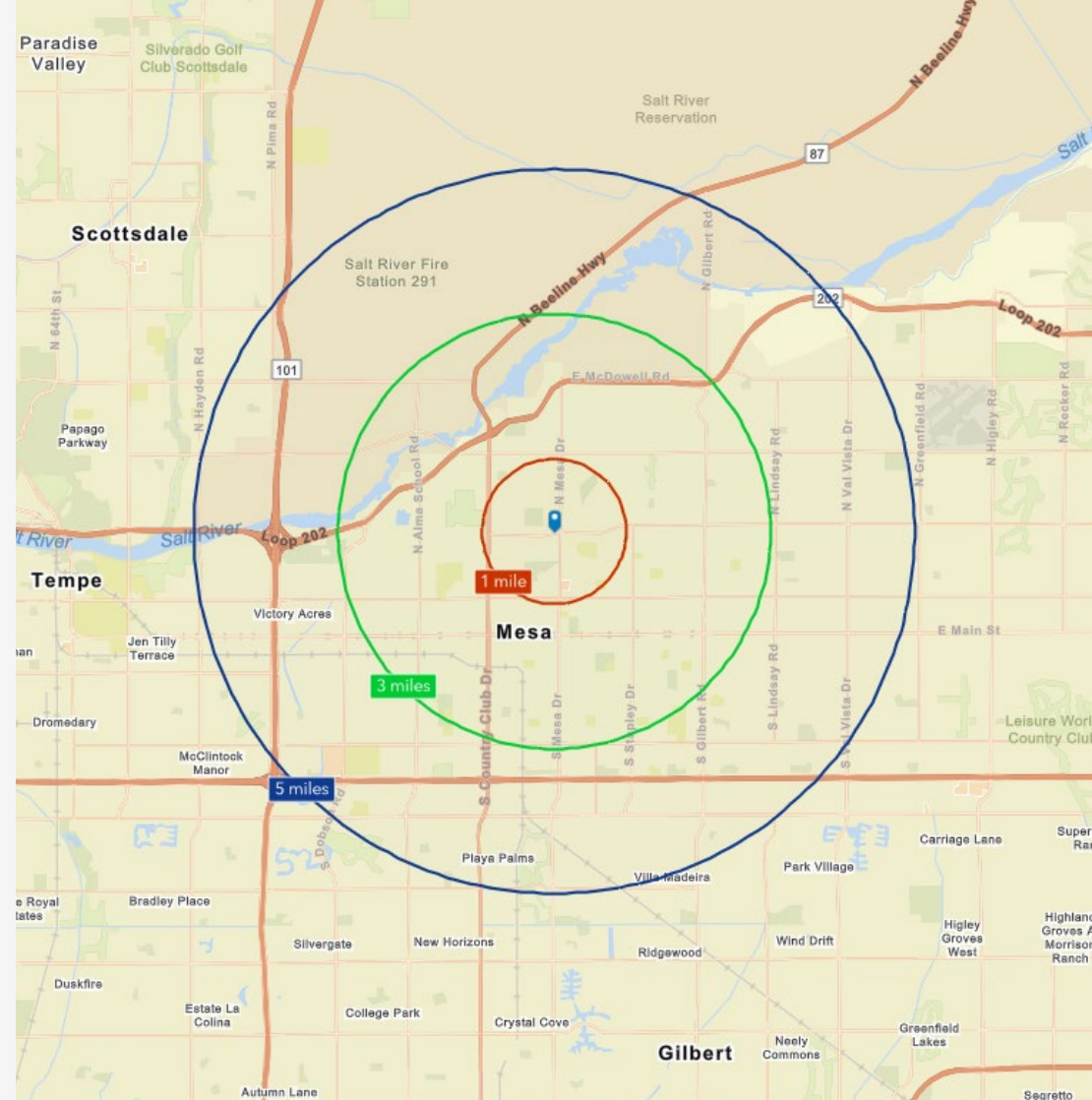
N MESA DR

Prime Central Mesa Location

Positioned in the heart of an established and dense residential community, this center offers an exceptional retail environment with strong, localized consumer backing, drawing from a population of nearly 94,000 residents and over \$1.5 billion in total consumer spending within a 3-mile radius. Fronting the major arterial corridors of E Brown Rd and N Mesa Dr, the property captures tremendous exposure to 32,425 vehicles per day at the intersection. This strategic placement sits near vibrant community and retail hubs, offering tenants and their clientele a wealth of surrounding amenities and a robust daytime employment base.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	9,527	93,947	284,149
Annual Growth 2020 - 2025	2.0%	0.8%	0.8%
2025 Households	9,045	49,892	117,903
Median Age	36.1	34.3	35.4
Bachelor's Degree or Higher	23%	20%	24%
Avg HH Income	\$80,476	\$87,981	\$91,620
Total Consumer Spending	\$250.3M	\$1.5B	\$3.6B
Daytime Employment	2,983	48,137	138,333
Businesses	410	4,510	13,064
Median Home Value	\$394,584	\$393,391	\$393,363



Tyson Breinholt
 D 480.966.7513
 M 602.315.7131
 tbreinholt@cpiaz.com

Caleb Allen
 D 480.621.3290
 M 480.622.4174
 callen@cpiaz.com

Jack Elder
 D 480.968.9618
 M 602.573.3210
 jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 19 26