

E. BROWN & LINDSAY ROADS | MESA, ARIZONA 85213

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6,200 SF OFFICE BUILDING WITH PRIOR CITY APPROVALS  
& ARCHITECTURAL DESIGN



# 2320 EAST BROWN ROAD

MEDICAL OFFICE  
DEVELOPMENT  
OPPORTUNITY

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# EXECUTIVE SUMMARY

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## SPECTACULAR MEDICAL OFFICE DEVELOPMENT OPPORTUNITY



A prime medical office development opportunity is now available at 2320 E Brown Road, Mesa, Arizona. This 6,200-square-foot wellness-focused office building, designed by the renowned Spry Architecture, offers an exceptional investment or owner-user opportunity in one of Mesa's thriving commercial corridors.

With partial approvals in place, this project is well-positioned for expedited development. The City of Mesa's Planning & Zoning Board, Design Review Board, and Board of Adjustments have already granted approvals\*, demonstrating strong municipal support for the project.

*\*Extensions will be required in Q2 2025*



# INVESTMENT HIGHLIGHTS

## *An Ideal Investment for Medical & Wellness Practitioners*

This strategically located site is shovel-ready for medical, wellness, or professional office use. With a complete architectural design, fully developed plans, and a prior approval track record, this property presents an outstanding opportunity for developers, investors, or owner-occupants to secure a premier medical space in Mesa's growing market.

**PARCEL/APN: 141-11-092A**



## OFFERING SUMMARY

Sale Price: \$453,024 (\$13.00 PSF)

Parcel Number: 141-11-092A

Acres: 0.80 AC

Physical Address: 2320 E. Brown Road, Mesa Arizona

Zoning: Office Commercial (OC)

Proposed Use: Medical Office (Wellness Center)

Notes: 6,200 SF Office Building with prior City Approvals & Architectural Design Complete



# BUILDING RENDERINGS

6,200 SF OFFICE BUILDING WITH PRIOR CITY APPROVALS & ARCHITECTURAL DESIGN

SOUTH-EAST VIEW



SOUTH-WEST VIEW



NORTH-EAST VIEW



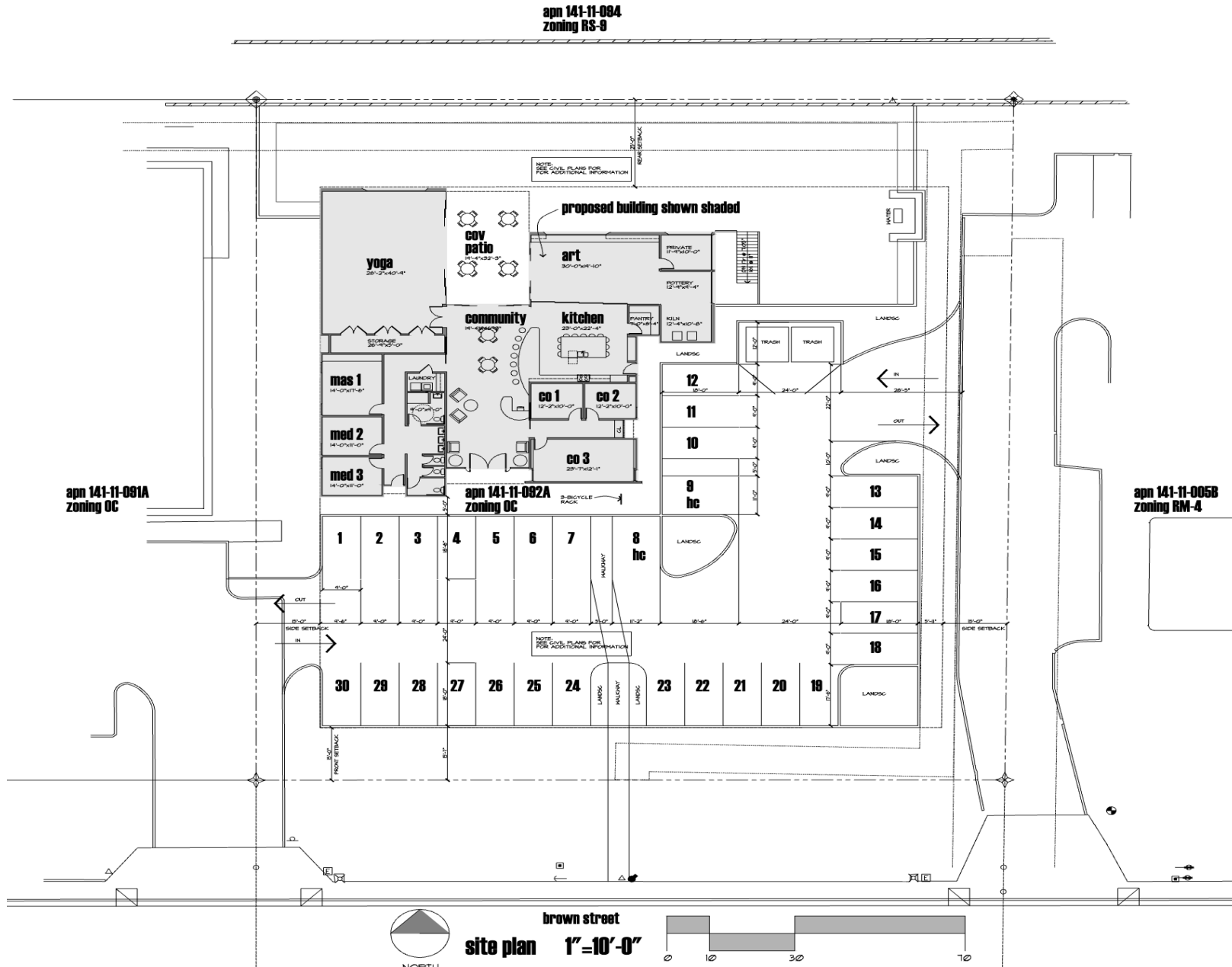
NORTH-WEST VIEW





# SITE PLAN

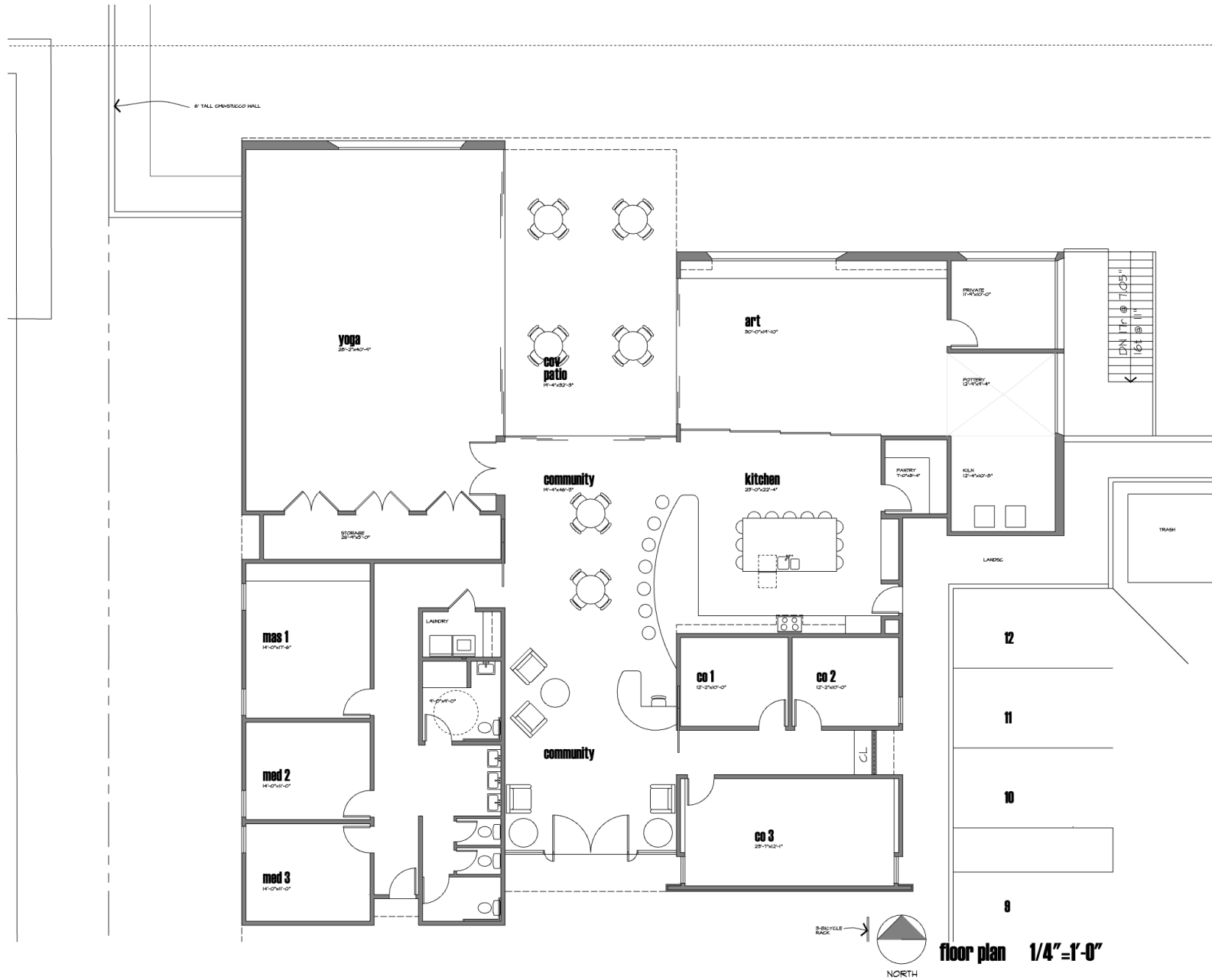
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# FLOOR PLAN

6,200 SF OFFICE BUILDING WITH PRIOR CITY APPROVALS & ARCHITECTURAL DESIGN





# NEARBY AMENITIES

# LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES



**DOWNTOWN MESA**  
2.5 MILLION ANNUAL VISITORS

**DOWNTOWN MESA** Uniquely Local

**MESA ARTS CENTER**

**BREAD & HONEY HOUSE**

**WEST BREWING CO.**

**Pete's**

**PEDAL HAIR BREWERY**

**SUPERSTITION SPRINGS**

**Dillard's** **macy's** **Bath & Body Works**

**The Cheesecake Factory** **Harkins THEATRES** **TARGET** **Walmart**

**DANA PARK**

**SAUCE** **SEPHORA** **Chop Shop**

**BARNES & NOBLE BOOKSELLERS** **THE VIG** **nekter JUICE BAR**



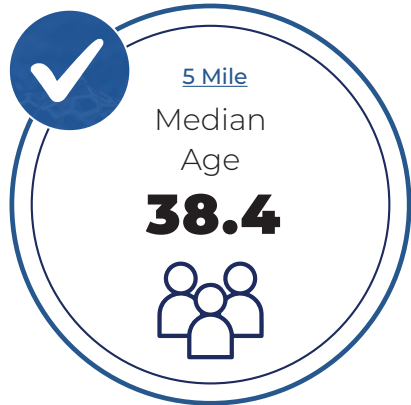
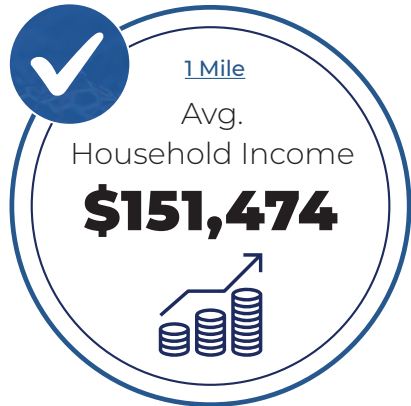
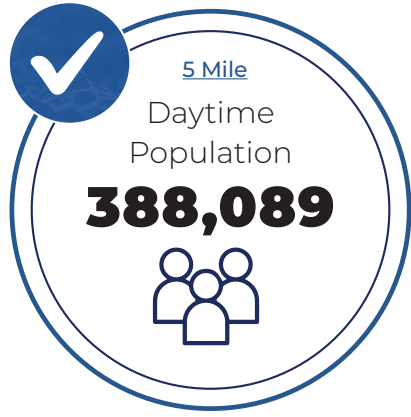
# AERIAL VIEW

6,200 SF OFFICE BUILDING WITH PRIOR CITY APPROVALS & ARCHITECTURAL DESIGN

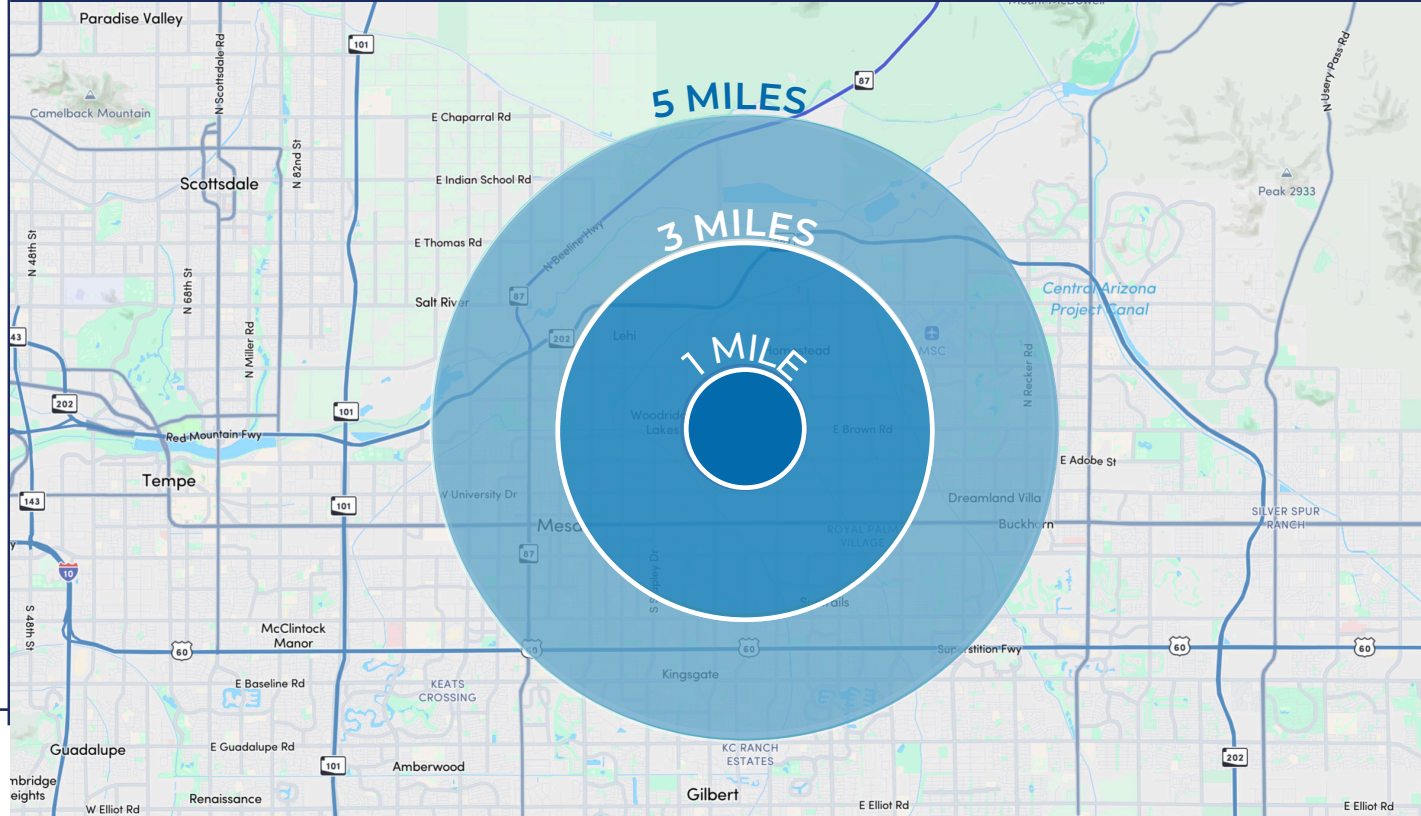




# DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	162,282	159,477	388,089
Residential Population:	12,930	134,190	295,285
2029 Proj. Residential Population:	12,567	132,137	293,035
Average Household Income:	\$151,474	\$108,265	\$101,858
Total Household Medical Expenditures:	\$29.68 M	\$330.54 M	\$764.14 M
Median Age:	38.3	37.3	38.4
Average Household Size:	2.9	2.7	2.5
Housing Units:	4,687	55,173	128,403
Total Households:	4,331	49,969	115,911
Total Businesses:	545	4,647	12,948



# MEDICAL OFFICE DEVELOPMENT OPPORTUNITY

2320 East Brown Road | Mesa, Arizona 85213

SHOVEL-READY FOR MEDICAL, WELLNESS, OR PROFESSIONAL OFFICE USE



Scottsdale Fashion Square Office Building  
7150 East Camelback Road | Suite 425  
Scottsdale, Arizona 85251



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