



TWO MEDICAL OFFICE SUITES AVAILABLE FOR SALE

855 E BROWN RD | MESA, AZ 85203

SALE PRICE: **\$765,000** • ±2,592 SF • \$295/SF • VACANT DELIVERY



TURN-KEY MEDICAL / DENTAL OFFICE CONDOS — SUITES 10 & 11

Delivered vacant at closing • Seller leaseback available up to 1 year

CONTACT

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ROYAL COMMERCIAL REAL ESTATE, LLC

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ABOUT THE OPPORTUNITY

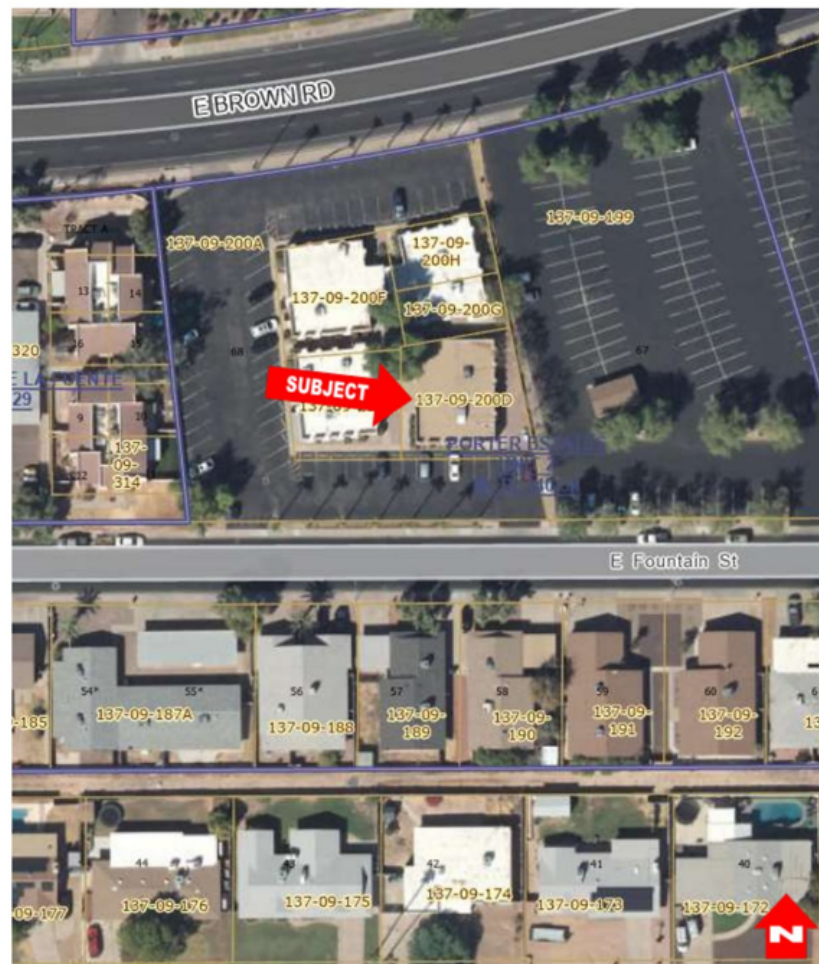
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855 E Brown Rd offers a rare turn-key medical/dental opportunity in Mesa's established East medical corridor, priced at **\$765,000** (≈\$295/SF on ±2,592 SF). The property comprises two contiguous condos — Suite 10 (±1,353 SF) and Suite 11 (±1,239 SF) — both **delivered vacant at closing**, ideal for an owner-user or investor seeking full control of the space.

Originally built out as a single dental office, both suites retain legacy clinical plumbing infrastructure, meaningfully reducing re-conversion costs for a future dental or medical user. Suite 10 features a general-medical build-out with sinks in exam rooms, a private physician's office with attached shower/bathroom, and its own private parking-lot entrance. Suite 11 offers an upgraded finish level throughout.

Recent capital improvements include a roof resurfaced in 2020, updated plumbing and electrical, and renovated interiors — completed items a buyer won't need to underwrite. Durable block-and-brick construction and an owner-managed HOA maintaining the common grounds — with all expenses passed through — keep ownership simple and carrying costs transparent.

Seller will consider a post-closing leaseback of up to one (1) year, providing in-place income during a buyer's transition or re-tenanting period.



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ABOUT THE PROPERTY



ADDRESS	855 E Brown Rd, Suites 10 & 11 Mesa, AZ 85203
APN	137-09-200F
SUBMARKET	Mesa East — Maricopa County
TOTAL SIZE	±2,592 SF (two suites)
YEAR BUILT	1975
CONSTRUCTION	Block & brick throughout
PRIMARY USE	Medical / Dental Office
SUITE BREAKDOWN	<u>Suite 10 ±1,353 SF</u> Medical build-out, exam sinks, private entrance <u>Suite 11 ±1,239 SF</u> Upgraded finishes throughout
OCCUPANCY	Delivered vacant at closing; optional seller leaseback up to 1 year
ROOF	Resurfaced 2020
PLUMBING	Recently updated; legacy dental infrastructure in place
HOA	Owner-managed HOA maintains common grounds; all expenses are pass-through
CONNECTIVITY	Cox service; CenturyLink fiber available
SALE PRICE	\$765,000 (≈\$295/SF)

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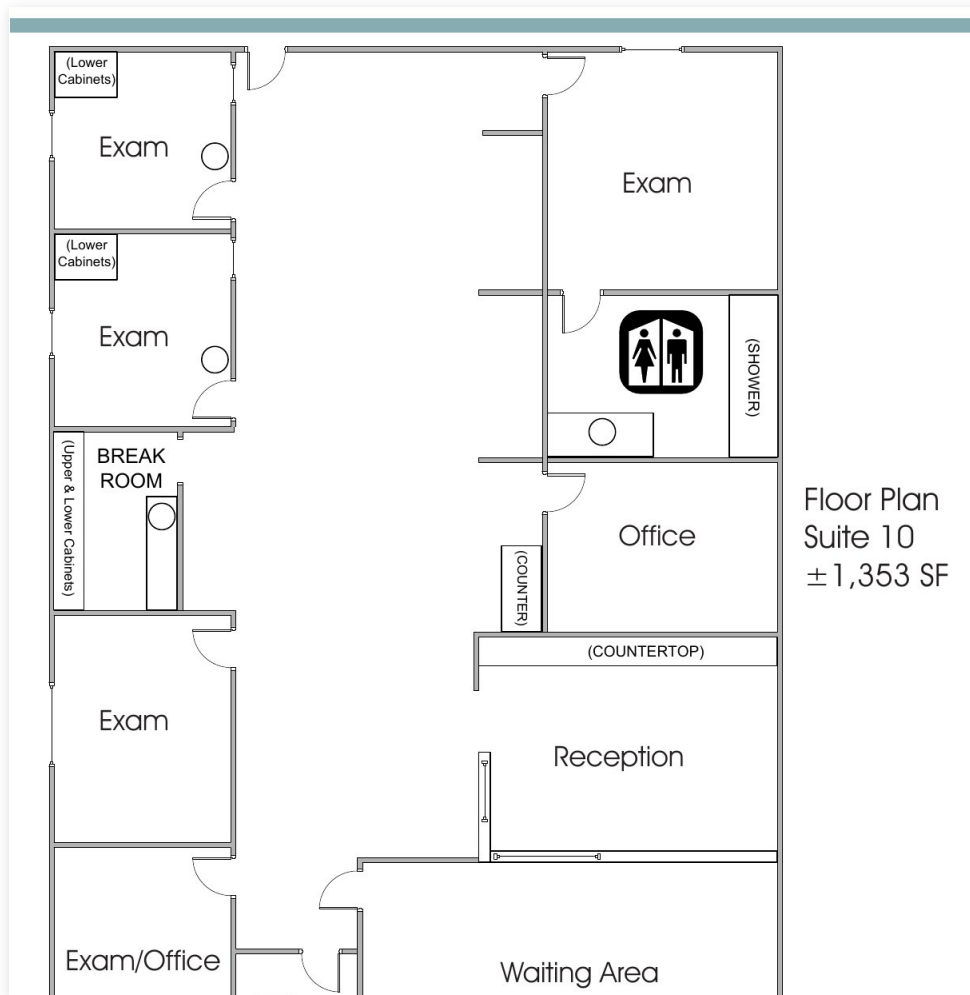
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SUITE 10 | $\pm 1,353$ SF

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- Turn-key general medical build-out
- (4) Exam rooms with lower cabinets
- Exam/Office flex room (plumbing stubbed)
- Sinks in exam rooms
- Private physician's office with attached shower/bathroom
- Reception & large waiting area
- Break room with upper & lower cabinets
- (2) Restrooms
- Separate private entrance to parking lot
- Wood shutter window coverings throughout

Delivered vacant at closing. Legacy dental plumbing may remain beneath current finishes, reducing re-conversion costs for a dental or medical user.



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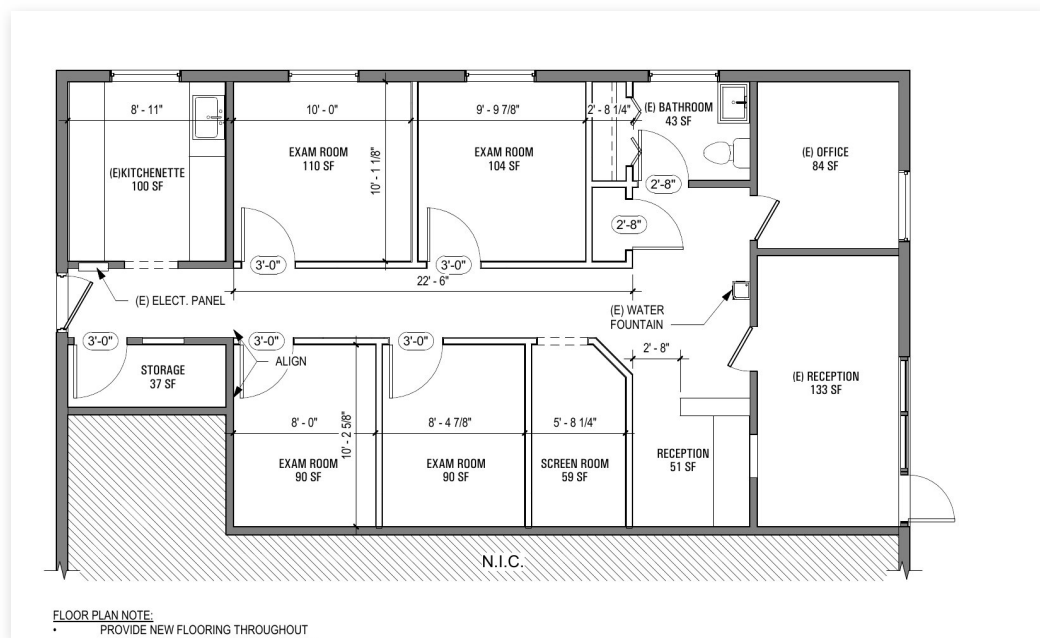
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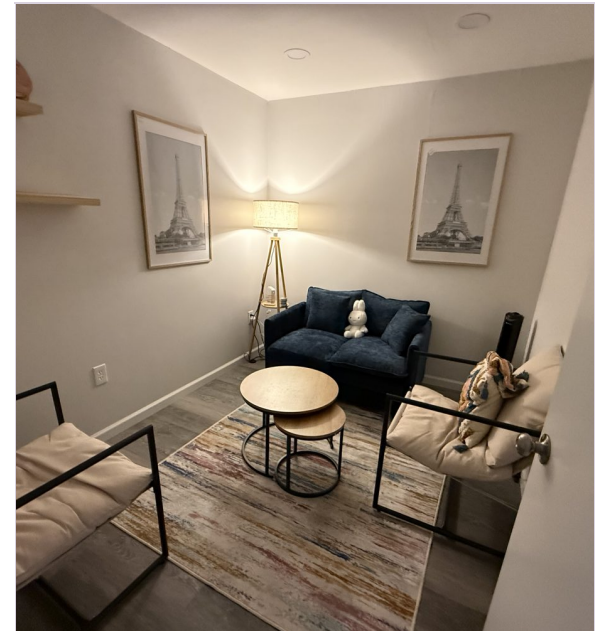
SUITE 11 | ±1,239 SF

- Upgraded finish level throughout
- (4) Exam rooms (90–110 SF each)
- Screen room
- Private office
- Dual reception areas
- Kitchenette
- Storage room
- Restroom
- New flooring, cabinets, casework & lighting per recent renovation scope



Floor plan shown reflects the renovated office layout. Offices not currently plumbed for sinks; original dental infrastructure may remain beneath finishes.

PROPERTY PHOTOS





LOCATION & AREA

855 E BROWN RD | MESA, AZ 85203

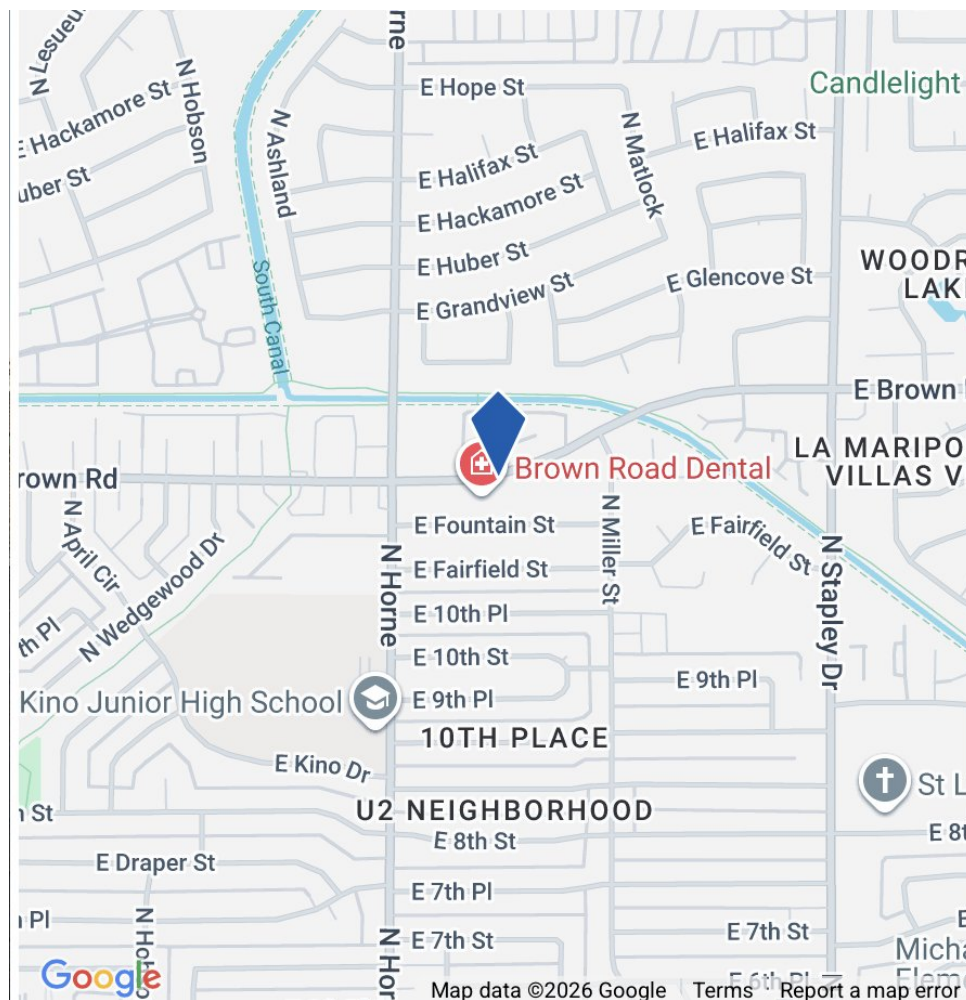
MESA EAST CORRIDOR

- Established medical & professional office corridor along E Brown Rd
- Surrounded by dense, established residential neighborhoods near Kino Junior High and downtown Mesa
- Consistent owner-user & investor demand for 1,500–3,000 SF single-story medical product

FREEWAY CONNECTIVITY

- **Loop 202** (Red Mountain Fwy) — ≈2 miles north via Stapley Dr or Gilbert Rd
- **US 60** (Superstition Fwy) — ≈2.5 miles south via Stapley Dr; 255,656 vehicles/day at the Mesa Dr–Stapley Dr segment and 247,660 vpd Stapley–Gilbert Rd
- **Loop 101** (Price Fwy) — ≈4 miles west; 223,237 vpd at the Loop 202 interchange and up to 257,384 vpd near Broadway Rd
- **Country Club Dr (SR-87)** — 24,544 vpd between University Dr & Brown Rd, ≈1.5 miles west of the subject

Traffic counts: ADOT 2024 Average Annual Daily Traffic Report (published June 2025) — the most recent official statewide AADT publication. Comparable Mesa/Tempe/Gilbert medical-office sales over the trailing 18 months range from approximately \$220–\$455/SF.



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AREA DEMOGRAPHICS

DEMOGRAPHICS	ZIP 85203	CITY OF MESA
POPULATION	38,035	≈511,800
MEDIAN AGE	33.2	37.4
MEDIAN HOUSEHOLD INCOME	\$73,578	\$82,752
AVG HOUSEHOLD INCOME	—	\$111,000+
PER CAPITA INCOME	\$35,587	\$51,477
MEDIAN HOME VALUE	\$439,100	\$440,800
MEDIAN GROSS RENT	\$1,534/mo	\$1,708/mo
AVG HOUSEHOLD SIZE	3.4	2.7
BACHELOR'S DEGREE+	28.3%	35%+
POPULATION DENSITY	4,314 / sq mi	—
BUSINESSES (ZIP)	733	—

Sources: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates (ZIP 85203 & City of Mesa); City of Mesa Office of Economic Development / Esri Business Analyst (2025). Figures are approximate and subject to independent verification.

MESA, ARIZONA

Mesa is Arizona's third-largest city with roughly 512,000 residents — larger than Atlanta, Miami, or Minneapolis — anchoring the East Valley of metro Phoenix. The city continues to add population and households, supporting durable demand for neighborhood-serving medical and dental services.

The subject's trade area along E Brown Rd features dense, established residential neighborhoods with an average household size of 3.4 in ZIP 85203 — a young, family-oriented patient base well suited to general dentistry, pediatrics, family practice, and behavioral health users.

Citywide, more than one-third of adults hold a bachelor's degree or higher and average household income exceeds \$111,000, while limited new supply of small-format medical condos keeps owner-user competition strong for well-located, clinically improved buildings like 855 E Brown Rd.

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