

Class "A"

Orthodontics/Dental/Medical Office Building

6848 E. BROWN ROAD, MESA, AZ 85207

Free Standing Corner Location



FOR SALE OR LEASE

Bob Broyles

Senior Vice President

+1 602 222 5033

bob.broyles@colliers.com

Colliers

2390 E Camelback Rd, Ste 100

Phoenix, AZ 85016

602 222 5000

colliers.com/arizona

Class "A" Orthodontics Dental Office Building

6848 E. BROWN ROAD,
MESA, AZ 85207

RED MOUNTAIN PROFESSIONAL PARK

±3,546 SF on free-standing PAD

Price: \$1,198,500

Terms: Owner may carry financing

Lease Rate: \$26.00 SF/YR NNN

RE Taxes/Insurance/CAM Charges: \$4.56 PSF/Annum

6848 E. Brown Road offers a ±3,546 SF Class A Orthodontics / Dental facility located within the prestigious Red Mountain Professional Park in Mesa, AZ. Built in 2000 and renovated in 2017, this free-standing corner property features time-resistant architectural presence, excellent visibility, convenient access to SR Loop 202, and close proximity to multiple retail and medical facilities. Positioned within a 5-mile population of approximately 370,811, and within a 15-minute drive, with excellent demographic profile. The property is improved as a full-service Orthodontics / Dental use but could easily be converted to other healthcare users.

Property Highlights



High-visibility corner frontage with a robust 16,405 VPD on Brown Road - 25,858 VPD on Power Road



Open Floor plan - Fully Built Out



Ample parking with 6 counted spaces



Established medical and dental plaza setting



Strong patient demographics



Easy access to the 202 Freeway and SR 60



Strong demographics and visibility



6848 E. Brown Road,
Mesa, AZ 85207
±3,546 SF Available



COMMUNITY SUMMARY

6848 E Brown Rd, Mesa, Arizona, 85207
Drive Time: 15 minutes

370,871	0.44%	2.44	63.1	43.7	\$83,959	\$419,048	\$329,551	20.1%	54.2%	25.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.3%
Services

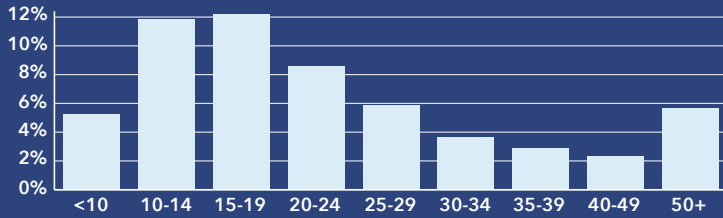


19.3%
Blue Collar

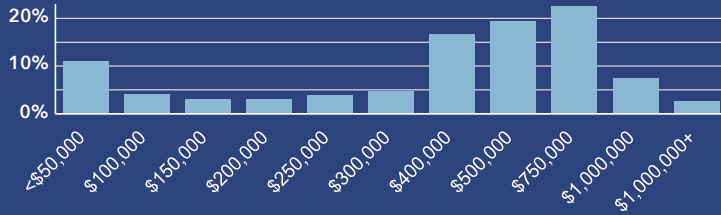


65.5%
White Collar

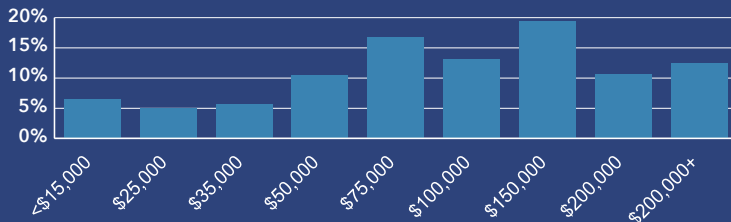
Mortgage as Percent of Salary



Home Value



Household Income

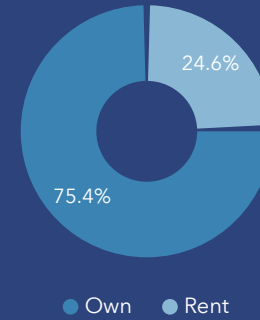


Age Profile: 5 Year Increments

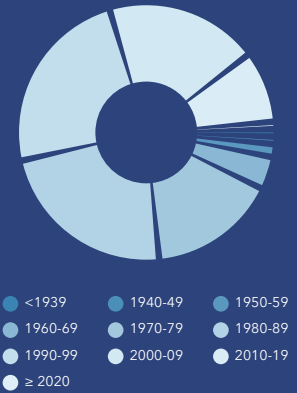


Dots show comparison to **Maricopa County**

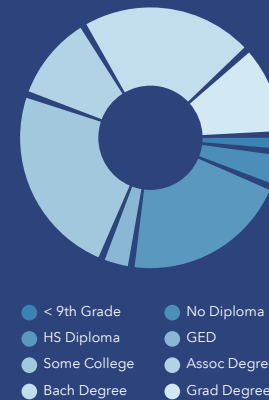
Home Ownership



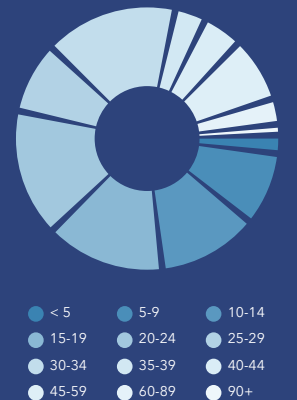
Housing: Year Built



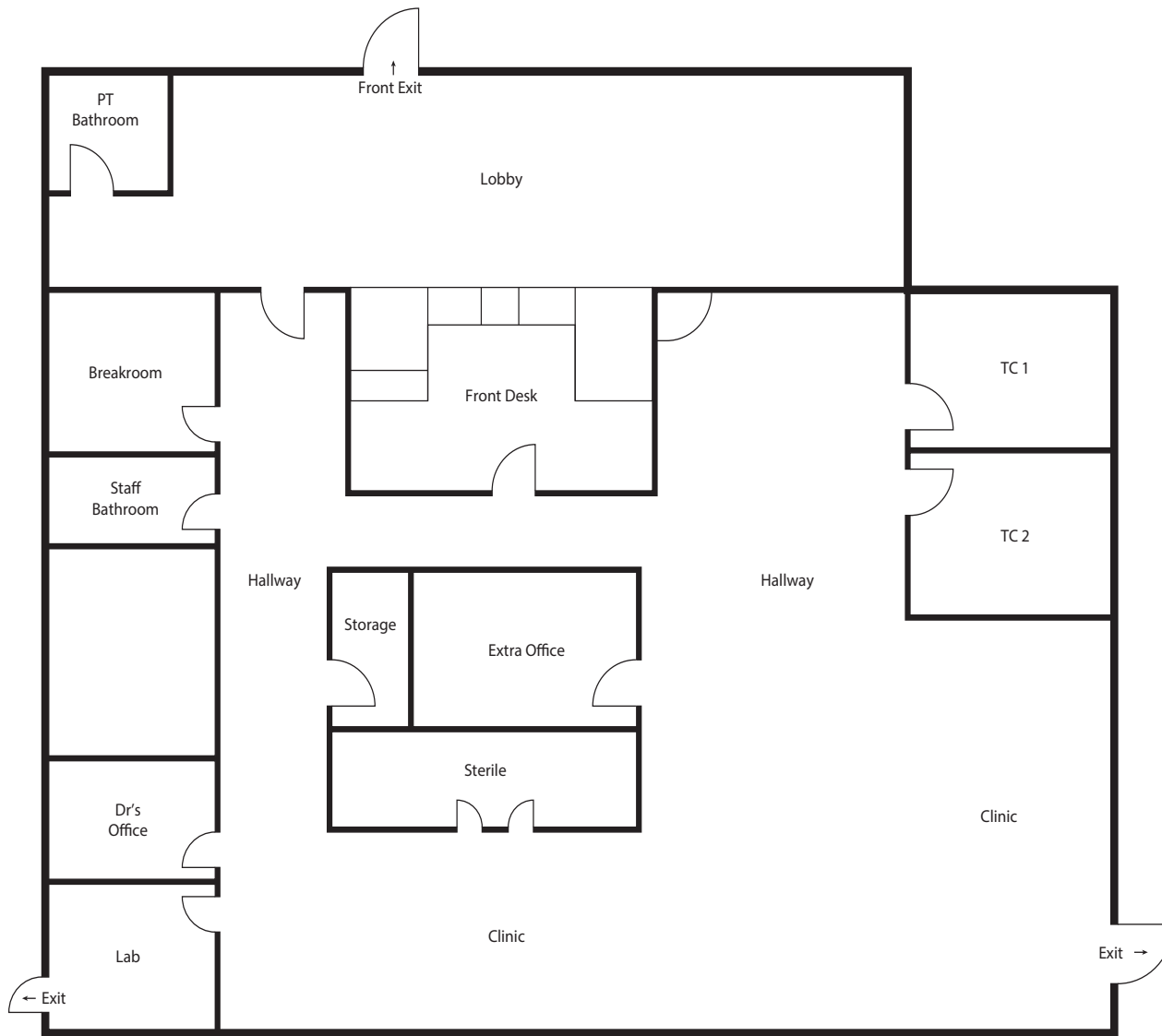
Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).



Floor Plan

±3,546
square feet
available

For more information, contact:

Bob Broyles

Senior Vice President
+1 602 222 5033
bob.broyles@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.

