



±3,879 SF Available for Sublease | Fully Fixturized Restaurant with Patio

NEC

**DOBSON RD &
SOUTHERN AVE**

Mesa, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE: ±3,879 SF Plus Upstair Mezzanine / Available for Sublease, term ends August 31, 2034

ZONING: LC

PRICING: Call for Pricing

property highlights

- Located across from Mesa Community College
- Fronting Southern Ave with ±60,000 VPD
- Fully Fixturized Restaurant with walk-in cooler and patio.
- Below Market Lease Terms
- FFE list available upon request and available for purchase.

neighboring tenants



traffic count

ADOT 2024

Dobson Rd

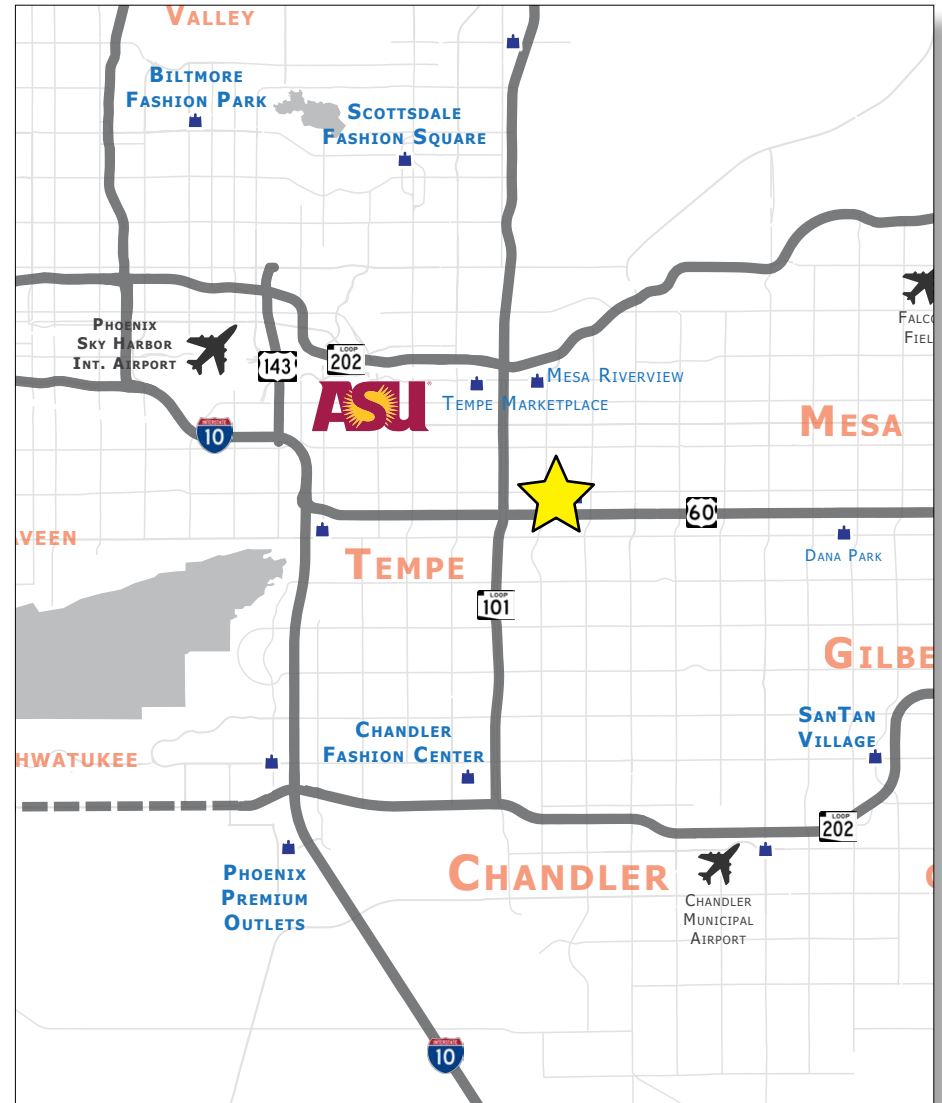
N ±26,159 VPD (NB & SB)

S ±76,783 VPD (NB & SB)

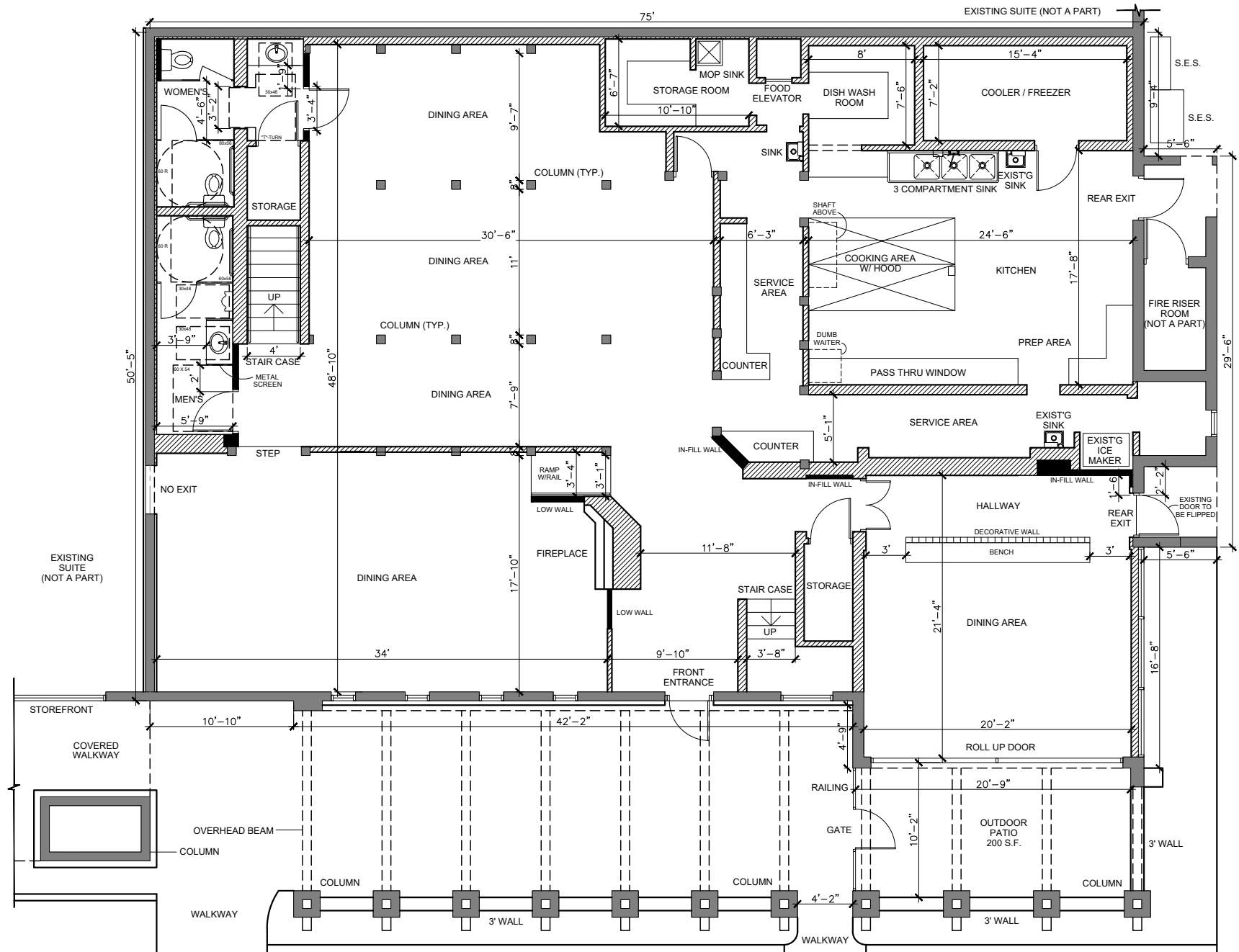
Southern Ave

E ±61,373 VPD (EB & WB)

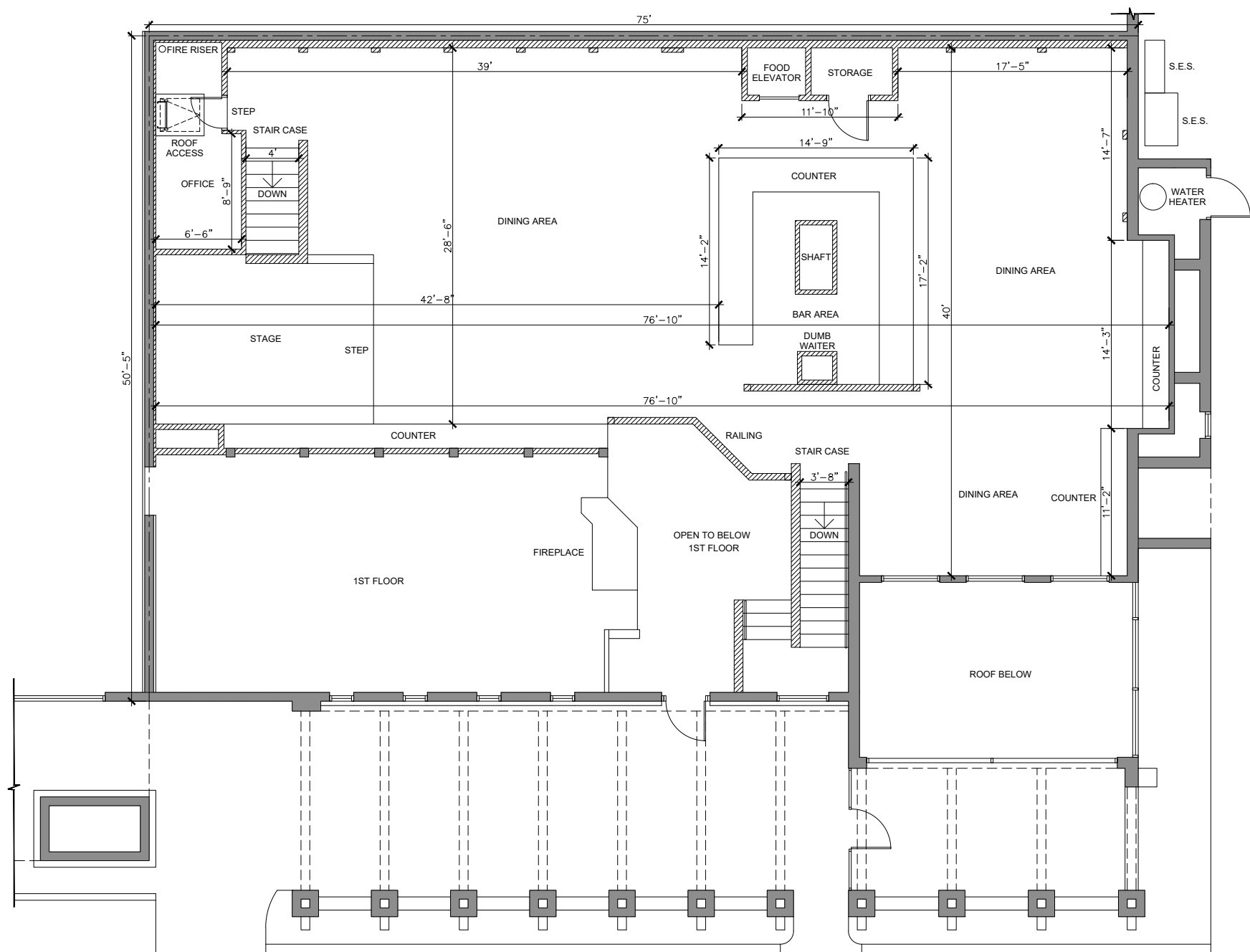
W ±31,089 VPD (EB & WB)



site plan | 1st floor



site plan | 2nd floor





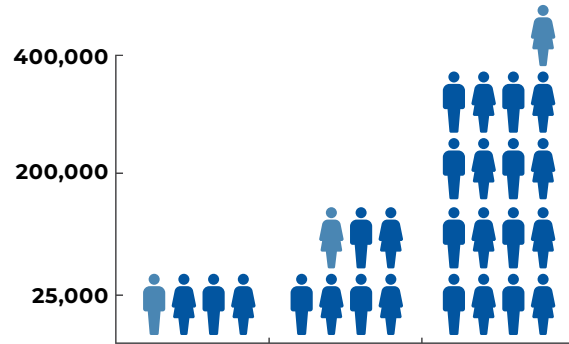
+3,879 SF Fully Fixtured Restaurant with Patio

zoom aerial



demographics overview

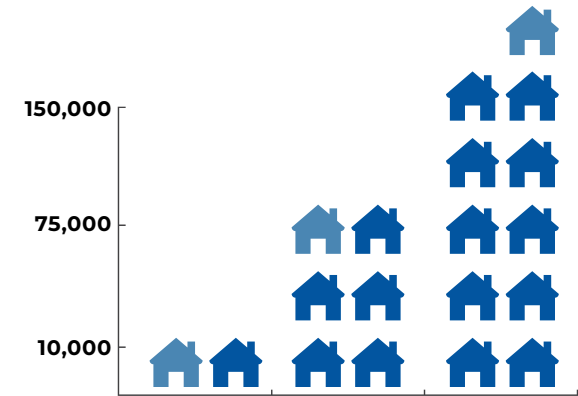
ESRI 2025



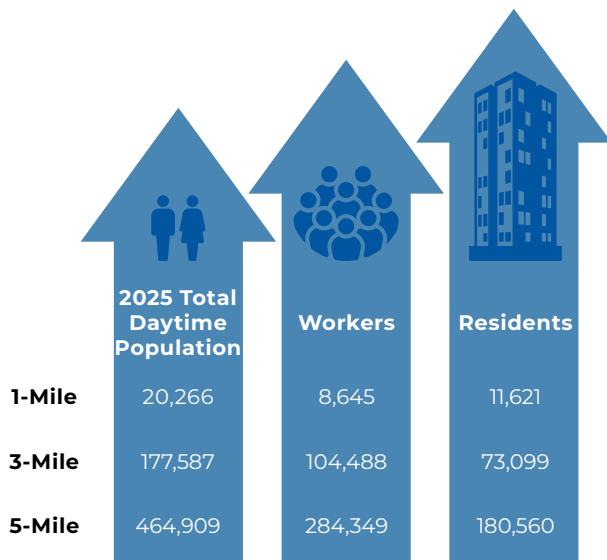
	1-Mile	3-Mile	5-Mile
2025 Total Population	25,403	167,171	400,490
2030 Total Population	26,095	172,694	416,657



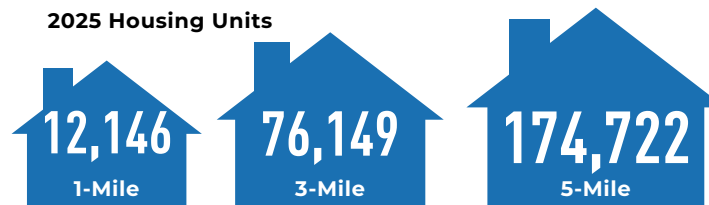
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$60,679	\$79,674	\$35,429
3-Mile	\$71,198	\$92,434	\$39,399
5-Mile	\$75,467	\$97,993	\$39,998



	1-Mile	3-Mile	5-Mile
2025 Households	11,215	70,780	162,616
2030 Households	11,669	74,219	172,447

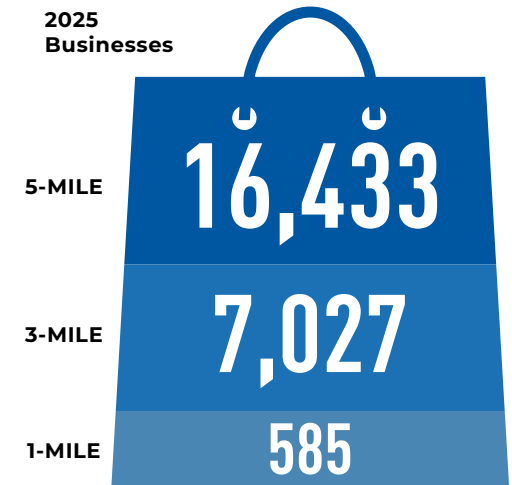


	2025 Total Daytime Population	Workers	Residents
1-Mile	20,266	8,645	11,621
3-Mile	177,587	104,488	73,099
5-Mile	464,909	284,349	180,560



2025 Housing Units			
	1-Mile	3-Mile	5-Mile
Owner Occupied	35.5%	44.5%	47.4%
Renter Occupied	64.5%	55.5%	52.6%

2025 Businesses





EXCLUSIVELY LISTED BY

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