

El Dorado Commerce Center

6344 E Brown Rd, Mesa, AZ 85205

SALE PRICE: \$960,820.55 | CAP RATE: 7.25%



**Multi-Tenant Office
Investment Opportunity**

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORPAC

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Executive Summary

CPI is pleased to present the opportunity to acquire El Dorado Commerce Center at 6344 E Brown Rd, a **4,500 SF multi-tenant leased general office building** located in Mesa, Arizona. This offering represents an ideal passive investment, well-suited for a 1031 exchange buyer or hands-off investor seeking **stable income and long-term value appreciation** in a supply-constrained East Valley submarket.

The property is **100% leased** to a complementary mix of regional service providers: Just 1 Life Services (Suites 101 and 104) and Polite Pest Co. (Suite 103). Both tenants operate within essential, recession-resistant sectors, providing dependable in-place income supported by consistent demand. The tenancy anchors the asset with **established, service-oriented operators** and delivers secure cash flow from day one.

The building features a **highly functional layout** across three suites, including reception areas, private offices, common restrooms, and a conference room. This move-in-ready configuration is ideally suited for behavioral healthcare and professional services, ensuring long-term usability and minimal future capital expenditure.

Strategically located on E Brown Rd with ingress and egress at E Brown Rd and N 64th St, the property offers **exceptional regional connectivity** throughout the greater Phoenix metro. This investment is well positioned to benefit from the market's continued flight to quality, as demand remains strongest for fully leased assets in prime infill locations. With consistent tenant demand in the Mesa East office submarket, 6344 E Brown Rd offers a rare opportunity to acquire a stabilized asset with **durable income and long-term growth potential**.

Submarket Overview

Mesa East Office

The Mesa East office submarket is a fundamentally stable commercial hub in the Phoenix metropolitan area. Benefiting from its established location, Mesa East provides businesses with reliable access to the East Valley's labor pool and amenities. For investors, this translates into a mature, balanced environment with consistent performance and a solid foundation for continued appreciation.

Steady Market Fundamentals & Tenant Demand

The submarket maintains a balanced office vacancy rate of 10.6% as of the first quarter of 2026, a figure that perfectly matches the submarket's five-year historical average of 10.6%. For assets in the 1 & 2 Star category, the story is even more compelling: the vacancy rate is an incredibly low 4.6%. This market stability is further evidenced by a positive net absorption of 48,000 SF over the past year, indicating that tenant demand provides a secure foundation for long-term investment.

Competitive Rental Rates & Consistent Performance

The desirability of the Mesa East corridor allows landlords to maintain competitive rental rates, with the average asking rent of approximately \$26.00/SF offering an attractive alternative to the wider Phoenix market average of \$30.00/SF. While recent year-over-year rent growth has been steady at 2.3%, the submarket's 10-year average rent growth stands at a healthy 4.5%, signaling consistent long-term performance. While there is currently no office space under construction, confidence in the area's future is evidenced by proposed developments like the 157,500 SF Waypoint V project, which will continue to attract high-caliber tenants and elevate the submarket's profile.

A Liquid & Reliable Investment Market

The Mesa East submarket is a reliable target for investors, proven by \$32.2 million in sales volume over the past 12 months across 37 traded office properties. With average market pricing estimated at an accessible \$190/SF compared to the metro average of \$203/SF, the area continues to attract capital flow, backed by a strong historical 10-year average sales volume of \$50.0 million.



\$32.2M
12-Month
Sales Volume



\$26/SF
Average Asking
Rent

Investment Highlights

This offering presents a secure investment opportunity to acquire a 100% leased, multi-tenant general office building with long-term, in-place income. Strategically located in a prime, high-growth area of Mesa, Arizona, this property offers exceptional visibility and accessibility along E Brown Rd and N 64th St, making it perfect for investors seeking a stable, high-yielding asset supported by essential regional service providers.

Sale Price: \$960,820.55

CAP Rate: 7.25%

NOI: \$69,659.49

Year Forward NOI
(03/01/2026 - 02/28/2027)

*Assumes a renewal or replacement tenant signs at
\$20 MG at the lease expiration for Polite Pest Control

Tenant Summary

A complementary mix of essential regional service providers, offering comprehensive behavioral healthcare and trusted pest management solutions throughout Arizona.



4,500 SF

Building Size



100%

Leased



1986/2018

Year Built/Remodeled



O-S

Zoning



Modified Gross

Lease Type



Signage

Monument on E Brown Rd



4.89/1,000

Parking Ratio



Ingress/Egress

E Brown Rd & N 64th St

Tenant Overview



Just 1 Life Services

Regional Behavioral Health Provider

Just 1 Life Services is a leading regional provider of comprehensive behavioral health care, featuring a growing network of specialized clinics and training centers across Arizona. As a highly reputable operator in the vital, recession-resistant healthcare sector, their established presence provides an investor with a highly secure, long-term income stream.

<https://www.just1.us/>



Polite Pest Co.

Premier Pest Management Solutions

Polite Pest Co. is a premier provider of comprehensive pest control solutions, servicing residential and commercial properties throughout the Phoenix metropolitan area. Backed by an extensive track record in the essential facility maintenance industry, their robust, service-oriented business model ensures reliable, ongoing tenancy.

<https://www.politepest.com/>

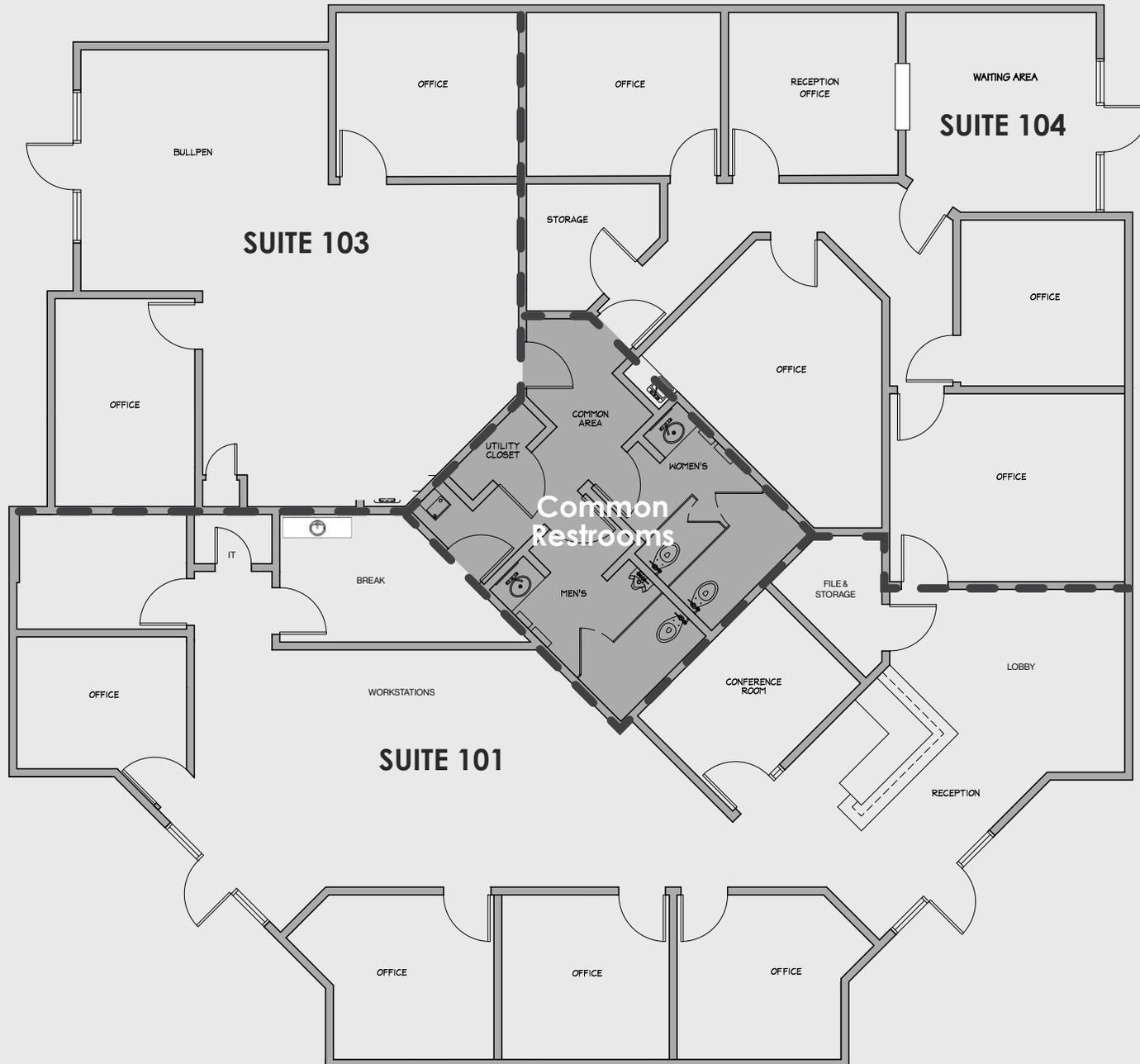
Stabilized Asset & Investment Value

Combined, these two established regional operators provide 100% building occupancy, delivering a highly secure and diversified tenant mix. By uniting an essential healthcare provider with a recession-resistant property service company, the asset is thoroughly insulated against market fluctuations. This fully stabilized, dual-tenant setup ensures reliable, passive cash flow while adding immense, long-term value to the overall investment.

Floor Plan

4,500 SF Multi-Tenant Leased General Office Building

*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.





Financial Summary

For Full OM, Request From Broker

2026 Budget Operating Expenses

	Price Per SF Per Year
CAM	\$1.84
Property Tax	\$1.29
Est. Insurance	\$0.40
Total Expenses	\$3.53

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

02 24 26

Just 1 Life Services (Suite 101, 104)

Lease Expires 3/31/2027 (Annual Increases 3%)

Polite Pest Co. (Suite 103)

Lease Expires 8/31/2026 (Annual Increases 3%)

**NOI assumes a new lease signed for Suite 103 at \$20/SF (MG)*

Income Summary

Total Gross Income **\$85,558.80**

Total Gross Expenses **\$15,899.31**

Net Operating Income **\$69,659.49**



LOOP 202

OPPORTUNITY ZONE

SPROUTS FARMERS MARKET

RIDGEVIEW PLAZA



LONGBOW GOLF COURSE

FALCON VIEW SHOPPING CENTER



Mesa Falcon Field Airport

PAINTED MOUNTAIN GOLF RESORT

ARIZONA COMMEMORATIVE AIR FORCE MUSEUM

THE MONASTERY

VENEZIA'S PIZZERIA

ALTA MESA GOLF COURSE

RED MOUNTAIN GATEWAY

WALMART SUPERCENTER



BANNER BAYWOOD HEART HOSPITAL

E MCDOWELL RD

N GREENFIELD RD

HIGLEY RD

POWER RD

N VAL VISTA DR

N RECKER RD

E BROWN RD

E UNIVERSITY DR

E MAIN ST

E BROADWAY RD



Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1 City for Economic Growth
(250K - 500K Population)
[\(CoworkingCafe, 2024\)](#)

TOP 5 Most Neighborly
Large City
[\(Neighbor.com, 2024\)](#)

#11 Best-Run City
in the US
[\(WalletHub, 2025\)](#)

TOP 40 Cities with the Best
Public Schools in the US
[\(Niche, 2024\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	4,768	86,133	219,763
 Households	1,954	35,778	88,911
 Average Household Income	\$93,684	\$99,058	\$93,321
 Median Home Value	\$318,138	\$339,552	\$338,617



5 Mile Highlights

44.8
Median
Age

65.3K
Daytime
Employees

29%
Bachelor's Degree
or Higher

A Strong Commercial & Residential Hub

This location is a major commercial hub, boasting a significant daytime population of professionals that creates a dynamic setting for business-to-business networking. The area is supported by a large and affluent residential community, ensuring a stable and professional client base for any company. The surrounding population is also highly educated, providing businesses with direct access to a premier talent pool and making recruitment seamless.

6344 E Brown Rd is an unparalleled investment opportunity to acquire a multi-tenant general office building in one of the East Valley's most stable submarkets. It offers a unique combination of a highly functional layout, significant in-place income from two established regional tenants, and an unbeatable Mesa location, making it an ideal acquisition for a hands-off investor seeking stable income and long-term value appreciation.

- **Secure Multi-Tenant Investment:** The entire building is 100% leased to a complementary mix of regional service providers, Just 1 Life Services and Polite Pest Co.. This creates a fully stabilized asset with secure cash flow from day one, offering an investor a secure, hands-off investment with predictable income.
- **Essential Service Providers:** Both tenants operate within vital, recession-resistant sectors, providing dependable in-place income supported by consistent demand. This tenancy by established, service-oriented operators in the behavioral healthcare and pest management fields provides an exceptionally reliable income stream.
- **Exceptional Market Fundamentals:** Located in the fundamentally stable Mesa East office submarket, the property benefits from an incredibly low 4.6% vacancy rate for 1 & 2 Star assets. This market stability and positive net absorption insulate the asset from fluctuations and ensure its position as a secure foundation for long-term investment.
- **Unrivaled Location & Growth:** Situated in Mesa, Arizona—the third-largest city in the state and a major economic hub—the property benefits from a diverse economy and a large, skilled labor force. The area's business-friendly environment and established location make it a stable, appreciating market for real estate investment.



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For More Information,
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