

RED MOUNTAIN

Corporate Center

6130 East Brown Road
Building 3 Mesa, Arizona 85205

Medical Condo For
Sale
Owner-User Suite with
Income in Place



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PROPERTY HIGHLIGHTS

This ±3,600 SF medical office condominium in East Mesa, available for sale, presents a rare opportunity for both owner/users and investors. Users can occupy the fully built-out ±1,800 SF medical suite, while investors or owner/users benefit from in-place income generated by the adjacent ±1,800 SF Primary Care tenant, secured by a new 5-year lease commencing July 1, 2026.

The available suite features a functional medical layout including a reception area, private offices, and exam rooms, allowing for immediate occupancy with minimal capital investment. This opportunity offers flexibility, stable income, and a turnkey medical environment in a highly desirable East Mesa location



Sale Price: **\$1,098,000**
\$305 PSF

Property Use: **HEALTHCARE (MEDICAL)**

Building Size: **3,600 SF**

Year Built: **2001**

Parking: **5.51/1000**

IDEAL FOR MEDICAL OR DENTAL OFFICES

Other tenants in the complex include:

- Arizona Red Mountain Eye Care
- Skyline Medicine
- Sonora Quest Laboratories
- United Vein & Vascular Centers



PROPERTY OVERVIEW

Red Mountain Corporate Center offers a well-located office/medical opportunity in the heart of Mesa, Arizona, positioned just west of the Loop 202 freeway with direct frontage along Brown Road. This professionally maintained Class B office complex provides an ideal setting for medical and professional users seeking accessibility, visibility, and a strong surrounding tenant mix.

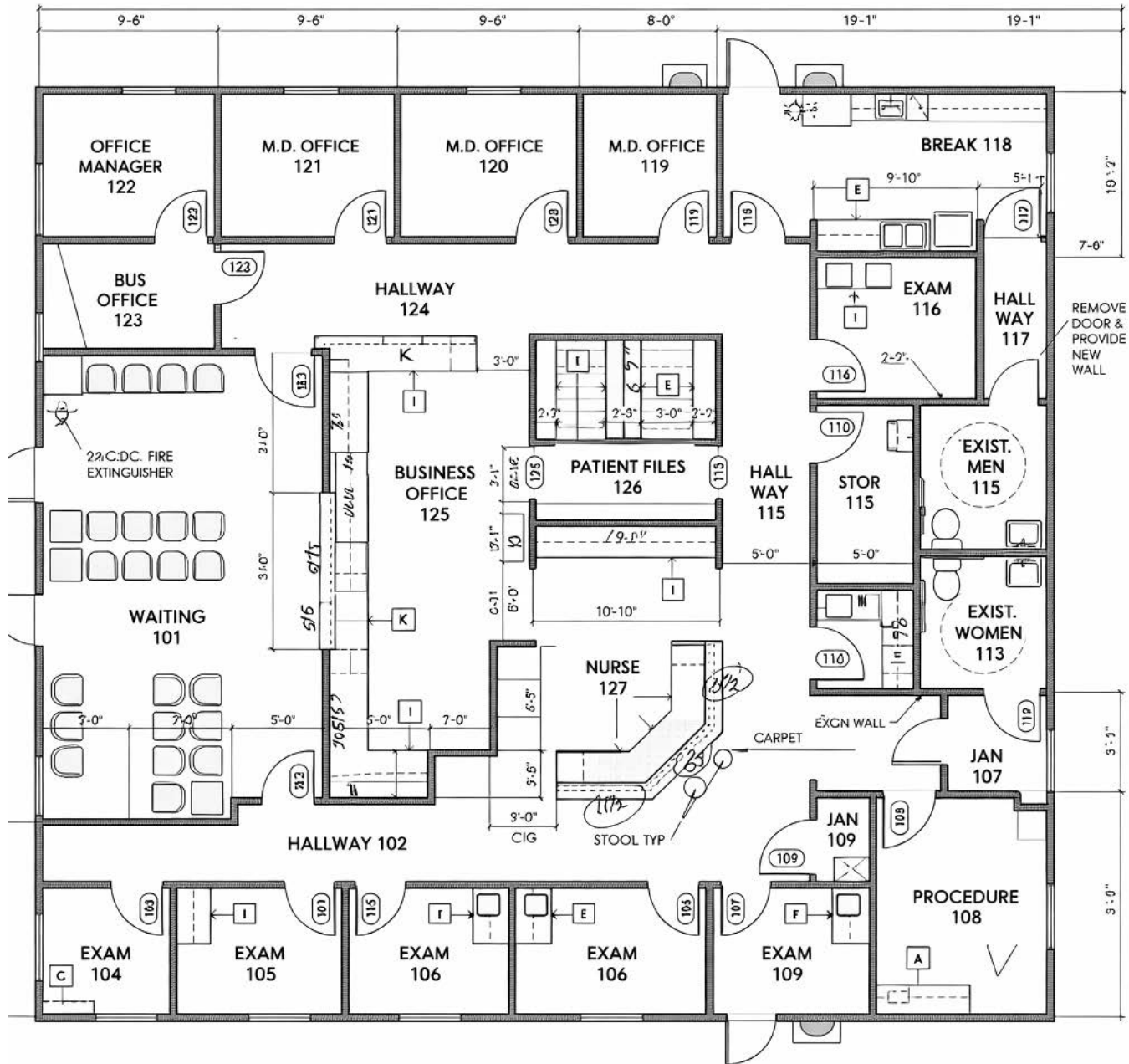
Strategically located within an established medical and professional corridor, the property is surrounded by complementary tenants including Arizona Red Mountain Eye Care, Skyline Medicine, and Sonora Quest Laboratories, creating strong synergy for healthcare-related users.

The project benefits from excellent visibility and access, with monument and building signage available along Brown Road, which sees traffic counts of approximately 16,700 vehicles per day, along with strong connectivity to nearby arterial roads and freeway infrastructure.

Situated within a dense and stable residential trade area, the property is supported by a growing population base and nearby amenities, including major retailers, healthcare facilities, and employment centers. Its proximity to the Loop 202 and surrounding East Mesa neighborhoods makes it a convenient and accessible location for both employees and clients.

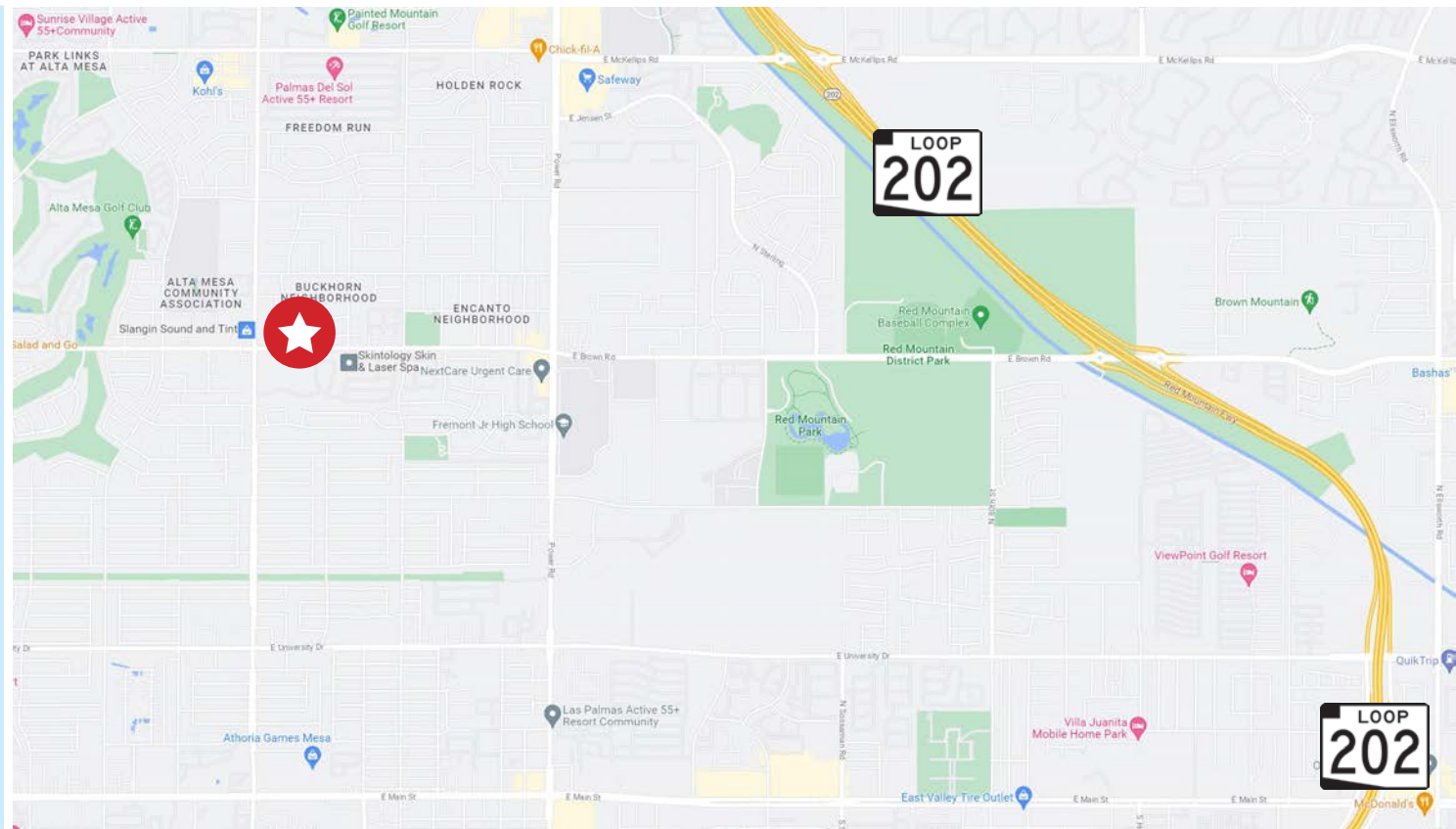


FLOOR PLAN

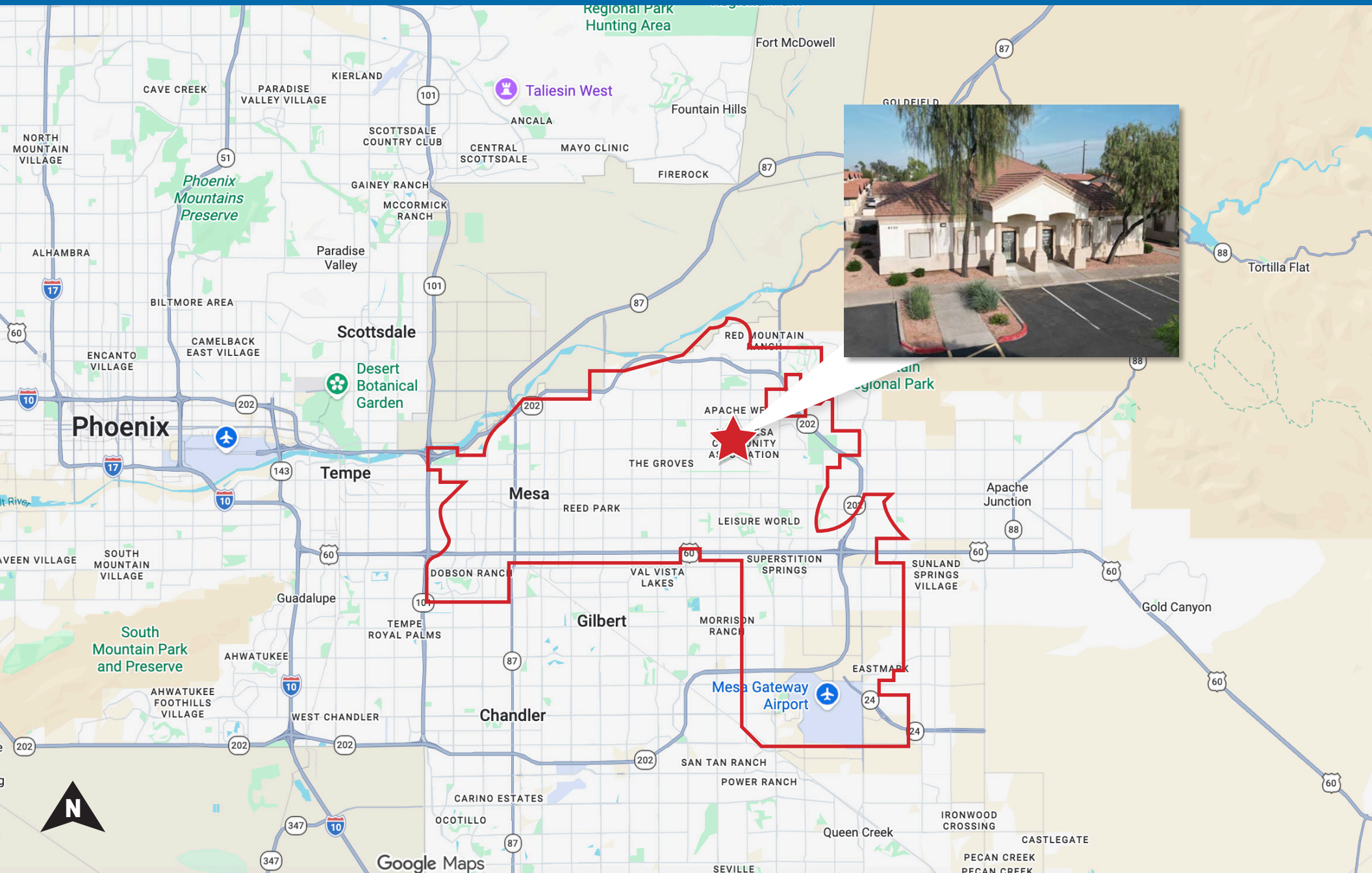




**Located just
minutes
away from
the Loop
202 Santan
Freeway.**



OVERVIEW MAP



OVERVIEW MAP



RECKER ROAD VPD: 15,014

BROWN ROAD VPD: 17,795

BROWN ROAD VPD: 16,407

FIVESTAR
HOME CLEANING

O'Reilly
AUTO PARTS

OASIS
CAR WASH

ADVANCING LIFE LEARNERS

SPARKLE HAUS

wb WALL BLUSH

SONSON'S PASTY COMPANY



burn boot camp

Chevron

NEW YORK PIZZA & WINGS

Little Caesars

RedBrick
Property Management





ATHLETICO
PHYSICAL THERAPY

First American Title

TOH ZAN
東 山

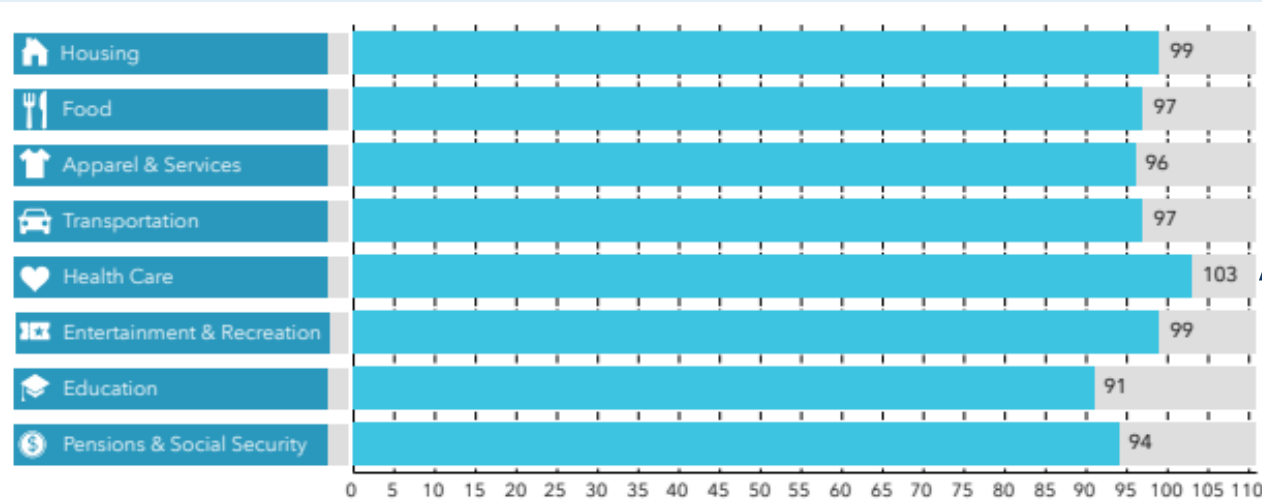


Red Mountain Corporate Center offers a highly strategic location for healthcare providers, supported by strong underlying demographics and proven demand drivers.

-  **Healthcare Spend Index of 103** - indicating residents prioritize and utilize medical services at a higher rate than the national average
-  **Median age of 48.8** - drive consistent healthcare utilization
-  **Strong Household Income** - supports a favorable payer mix
-  **Established Medical Corridor** - alongside providers such as Arizona Red Mountain Eye Care, United Vein & Vascular Centers, Skyline Medicine, and Sonora Quest Laboratories, the property benefits from built-in synergy and patient familiarity



AVERAGE HOUSEHOLD BUDGET INDEX



Combined with strong visibility, accessibility, and proximity to dense residential neighborhoods, Red Mountain Corporate Center presents a compelling opportunity for healthcare users seeking a stable, demand-driven location to grow their practice.

Residents spend **35% more** on **healthcare** compared to the U.S. average.

Mesa, located in the thriving East Valley of the greater Phoenix metropolitan area, is one of Arizona's largest and fastest-growing cities, with a population exceeding 500,000. The city offers a strong economic foundation supported by key industries such as aerospace, healthcare, education, and advanced manufacturing, attracting both established employers and new investment.

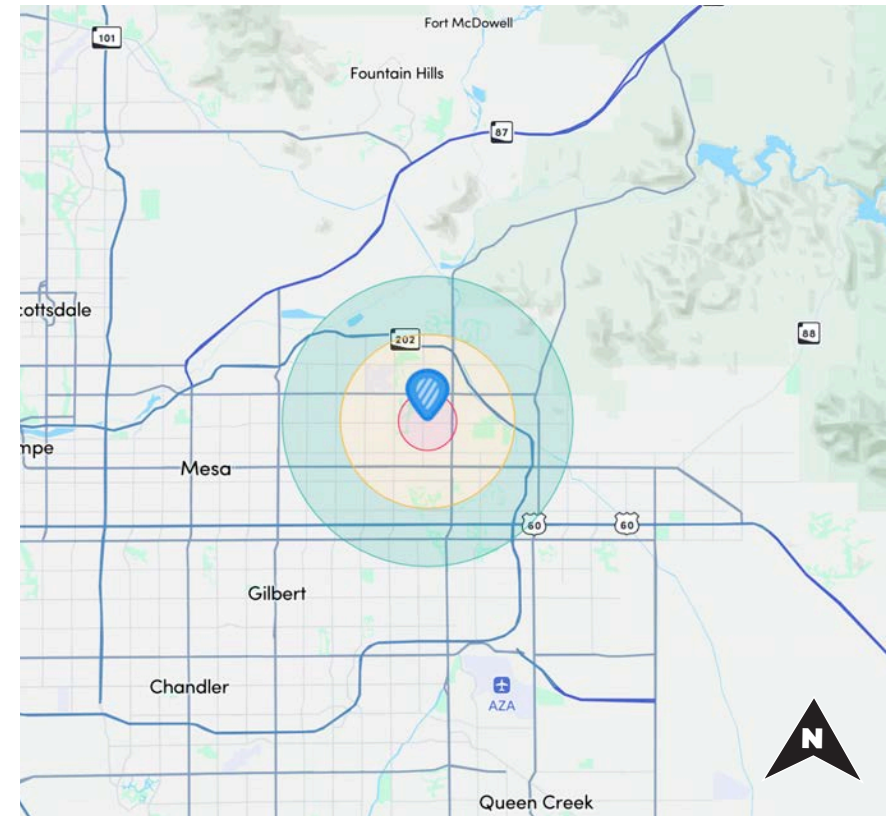
Mesa benefits from excellent regional connectivity, with direct access to Loop 202 and US-60, and close proximity to both Phoenix Sky Harbor International Airport and Phoenix-Mesa Gateway Airport. This accessibility supports continued commercial growth and makes the city an attractive location for businesses and residents alike.

In addition to its economic strengths, Mesa offers a high quality of life with over 300 days of sunshine, abundant outdoor recreation, and cultural destinations like the Mesa Arts Center. A revitalized downtown and ongoing infrastructure investment continue to drive long-term growth, positioning Mesa as a highly desirable market for real estate investment.



DEMOGRAPHICS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	16,867	126,009	321,159
Estimated Population:	14,466	99,057	256,398
2028 Proj. Residential Population:	13,752	95,971	249,548
Average Household Income:	\$105,582	\$106,443	\$113,803
Total Consumer Expenditure:	\$643.59 M	\$4.45 B	\$11.32 B
Median Age:	46.6	49.7	45.6
Average Household Size:	2.3	2.1	2.3
Housing Units:	6,962	52,022	124,283
Total Households:	6,309	45,276	109,221
Total Businesses:	476	3,680	10,003



5 Mile

 Daytime Population

321,159

5 Mile

 Avg. Household Income

\$113,803

5 Mile

 Median Age

45.6

5 Mile

 Housing Units

124,283

DISCLAIMER

Compiled & Assessed by:

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