

# Red Mountain Center on Main



INVESTMENT REAL ESTATE

6335-6343 East Main Street | Mesa, Arizona 85205

- **Highly Motivated Landlords** Willing to Make Great Deals for Qualified Tenants
- **Significant TI Packages Available**
- Multiple Suite Sizes Available
- Located near Banner Baywood Medical Center, Making it an Ideal Location for **Medical Users**
- Parking Lot Resurfaced and Striped March 2023
- **Retail and Medical Spaces Available**



Availability:

± 3,600 - 7,200 SF

Lease Rate:

Negotiable

Building Size:

± 66,320 SF

Year Built / Reno:

1986 / 2012

Zoning Designation:

C-2, Mesa

Parking Ratio:

5.00/1,000 SF

Traffic Counts:

63rd Street: 5,590 VPD

Main Street: 18,555 VPD



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## Tenant Roster & Site Plan

TYPE:	SUITE:	SIZE (SF):
Office	A8-A13 Tri-City Cardiology	13,136
Retail	A4-A16 The Cell Gym	3,900
Retail	A17 Redline Rentals	1,800
Retail	B3-B4 Ceramic Addicts	2,685
Office	C-1 Concordia Oncology	2,763
Office	C4	3,757
Office	C5	4,030
Office	C10	5,475
Office	D1	7,200
Office	E1 (2nd-Gen Surgery Center)	3,600
Office	E4/E5 Action Behavior Centers	8,439

AVAILABLE

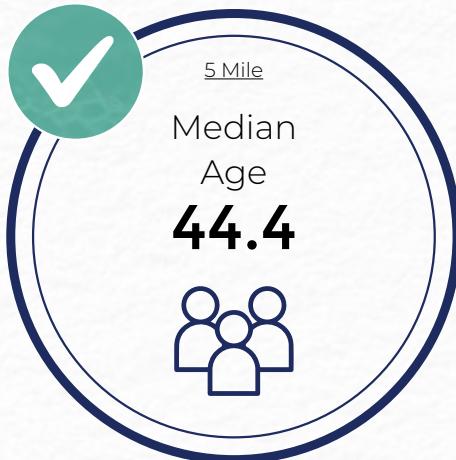
LEASED

## 3 | Property Photos









2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	17,997	153,614	373,489
Residential Population:	13,305	120,966	300,321
2030 Proj. Residential Population:	12,736	119,254	294,818
Average Household Income:	\$91,145	\$95,885	\$114,042
Annual Consumer Health Care Expenditures:	\$48.01 M	\$384.57 M	\$859.42 M
Median Age:	57.5	48.2	44.4
Average Household Size:	1.8	2.1	2.4

Housing Units:	7,845	63,637	142,002
Total Households:	6,832	55,461	125,195
Total Businesses:	571	4,364	11,706

