

Property Summary

AVAILABLE ± 30,000 SF LOT SIZE

Conceptual Rendering

Ground Lease (GL) or Build-to-Suit (BTS)



Location Highlights

- Anchored Center: Food City, CVS & Burger King
- Suggested Use: Coffee shop with drive thru
- Exceptional visibility on Brown Road heading eastbound
- Strong traffic counts

Traffic Counts

MESA DR (N/S)	15,300 vehicles per day
BROWN RD (E/W)	18,900 vehicles per day

Sites USA/Regis, 2024

W-SWC Mesa Dr & Brown Rd
MESA, AZ 85201 | APN # 137-19-691

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Parcel Map

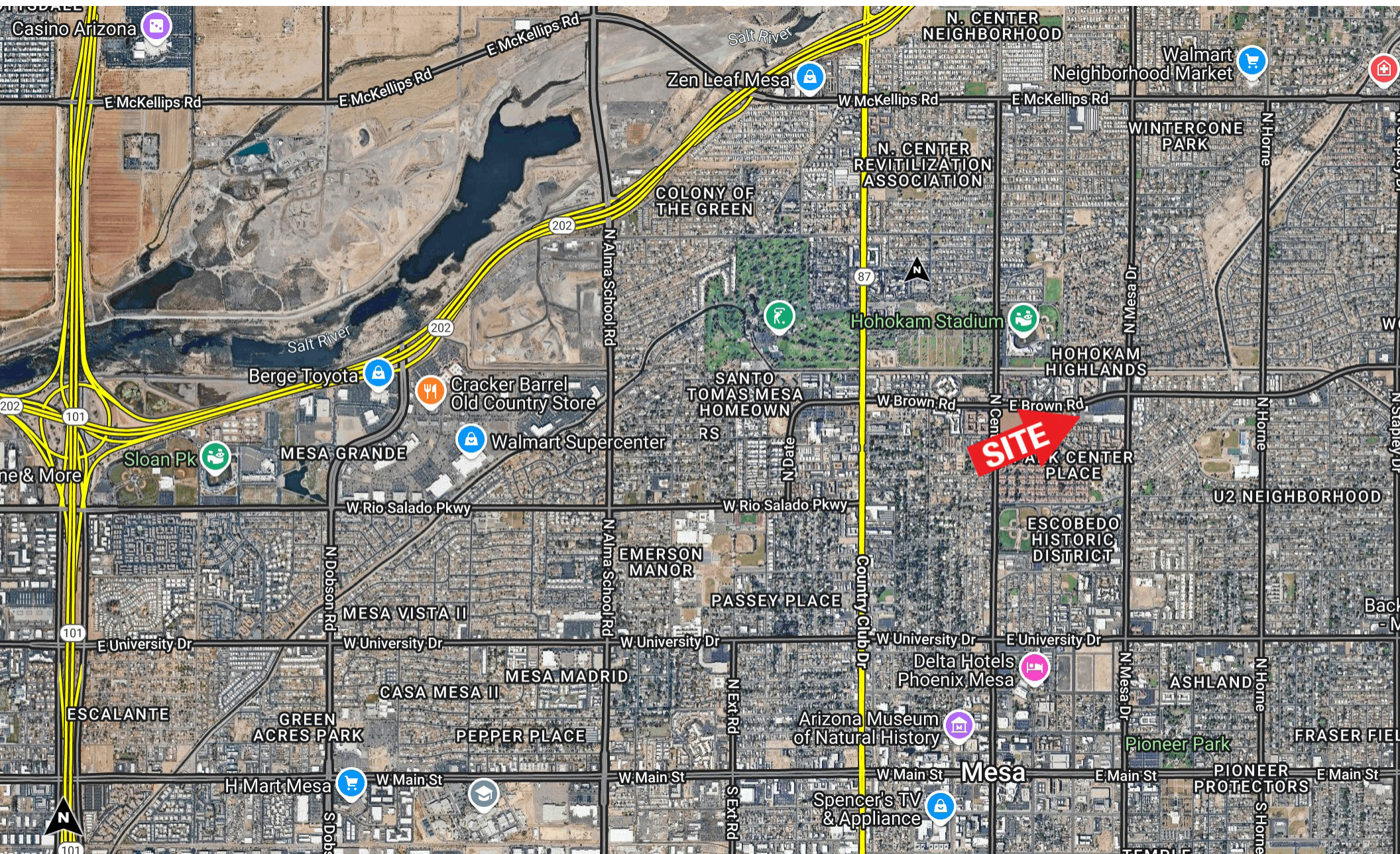


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Aerial Map



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Conceptual Renderings

Demographics

(Source: Sites USA)

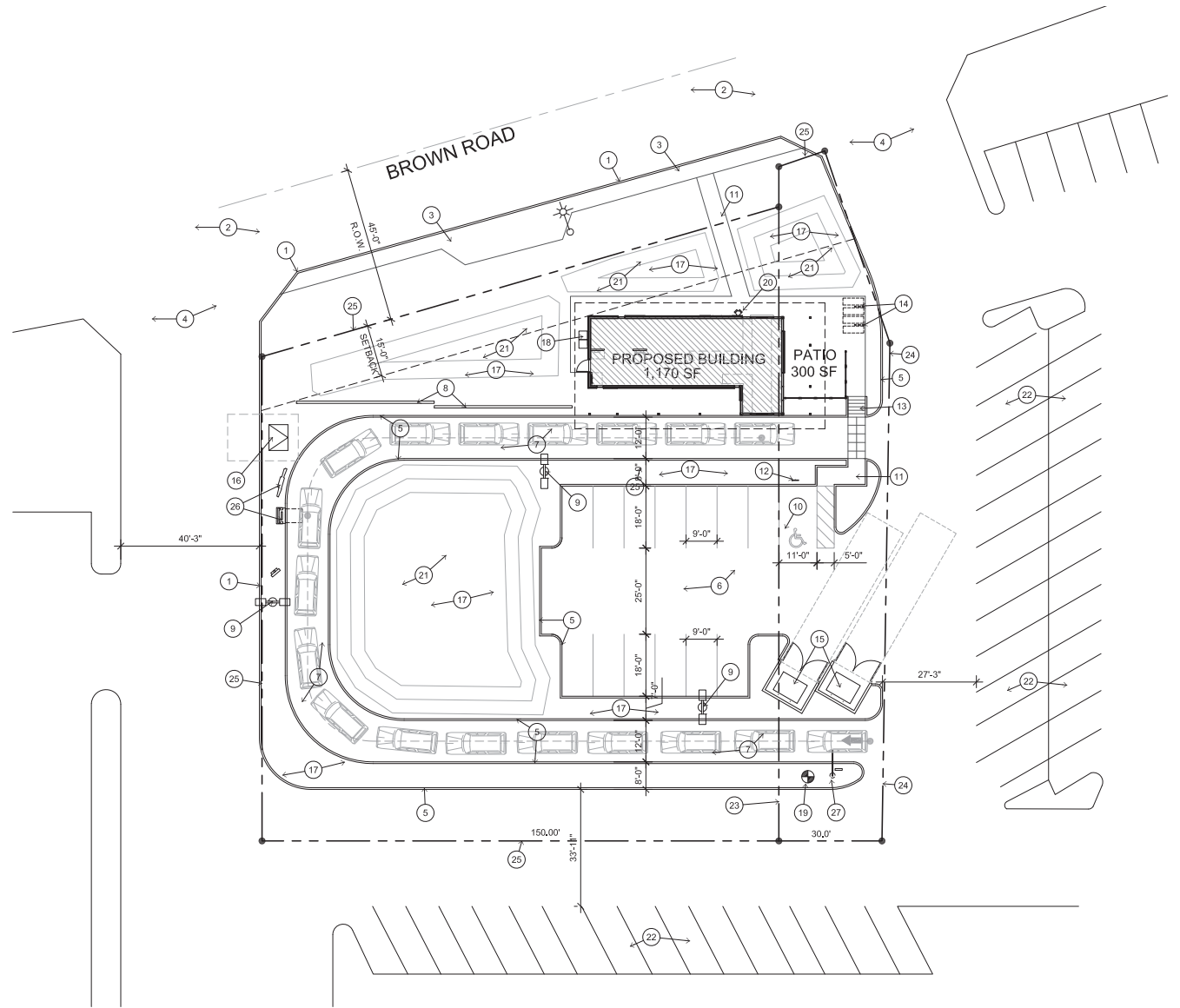
	1 Mile	3 Mile	5 Mile
Est. Population (2025)	21,594	140,738	312,354
Projected Pop. (2030)	20,620	136,137	303,383
Est. Avg. Household Income (2025)	\$86,076	\$94,606	\$99,074
Projected Avg HH Income (2030)	\$84,877	\$92,610	\$97,249
Average Household Size	3.1	3.2	3.1
Total Daytime Employees	5,010	42,717	112,913
Median Age	34.8	33.2	34.9

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Exclusively listed by

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