

Tempe Marketplace
 Harkins **AM** FOREVER 21 **ANNIE'S**
 ULTA **ROSS** OLD NAVY **Michael's** rack
 FIVE BEE'W **WorldMarket** Marshalls **JCPenney**
 FAMOUS **BUY** Total Wine **PartySmart** **DSW**

**2ND GEN
 RESTAURANT
 SPACE
 AVAILABLE**



MESA RIVERVIEW

Southwest Corner of Dobson Rd and Loop 202
 Mesa, AZ 85201

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MESA RIVERVIEW SHOPPING CENTER



◆ LAST ±35,000 SF BOX, PADS, AND SHOP SPACES AVAILABLE

Property Highlights

- Located within a 250 acre mixed use destination totaling over 1 million square feet, delivering sustained traffic and a built-in customer base
- Strong anchor lineup including Bass Pro Shops, Walmart, Home Depot, Burlington, Ross, Boot Barn, Esporta, and a 16 screen cinema driving consistent daily and weekend visits
- Diverse tenant mix with 30+ restaurants and new experiential users like KPOT BBQ & Hot Pot, Dink & Dine Pickle Park, Taroko Sports, and Slick City Action Park supporting extended dwell time
- Exceptional visibility and access at N. Dobson Road and Loop 202, surrounded by Sloan Park, Riverview Park, hotels, office parks, and rapidly growing East Valley residential density

Traffic Counts

| | |
|--------------|--------------------|
| Dobson Rd | 26,086 CPD |
| Loop 202 | 137,260 CPD |
| Total | 163,346 CPD |

Demographics

| | 1 mi | 3 mi | 5 mi |
|----------------------|-----------|----------|----------|
| Estimated Population | 10,352 | 128,442 | 347,133 |
| Estimated Households | 4,240 | 55,184 | 142,702 |
| Avg Household Income | \$118,361 | \$82,118 | \$98,887 |
| Daytime Population | 4,991 | 51,957 | 143,082 |

Source: SitesUSA

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SITE PLAN

| TENANT | SQ FT | TENANT | SQ FT | TENANT | SQ FT | TENANT | SQ FT |
|------------------------------|---------|-----------------------------|--------------|----------------------------|--------------|--------------------------------|---------------|
| 1 Walmart | 208,000 | 25 IHOP | 4,554 | 48 Available | 1,400 | 77 Spring AT&T | 2,400 |
| 2 Home Depot | 102,589 | 26 Taco Bell | 3,200 | 49 AZ Chimney Cakes | 1,640 | 78 Mountain Mike's Pizza | 3,316 |
| 3 Uptown Cheapskate | 6,648 | 27 Panda Express | 2,500 | 50 Sanctuary Games | 1,626 | 79 Pamper Me Nail and Spa | 1,400 |
| 4 Taroko | 17,992 | 28 Comerica Bank | 3,500 | 51 La Michoacana | 1,628 | 80 Hollywood Beauty | 1,200 |
| 5 Slick City | 42,332 | 29 Starbucks Coffee | 2,100 | 52 Available | 1,748 | 81 Options Medical Weight Loss | 1,200 |
| 6 Esporta | 42,000 | 30 Available | 2,400 | 53 Ritos Mexican Food | 4,884 | 82 Mesa Dental Home | 1,200 |
| 7 Peter Piper Pizza | 10,000 | (2nd Gen Restaurant) | | 54 Copper State Taphouse | 2,180 | 83 Express Employment | 1,200 |
| 8 Dollar Tree | 10,400 | 31 Mattress Firm | 4,000 | 55 Cinemark | 59,389 | 84 America's Best Contacts | 4,685 |
| 9 Ski Pro | 15,000 | 32 Jersey Mike's Subs | 1,400 | 57 Fazoli's | 3,004 | 85 Great Clips | 975 |
| 10 The Foundry | 3,000 | 33 Aspen Dental | 3,500 | 58 El Pollo Loco | 4,000 | 86 Sally Beauty Supply | 1,300 |
| 11 KPOT Korean BBQ & Hot Pot | 7,995 | 34 Famous Dave's | 7,500 | 59 Pier 88 | 7,500 | 87 Petco | 15,000 |
| 12 Paris Nails | 2,400 | 35 Carl's Jr. | 2,600 | 60 Chili's | 5,751 | 88 Ross Dress for Less | 28,000 |
| 13 Xing Fu Tang | 1,300 | 36 Bass Pro Shops | 170,000 | 61 Cracker Barrel | 10,500 | 89 Burlington | 29,960 |
| 14 Mensho Ramen | 2,400 | 36A Raising Cane's | 3,198 | 65 T-Mobile | 2,100 | 90 Centerwell (Humana) | 7,000 |
| 15 Gentleman Joe's | 1,100 | 37 Dink & Dine Pickle Park | 61,938 | 66 Pearle Vision | 1,440 | 91 Scrubs & Beyond | 4,000 |
| 16 Tapestry Insurance Group | 3,000 | 38 Mesa Police Department | 300 | 67 Sport Clips | 1,050 | 92 DXL | 6,500 |
| 17 BoSa Donuts | 2,230 | 39 The Bridge Improv | 4,882 | 68 Subway | 1,320 | 93 Boot Barn | 28,800 |
| 18 Elements Massage | 1,200 | 40 Salon Boutique | 10,494 | 69 Wingstop Restaurant | 1,291 | 94 Available | 35,000 |
| 19 ATI Physical Therapy | 2,100 | 41 AZ Laser Studio | 1,655 | 71 Rubio's Coastal Grill | 2,400 | 95 Skechers | 12,300 |
| 20 Henhouse Cafe | 5,100 | 42 Modern Body Wellness | 1,526 | 72 Red Wing Shoes | 1,670 | K95 Available | 6,500 |
| 21 Circle K | 9,332 | 43 AZ Scalp Doctor | 1,626 | 73 Yogi's Teriyaki & Grill | 2,483 | K96 Available | 7,000 |
| 22 Bank of Arizona, N.A. | 7,000 | 44 Available | 1,626 | 74 Available | 2,450 | | |
| 23 Chick-fil-A | 4,311 | 45 Swim School | 8,185 | 75 GNC | 1,260 | | |
| 24 McDonald's | 4,875 | 46 Available | 1,574 | 76 Verizon Wireless | 2,217 | | |
| | | 47 Makitto Sushi | 1,710 | | | | |

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

| | TYPE | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------------|-----------|-----------|-----------|
|  | 2026 TOTAL POPULATION | 10,352 | 128,442 | 347,133 |
|  | 2026 TOTAL HOUSEHOLDS | 4,240 | 55,184 | 142,702 |
|  | MEDIAN HOUSEHOLD INCOME | \$118,361 | \$82,118 | \$98,887 |
|  | 2026 MEDIAN HOME VALUE | \$374,839 | \$332,556 | \$420,074 |
|  | 2026 TOTAL EMPLOYEES | 4,991 | 51,957 | 143,082 |
|  | 2026 TOTAL BUSINESSES | 380 | 5,776 | 17,692 |

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