

FOR LEASE – HIGH PROFILE SHOPPING CENTER

Dobson Plaza
Mesa, Arizona

Jeffrey T. Ramsey
(858) 477-7734 Mobile
JRAMSEY@RREG.COM



Property Name	Property Address	City	State	Zip Code	Intersection
Dobson Plaza	28 South Dobson Road	Mesa	Arizona	85202	Adj. SWC South Dobson Road and West Main Street

Total Square Feet	Year Built	Year Renovated	Site Parking	Major Tenants at Intersection
7,527	2006	2018	62 On-Site Parking Spaces	Mekong Plaza, H Mart and Safeway

Dobson Plaza



Adjacent to the Southwest Corner South Dobson Road and West Main Street

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

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REAL ESTATE GROUP

Property Summary

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Annual Lease Rate PSF	Annual CAM Estimate PSF	Date Available
101	The Kickin' Crab	3,627	-	-	-	Leased
103	Crafti Tea & Mocktail	1,202	-	-	-	Leased
104	Available	1,165	1,165	\$39.00	\$10.80	Available 11/1/25
105	Bellagio Vapor	1,533	-	-	-	Leased



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Highlights

- High Profile Location
- Synergistic Tenancy
- Across from Arizona's only H Mart
- Heavily Trafficked Intersection
- Dense Residential Population
- Small Shop Space
- Extremely Well Parked
- Located in Asian District Mesa AZ®
- Vibrant Location
- Pad to Mekong Plaza
- Large Daytime Population
- Tremendous Signage
- Unsurpassed Visibility
- Convertible to Other Uses

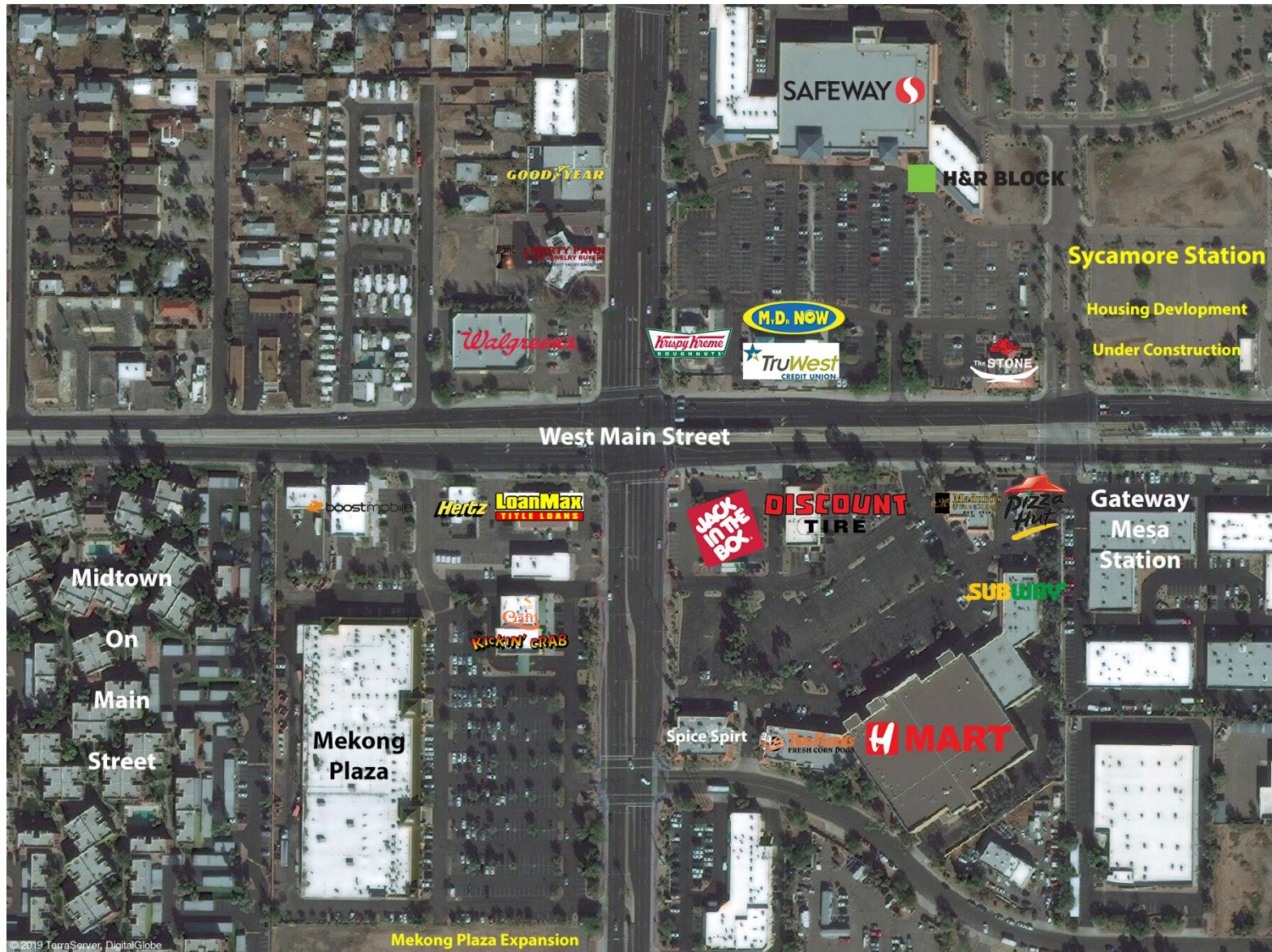
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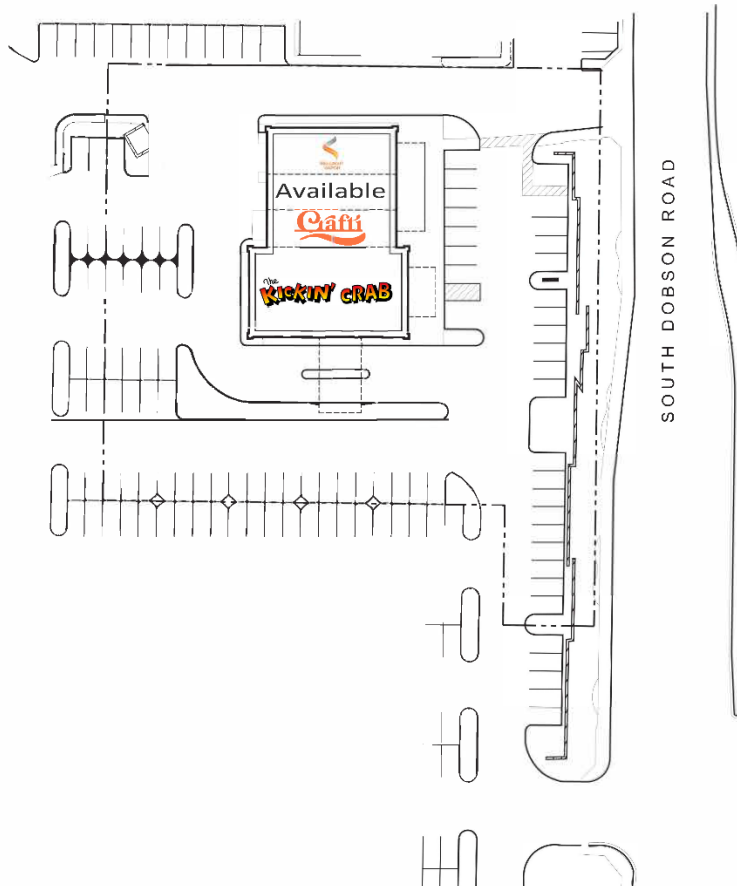
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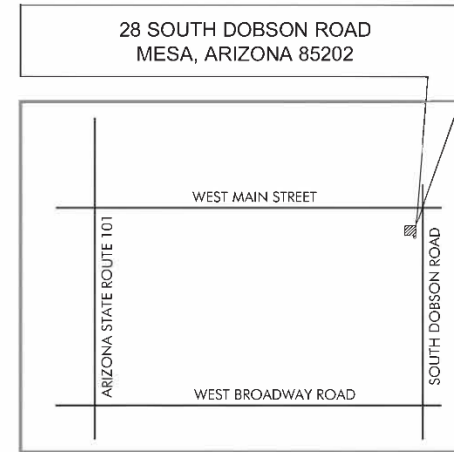
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28 PARTNERS, LLC

DOBSON PLAZA



VICINITY MAP
NOT TO SCALE



SUITE	TENANT	SF
101	The Kickin' Crab	±3,627 SF
103	Crafti Mocktail & Tea	±1,202 SF
104	Available	±1,165 SF
105	Bellagio Vapor	±1,533 SF



SITE PLAN

Scale: 1/8" = 1'-0"

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

MARCH 11, 2019
18116MMA

**McKenty
Malak**
ARCHITECTS
P.C.
10000 N. GILBERT AVENUE, SUITE 100
DOWNEY, CALIFORNIA 90241
TEL: (714) 962-1000
WWW.MCKENTYMALAK.COM

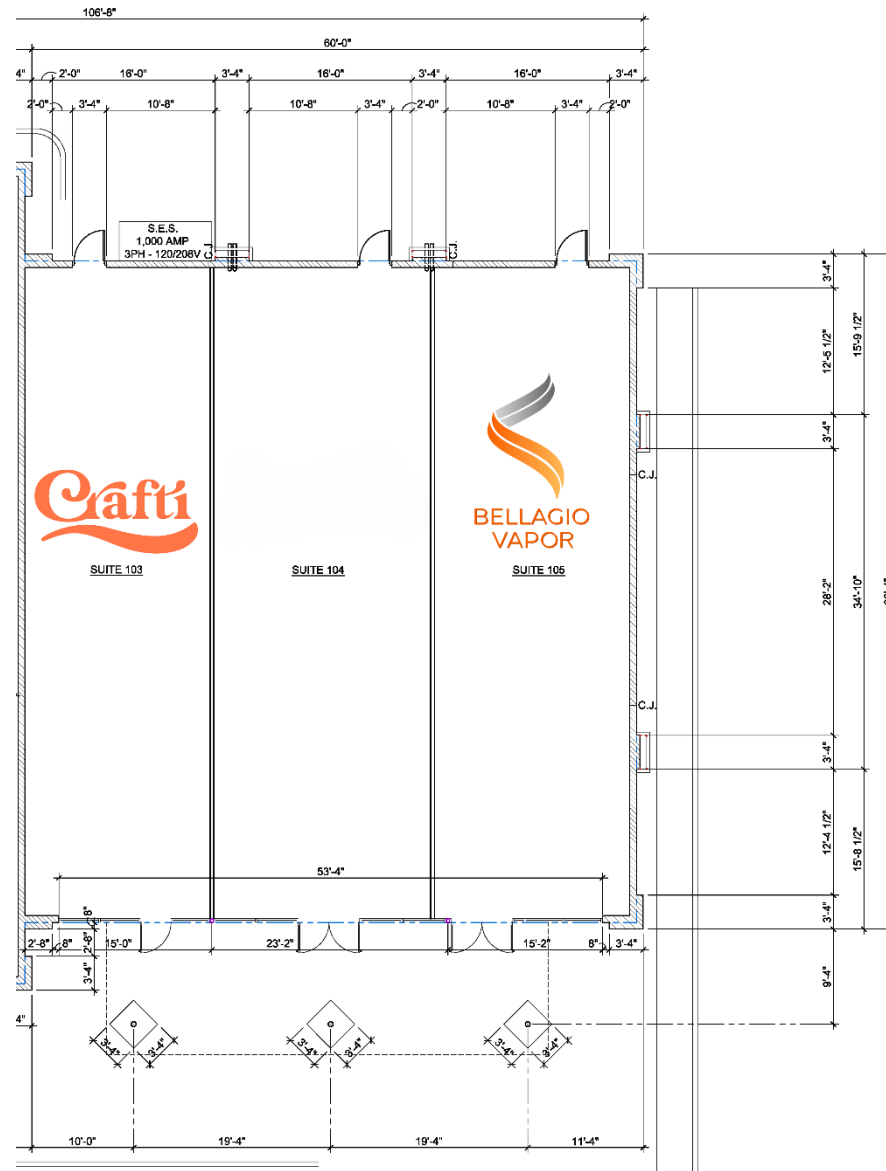
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Demographic Summary

Description	1 Mile	2 Mile	3 Mile
Population			
2020 Census	22,368	76,227	152,055
2024 Estimate	22,990	79,163	157,923
2029 Projection	23,396	81,400	162,400
Households			
2020 Census	9,092	31,788	63,713
2024 Estimate	9,347	33,304	66,384
2029 Projection	9,518	34,529	68,538
2024 Est. Average Household Income	\$ 70,133	\$ 71,028	\$ 73,175

Source: Environics Analytics

Traffic Summary

Traffic	Cars per 24 Hours	Year Conducted
South Dobson Road (south of West Main Street)	29,800	2022
South Dobson Road (north of West Main Street)	24,200	2022
West Main Street (west of South Dobson Road)	13,800	2022
West Main Street (east of South Dobson Road)	13,100	2022

Source: City of Mesa

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