



# ALTA MESA VILLAGE

WSWC of Brown Rd and Recker Rd  
Mesa, Arizona, 85205

AVAILABLE  
1,777 SF

AVAILABLE  
1,005 SF

AVAILABLE  
1,254 SF

AVAILABLE  
992 SF

AVAILABLE  
2,304 SF

2,989 CPD

17,827 CPD

15,059 CPD

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**Property Highlights**

- Located at Brown Rd & Alta Mesa Dr in an established East Mesa neighborhood corridor
- Strong exposure with ±39,825 combined CPD
- Near key area drivers including Alta Mesa Golf Club and Shepard Junior High School
- Convenient access to Loop 202, supporting local and commuter traffic

**Traffic Counts**

Brown Rd	17,827 CPD
Recker Rd	15,059 CPD

**Total 32,886 CPD**

**Demographics**

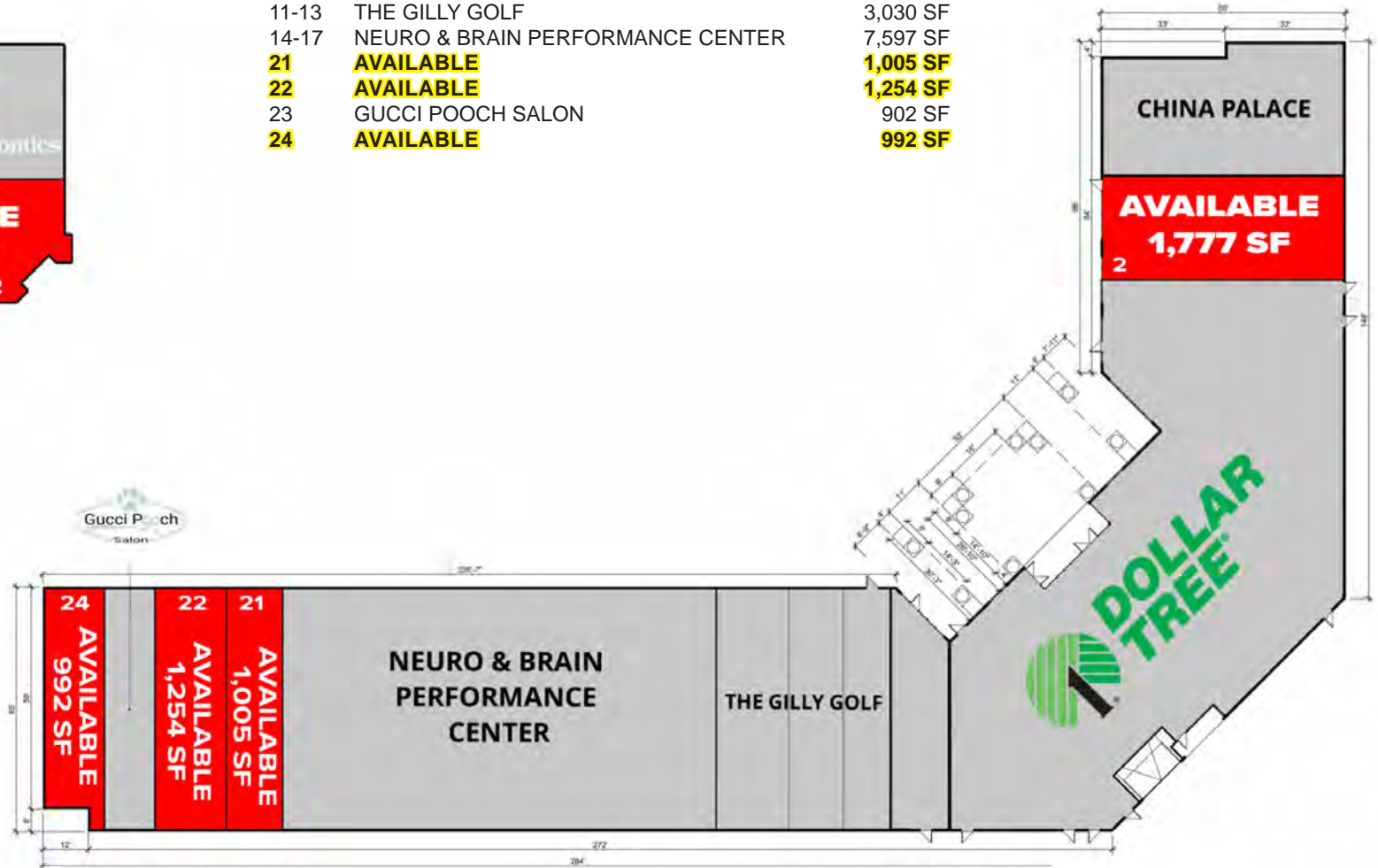
	1 mi	3 mi	5 mi
Estimated Population	13,465	103,040	268,122
Estimated Households	5,445	47,093	111,209
Avg Household Income	\$117,889	\$104,408	\$116,673
Daytime Population	5,911	32,698	73,602

Source: SitesUSA

**SUITE TENANT**

**SF**

101	MACDONALD ORTHODONTICS	2,590 SF
<b>102</b>	<b>AVAILABLE</b>	<b>2,304 SF</b>
1	CHINA PALACE	2,219 SF
<b>2</b>	<b>AVAILABLE</b>	<b>1,777 SF</b>
8	DOLLAR TREE	9,356 SF
11-13	THE GILLY GOLF	3,030 SF
14-17	NEURO & BRAIN PERFORMANCE CENTER	7,597 SF
<b>21</b>	<b>AVAILABLE</b>	<b>1,005 SF</b>
<b>22</b>	<b>AVAILABLE</b>	<b>1,254 SF</b>
23	GUCCI POOCH SALON	902 SF
<b>24</b>	<b>AVAILABLE</b>	<b>992 SF</b>



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# INTERSECTION AERIAL



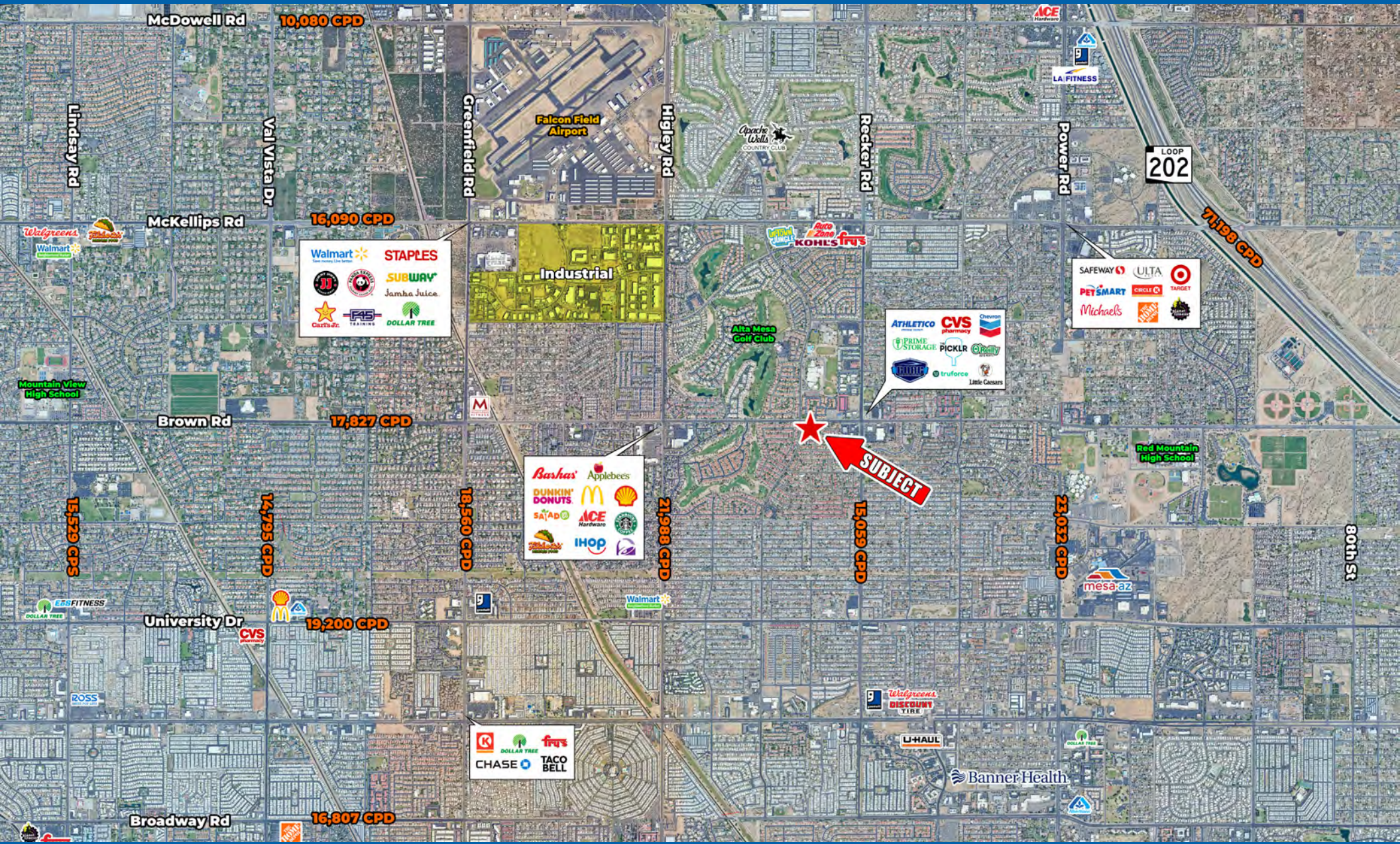
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Walmart  
STAPLES  
SUBWAY  
Jamba Juice  
DOLLAR TREE

Bashas' Applebees  
DUNKIN' DONUTS  
SAAD ACE Hardware  
IHOP

SAFeway ULTA  
PETSMART CIRCLE K TARGET  
Michaels

ATHLETICO CVS  
PRIME STORAGE PICKLR  
truforce Little Caesars

K DOLLAR TREE frys  
CHASE TACO BELL

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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,465	103,040	268,122
	2026 TOTAL HOUSEHOLDS	5,445	47,093	111,209
	MEDIAN HOUSEHOLD INCOME	\$117,889	\$104,408	\$116,673
	2026 MEDIAN HOME VALUE	\$427,442	\$346,721	\$394,286
	2026 TOTAL EMPLOYEES	5,911	32,698	73,602
	2026 TOTAL BUSINESSES	728	4,533	11,653

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