

MESA VISTA MARKETPLACE

Retail Suites Available for Lease

318 E. Brown Road
Mesa, AZ 85201



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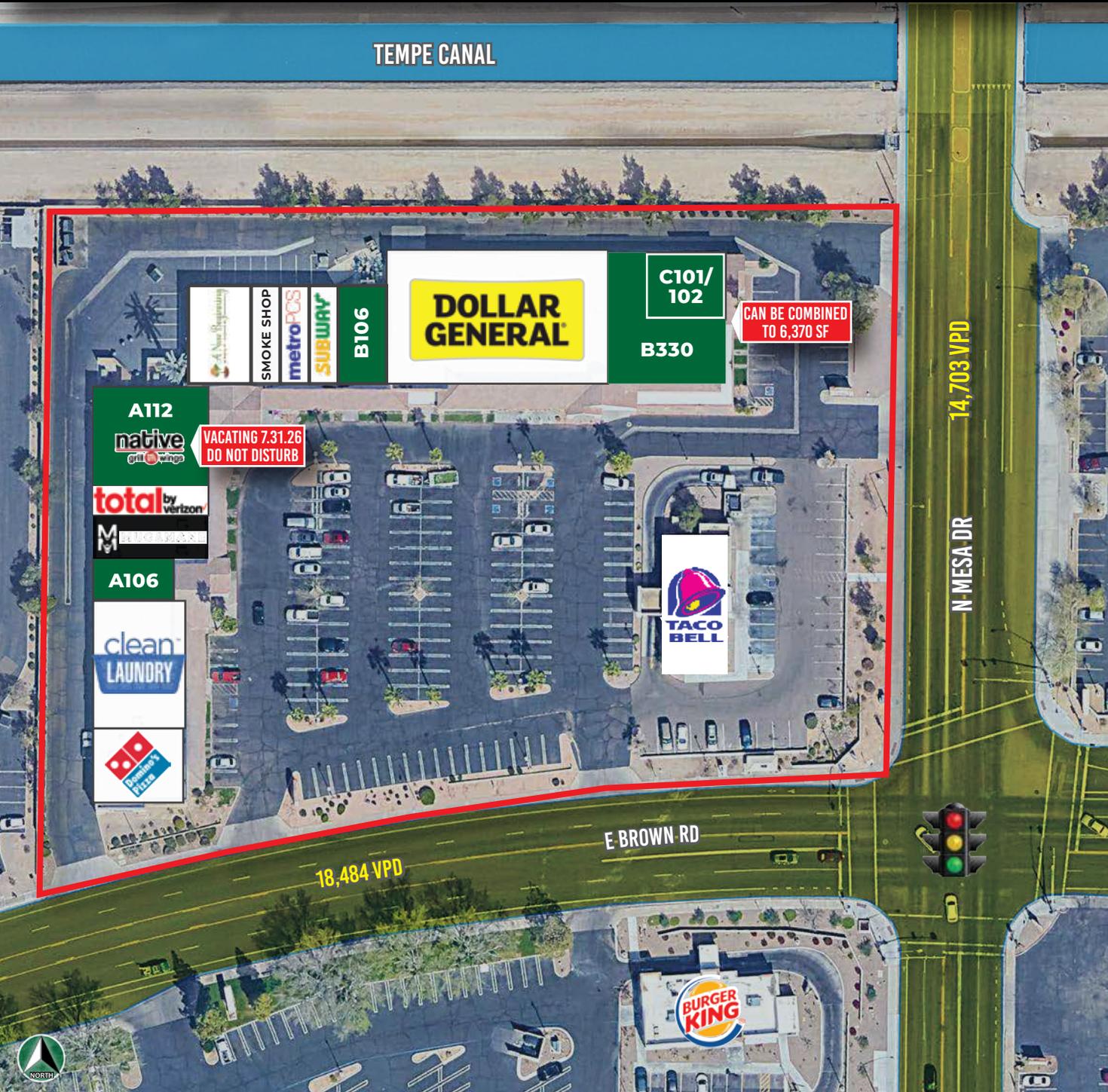
7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com



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tenant roster & site plan

318 E. Brown Road
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A100	Domino's Pizza	2,000 SF
A102	Clean Laundry	4,048 SF
A106	AVAILABLE	1,080 SF
A107	Mug & Mane Barber Services	1,240 SF
A108	Total by Verizon	990 SF
A112	FORMER Native Grill & Wings (DND) VACATING 7.31.26	4,950 SF
B101	New Beginning Group Home	2,048 SF
B103	Buddy's Smoke Shop	990 SF
B104	Metro PCS	960 SF
B105	Subway	1,200 SF
B106	AVAILABLE (with Notice)	1,938 SF
B1-7	Dollar General	9,124 SF
B330	AVAILABLE	4,370 SF
C101 & C102	AVAILABLE (can be combined to 6,370 SF)	2,000 SF

TEMPE CANAL

DOLLAR GENERAL

C101/102

CAN BE COMBINED TO 6,370 SF

B106

B330

A112

native grill & wings

VACATING 7.31.26 DO NOT DISTURB

total by verizon

A106

clean LAUNDRY

Domino's Pizza

TACO BELL

BURGER KING

14,703 VPD

N MESA DR

E BROWN RD

18,484 VPD



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micro aerial

318 E. Brown Road
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SUBJECT PROPERTY

metro by T-Mobile
SUBWAY
DOLLAR GENERAL
native grill wings
clean LAUNDRY
VACATING 7.31.26
TACO BELL

BURGER KING
CVS pharmacy
Hungry Howies
FOOD CITY



cricket wireless
PIZZA PAPA JOHN'S



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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	22,406	138,814	308,652
PROJECTED POPULATION (2030)	21,377	134,308	299,637
AVERAGE HOUSEHOLD INCOME	\$88,280	\$95,212	\$98,768
DAYTIME POPULATION	9,483	75,870	189,828
MEDIAN AGE	34.7	33.3	34.8
ESTIMATED HOUSEHOLDS	8,614	49,879	120,193



traffic counts: E. Brown Rd | 18,484 VPD • N. Mesa Dr | 14,703 VPD

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property highlights

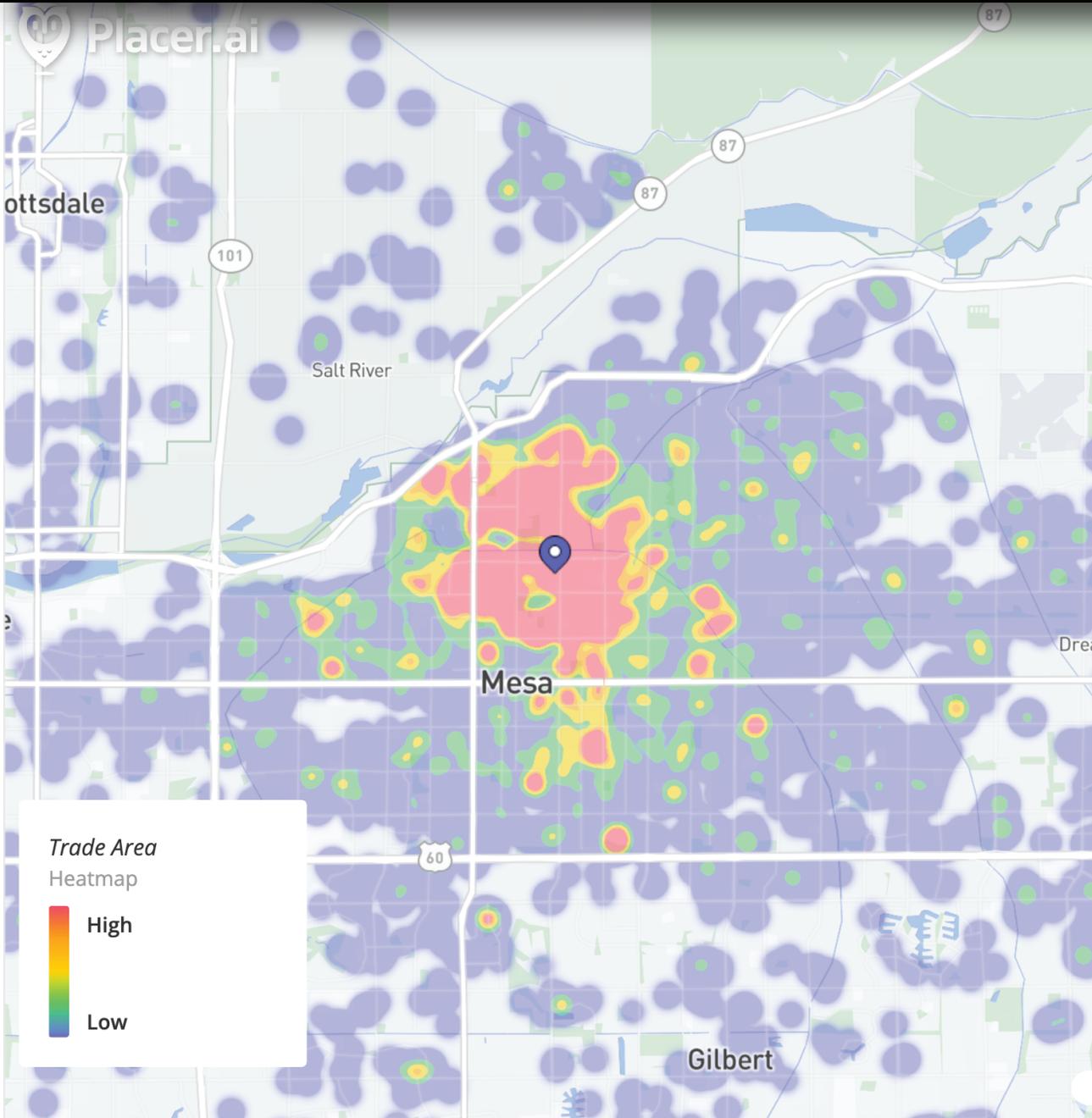
- **Available for Lease:** ±1,080 SF, ±4,950 SF (former Native Grill - Do Not Disturb - vacating July 31, 2026), ±1,938 SF (available with notice) & ±2,000 SF (can be combined to ±6,370 SF)
- Anchored by Dollar General
- Monument signage available
- Highly populated area of Mesa with easy access to Loop 202 (2.4 mi), AZ SR 87 (1 mi) & Loop 101 (5.5 mi)
- Great ingress/egress on Mesa Dr & Brown Rd
- Join Dollar General, Taco Bell, Subway, Domino's Pizza & others!

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Notable Area Attractions

- Mesa Riverview (3.5 miles)
5.9 M visits annually
Walmart, Home Depot, Bass Pro Shops, Petco, Boot Barn
- Tempe Marketplace (5.2 miles)
6.5 M visits annually
Nordstrom Rack, Best Buy, Target, Dave and Busters
- Hohokam Stadium (0.7 miles)
Spring training facility for the A's

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Mesa Vista Marketplace | | Feb 1st, 2024 - Jan 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

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