

MAIN GREENFIELD PLAZA

4406 E MAIN ST | MESA, AZ 85205



RETAIL SUITES
AVAILABLE FOR LEASE

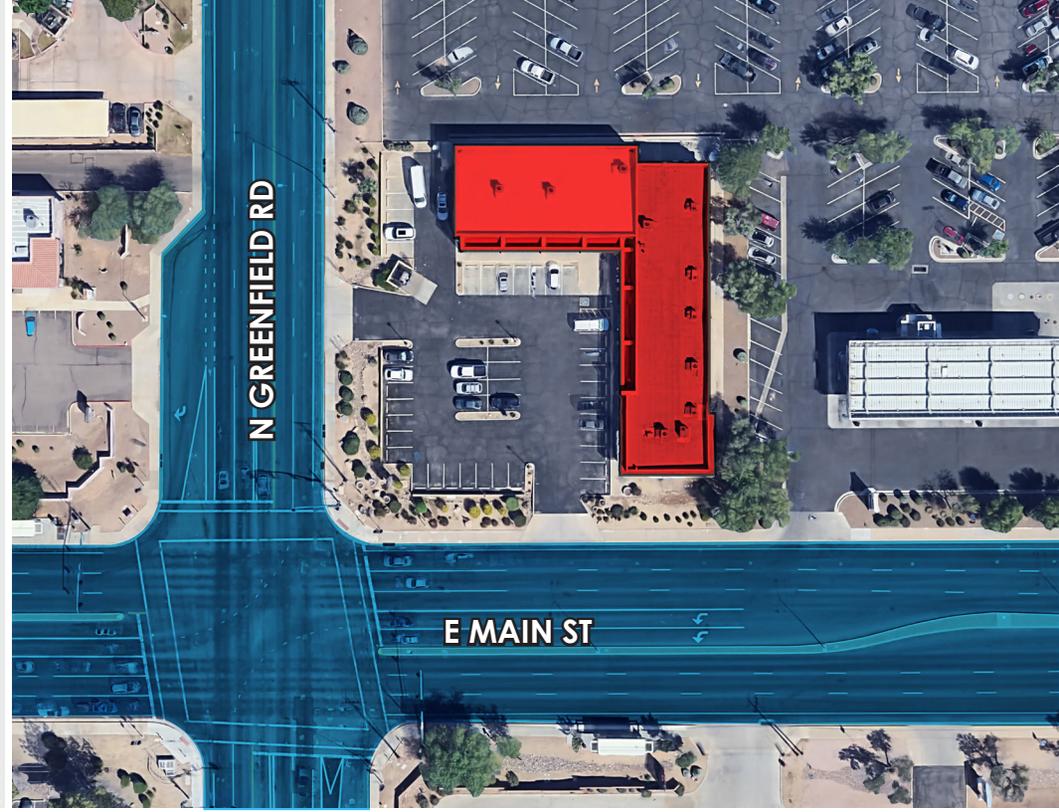
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC
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Property Summary

Address	4406 E Main St Mesa, AZ 85205
Plaza Size	39,622 SF
Zoning	C-2
Parking Ratio	4/1,000
Year Built	1986
Parcel Number	140-18-033F
Available	Suite 105
Suite Size	1,000 SF
Lease Rate	\$18/SF/YR + \$5.30/SF/YR NNN



About the Property

Discover a highly visible retail leasing opportunity at 4406 E Main Street, Mesa, AZ, ideally situated within a well-established commercial corridor serving a strong and diverse customer base. This neighborhood retail plaza benefits from a complementary mix of service-oriented and national tenants—including a postal store, Jackson Hewitt, and Baskin-Robbins—creating consistent daily traffic and built-in consumer demand.

The plaza offers flexible retail spaces well-suited for food, service, and specialty retail users seeking strong exposure and convenient access. Positioned along East Main Street, the property enjoys prominent street frontage, excellent building and monument signage opportunities, and strong visibility, making it an ideal location for businesses looking to capture both local and commuter traffic.

Conveniently located near US-60 and Loop 202, the center provides outstanding regional connectivity and ease of access for customers and employees alike. Surrounded by multiple large retail plazas, established residential neighborhoods, and major commercial uses, the property benefits from a dense retail environment and steady daytime population. This retail plaza presents an outstanding opportunity for tenants looking to establish or expand their presence within one of Mesa's most active and accessible retail submarkets.



Retail
Layout

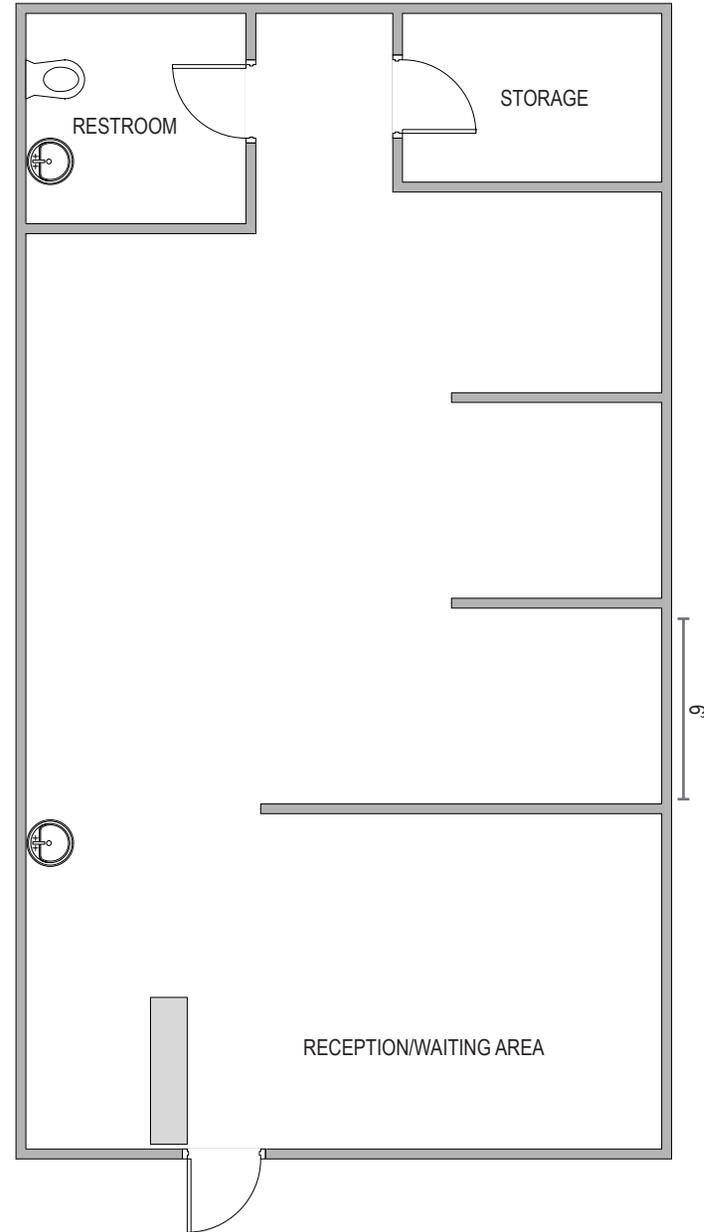


60 FWY & Loop 202
Proximity

SUITE 105

1,000 SF | \$18.00/SF/YR + \$5.30/SF/YR NNN

- Reception Area
- Sink
- Storage Room
- Restroom
- Open Layout
- Newly Renovated



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.



01 07 26

SUITE 105 PHOTOS



SITE

Banner Baywood
Medical Center
Heart Hospital

E MAIN ST

E BROADWAY RD

SUPERSTITION SPRINGS CENTER

Walmart
Save money. Live better.

Burlington

OfficeMax

The Cheesecake Factory

Red Lobster

Applebee's

Ashley

macy's

TJ-maxx

Olive Garden

BEST BUY

ULTA

Penny's

MESA PAVILIONS NORTH

COSTCO WHOLESALE

Wendy's

TARGET

DEL TACO

WinCo FOODS

DISCOUNT TIRE

Freddy's

chili's

FIVE GUYS

Starbucks

McDonald's

Domino's

LOOP 202

COYOTERUN GOLF COURSE

SUNLAND VILLAGE GOLF CLUB

Banner Gateway
Medical Center

E SOUTHERN AVE

60

SUPERSTITION SPRINGS

fru's

SONIC

IHOP

Jack-in-the-Box

Big O Tires

petco

Arby's

99c ONLY

Papa John's

Baskin-Robbins

E BASELINE RD

SUNLAND VILLAGE EAST GOLF COURSE

GREENFIELD GATEWAY

Walmart
Save money. Live better.

FoX FITNESS

BURGER KING

DUNKIN'

HOBBY LOBBY

Wendy's

Canes

Culver's

HIGLEY MARKETPLACE

BURGER KING

DO

McDonald's

fru's

SUBWAY

MESA PAVILIONS SOUTH

BURGER KING

Harkins THEATRES

OUTBACK STEAKHOUSE

Red Robin

Buffalo Wild Wings

Flame Broiler

Krispy Kreme

E GUADALUPE RD

HIGHLAND HIGH SCHOOL

SANTAN CHARTER HIGH SCHOOL

POWER COMMERCE PARK

250 ACRE Google DATA CENTER

S GREENFIELD RD

HIGLEY RD

S POWER RD

N SOSSAMAN RD

E WARNER RD

Location Overview

Mesa, AZ

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)
[\(Coworking Cafe, 2024\)](#)

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

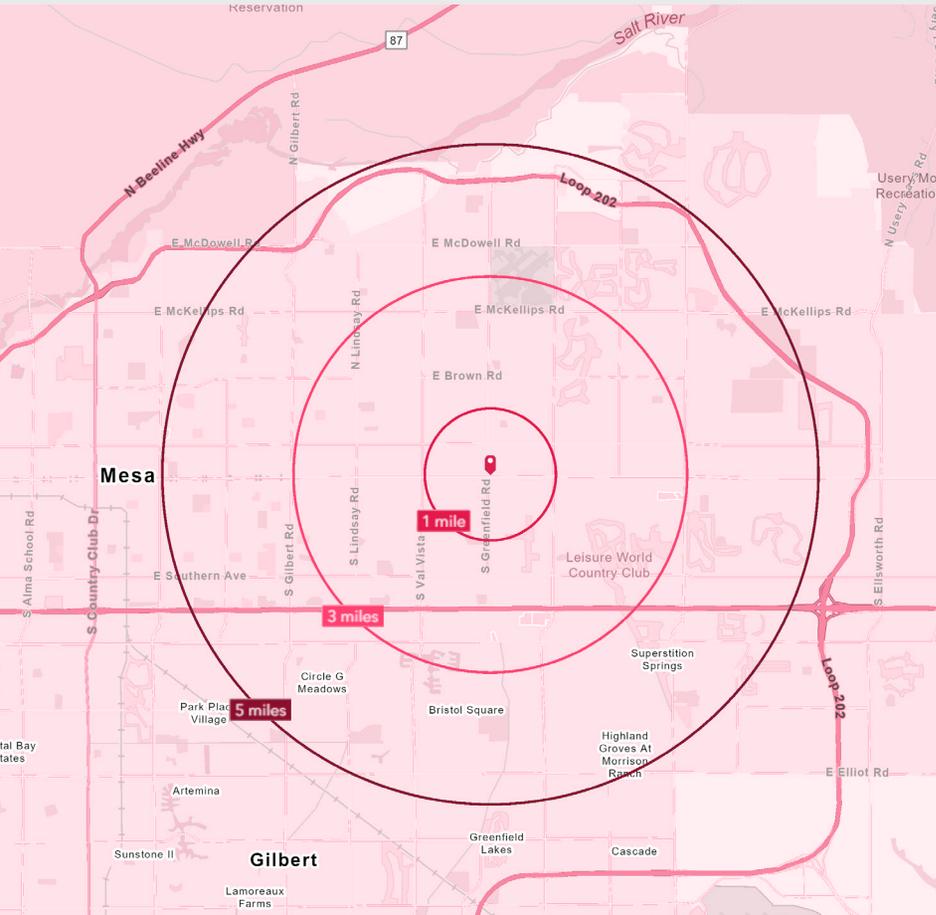
#11 Best-Run City in the US
[\(WalletHub, 2025\)](#)

TOP 40 Cities with the Best Public Schools in the US
[\(Niche, 2024\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	16,509	123,757	317,638
 Households	8,240	52,608	122,961
 Average Household Income	\$63,198	\$83,154	\$91,969
 Median Home Value	\$324,815	\$404,224	\$440,353



5 Mile Highlights

40.1
Median
Age

104K
Daytime
Employees

28%
Bachelor's Degree
or Higher

A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

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For More Information,
Please Contact an
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