



Mesa Shores Shopping Center

2344 E BASELINE RD, SUITE 104, MESA, AZ, 85204



Position your business in one of Mesa's most established and high-traffic retail corridors at Mesa Shores II, located at the signalized intersection of Baseline Road and Gilbert Road.

This well-positioned neighborhood center offers strong visibility, convenient access, and consistent daily traffic driven by surrounding dense residential communities and established retail synergy. The property features a functional layout with ample parking and multiple points of ingress/egress, supporting a wide range of retail, service, and restaurant users.

Mesa Shores II is surrounded by national and regional retailers, quick-service dining, and daily-needs amenities, making it a reliable destination for both local residents and commuters. The site benefits from strong demographics, steady population growth, and proximity to major East Valley employment corridors.

This is an excellent opportunity for tenants seeking a proven, high-traffic retail node with built-in demand and immediate customer flow.





Property Highlights:

- ±2,800 SF Available
- Ground Floor Retail/ Service Suite
- Competitive \$18.00/SF+NNN Lease Rate
- Located in Mesa Shores Shopping Center
- Monument and building signage available
- Dense infill trade area with a strong residential base
- ±30,000 VPD Baseline Road
- Signalized hard corner at Baseline Rd & Gilbert Rd
- Minutes from US-60 and Loop 202



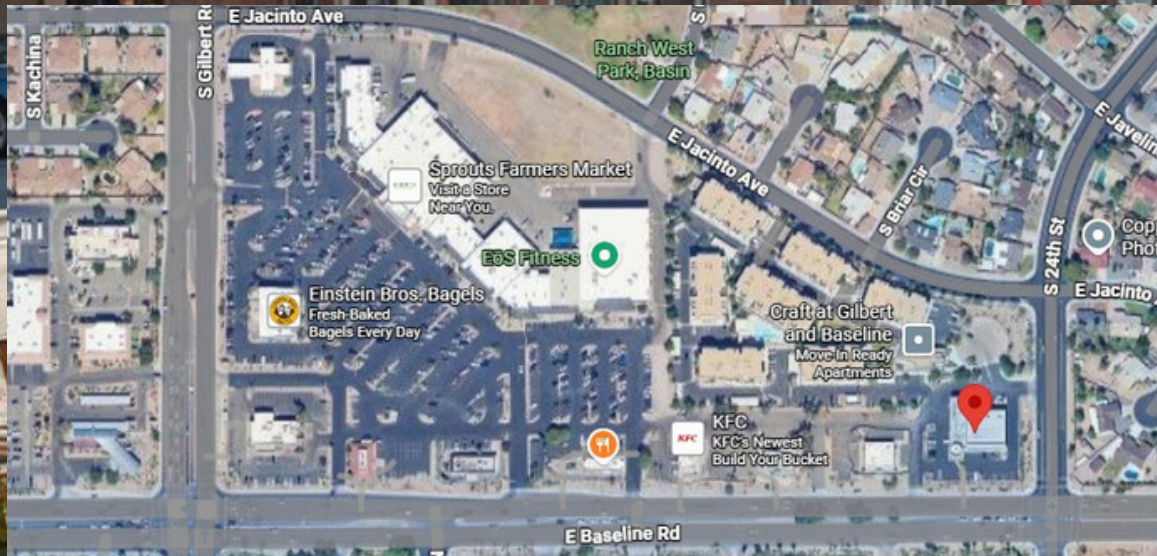
Property Overview

The property is located in one of Mesa's most established retail corridors, offering direct access to major arterial roadways and freeway systems. The intersection of Baseline Road and Gilbert Road serves as a primary commuter route, connecting surrounding residential communities to employment centers throughout the East Valley. This location provides strong accessibility to Mesa, Gilbert, Chandler, and Tempe, making it an ideal site for retail, service, or medical users seeking both visibility and convenience.



Neighborhood Overview – 2344 E Baseline Rd | Mesa, AZ

Strategically located at the signalized intersection of Baseline Road and Gilbert Road, this property sits within one of Mesa's most established and high-performing retail corridors. The area benefits from strong consumer demographics, consistent traffic flow, and a dense surrounding residential base that continues to drive long-term retail demand.



Area Overview – East Valley / Mesa

Mesa, Arizona, is one of the fastest-growing and most dynamic cities within the Phoenix Metropolitan Area, serving as a major economic and population hub in the East Valley. With a population exceeding 500,000 residents, Mesa continues to attract both businesses and residents due to its **affordability, accessibility, and strong economic fundamentals**.

Economic Growth & Market Strength

Mesa benefits from sustained population growth, business expansion, and continued investment across multiple sectors.

- Part of the rapidly expanding Phoenix MSA
- Strong in-migration trends are driving housing and retail demand
- Diverse economic base, including healthcare, education, aerospace, and technology
- Ongoing commercial and residential development throughout the East Valley

The city's growth trajectory continues to support long-term demand for retail, office, and industrial space.

Retail & Consumer Demand

Mesa's retail market is driven by a large and stable residential base, combined with strong household incomes and daily consumer traffic patterns.

- Dense suburban population with strong spending power
- High demand for neighborhood retail and service-based businesses
- Established retail corridors, including Baseline Rd, Southern Ave, and Power Rd
- Strong performance of grocery-anchored and service-oriented centers

These fundamentals create a reliable environment for tenant success and long-term occupancy.



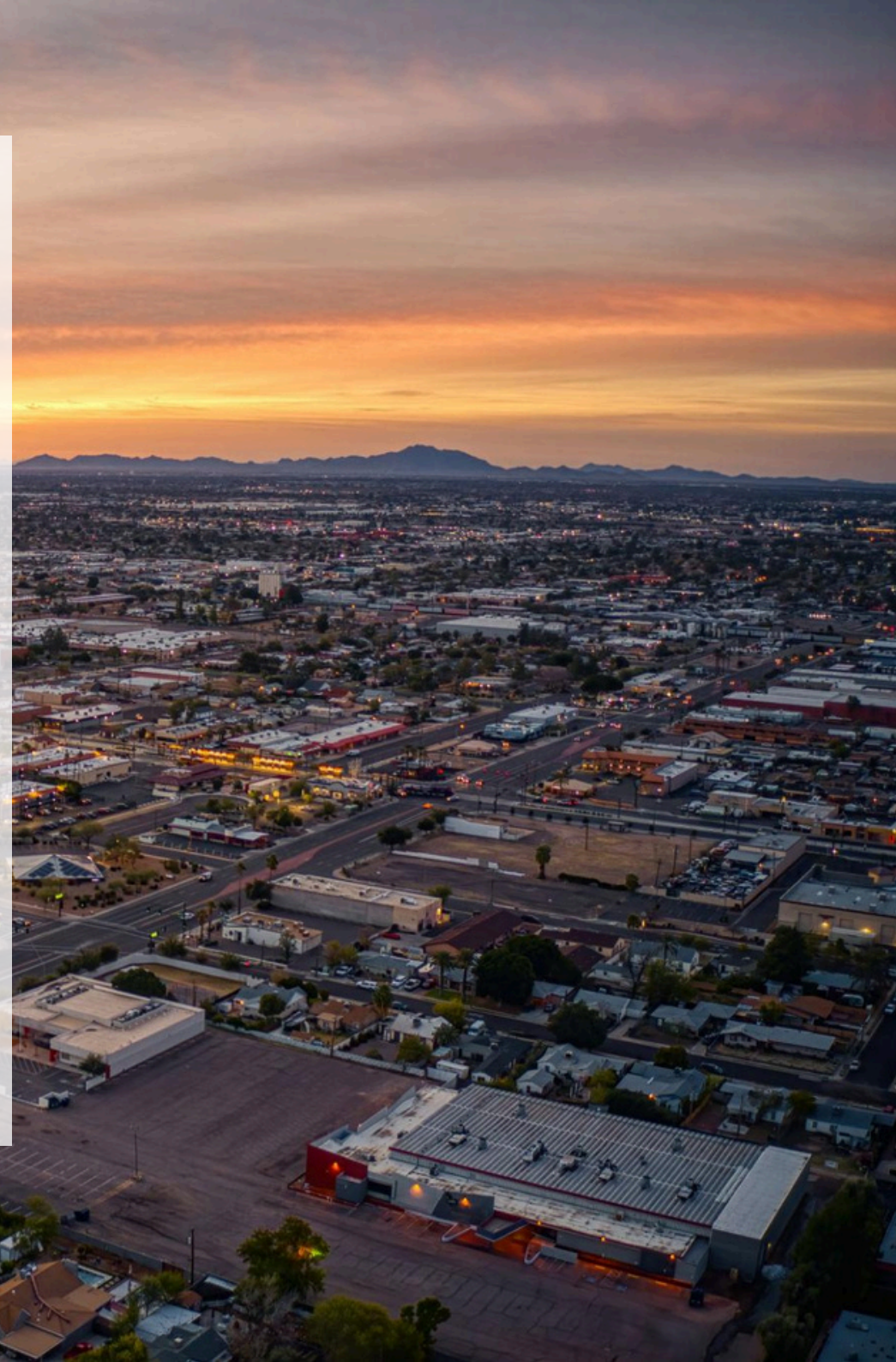
Major Employers Near the Property

The surrounding East Valley is home to a diverse mix of major employers, technology companies, healthcare providers, and advanced manufacturing operations. These employment centers drive the daytime population and support continued residential growth throughout Gilbert and Chandler.

Major employers within the greater trade area include:

- **Banner Health**
- **The Boeing Company (Mesa)**
- **Dexcom (Mesa Campus)**
- **Arizona State University – Polytechnic**
- **Mesa Public Schools**
- **Apple (Mesa Data Center)**
- **Amazon (Distribution & Logistics)**
- **Wells Fargo (Regional Operations)**
- **City of Mesa**

These employers contribute to the strong local workforce and high household incomes that support neighborhood retail and service-oriented businesses throughout the corridor.





**Navigate Realty Group | KW Commercial
Commercial Real Estate Advisory
Retail | Industrial | Office | Investment Sales**

Navigate Realty Group provides strategic commercial real estate advisory services throughout the Phoenix metropolitan area, with a strong focus on the East Valley, including Gilbert, Chandler, Mesa, and Scottsdale. Our team specializes in landlord representation, tenant representation, investment sales, and site selection for businesses and investors seeking to expand in one of the nation's fastest-growing markets.

Through market expertise, data-driven analysis, and targeted marketing strategies, Navigate Realty Group helps clients maximize property value and identify opportunities across the commercial real estate landscape.

Jon Hammond, CCIM
Director | KW Commercial
Navigate Realty Group
480-283-3740
jhammond@kwcommercial.com



Navigate Realty Group
830 S Higley Rd
Gilbert, AZ, 85296
480-418-7895

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