

# 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**  
Available For Lease

**Matt Zaccardi**  
D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com

**Katy Haug**  
D: 480.623.2328  
M: 816.808.7347  
khaug@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 Comercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://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



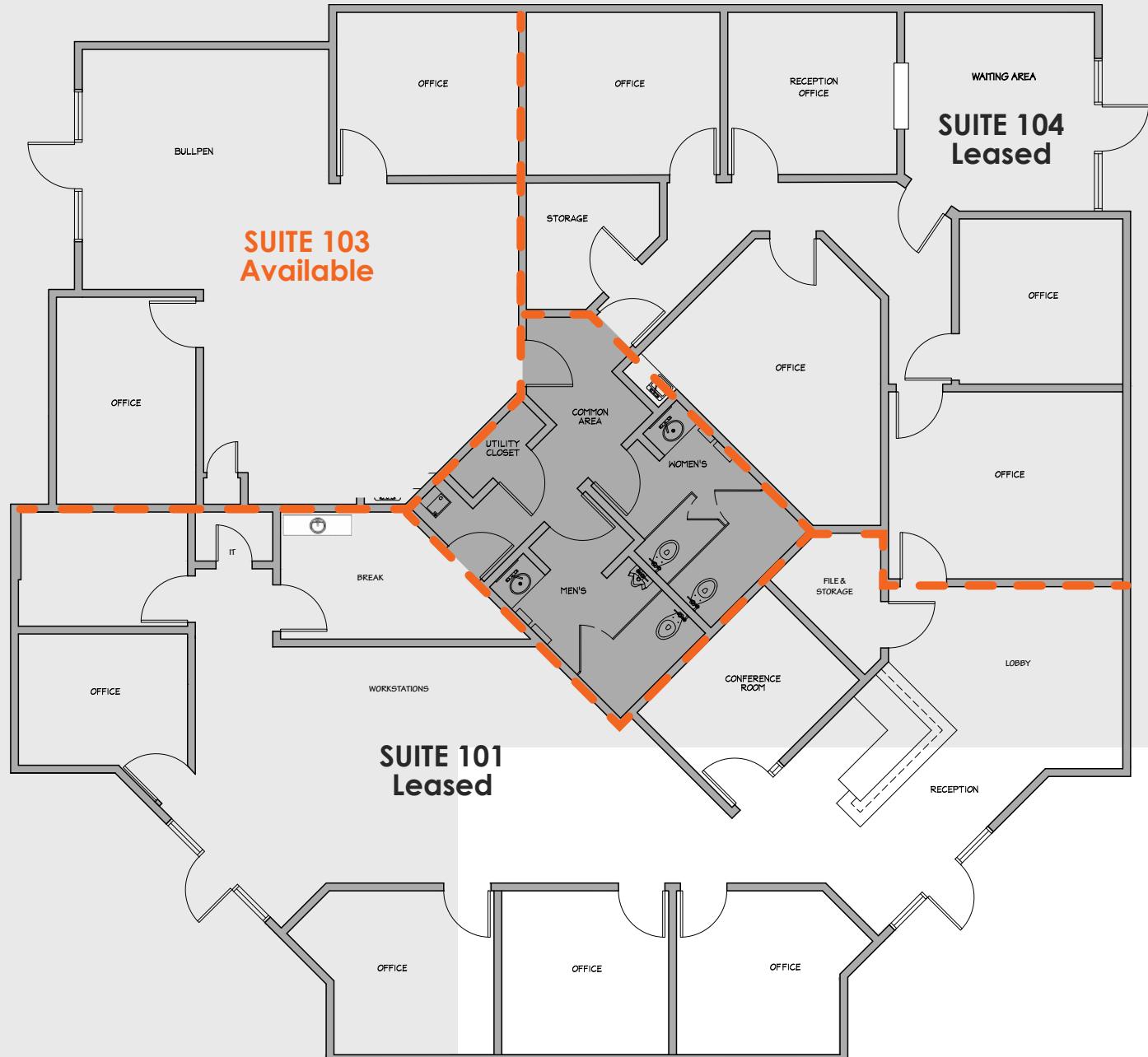
**Signage**  
Monument on E Brown Rd

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.

## Floor Plans

**Suite 103: \$20.00 PSF/YR MG**

- ±1,101 SF
- 2 Offices
- Bullpen







# 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)

**#11**

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

**TOP  
5**

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

**TOP  
40**

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



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	4,768	86,133	219,763
 <b>Households</b>	1,954	35,778	88,911
 <b>Average Household Income</b>	\$93,684	\$99,058	\$93,321
 <b>Median Home Value</b>	\$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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Exclusive Listing Agent:

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