

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

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 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*

PROPERTY HIGHLIGHTS

A Prime Opportunity for Owner-User Medical Expansion

This strategically located site is ideally suited for a growing medical or wellness practice seeking a custom-designed, owner-occupied facility. With completed architectural plans, city entitlements, and a shovel-ready pad, this project offers a unique chance to control your own clinical environment in one of Mesa's most established medical corridors. Whether you're expanding an existing practice or consolidating multiple locations, this site delivers the flexibility and efficiency today's providers need.

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

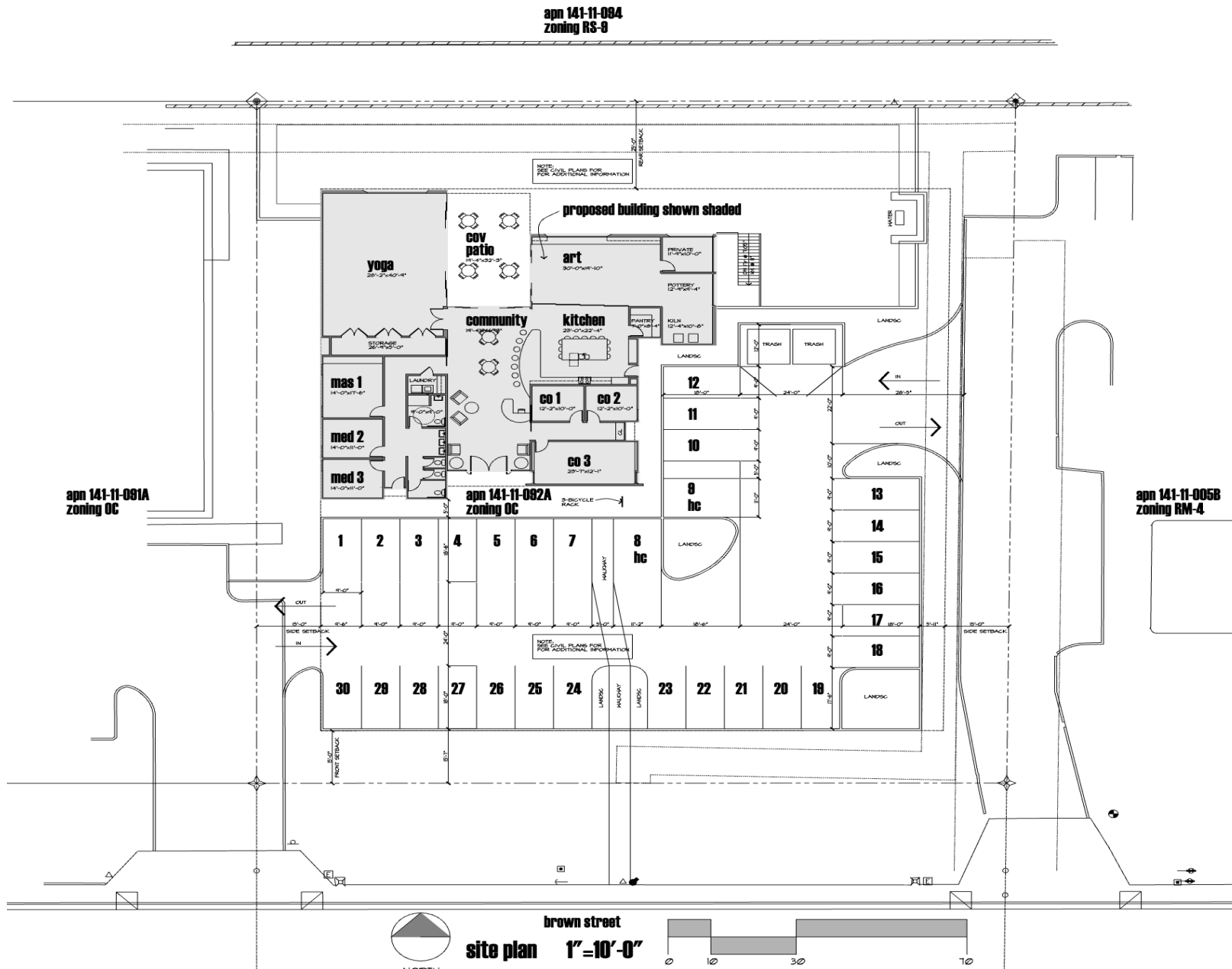


NORTH-WEST VIEW



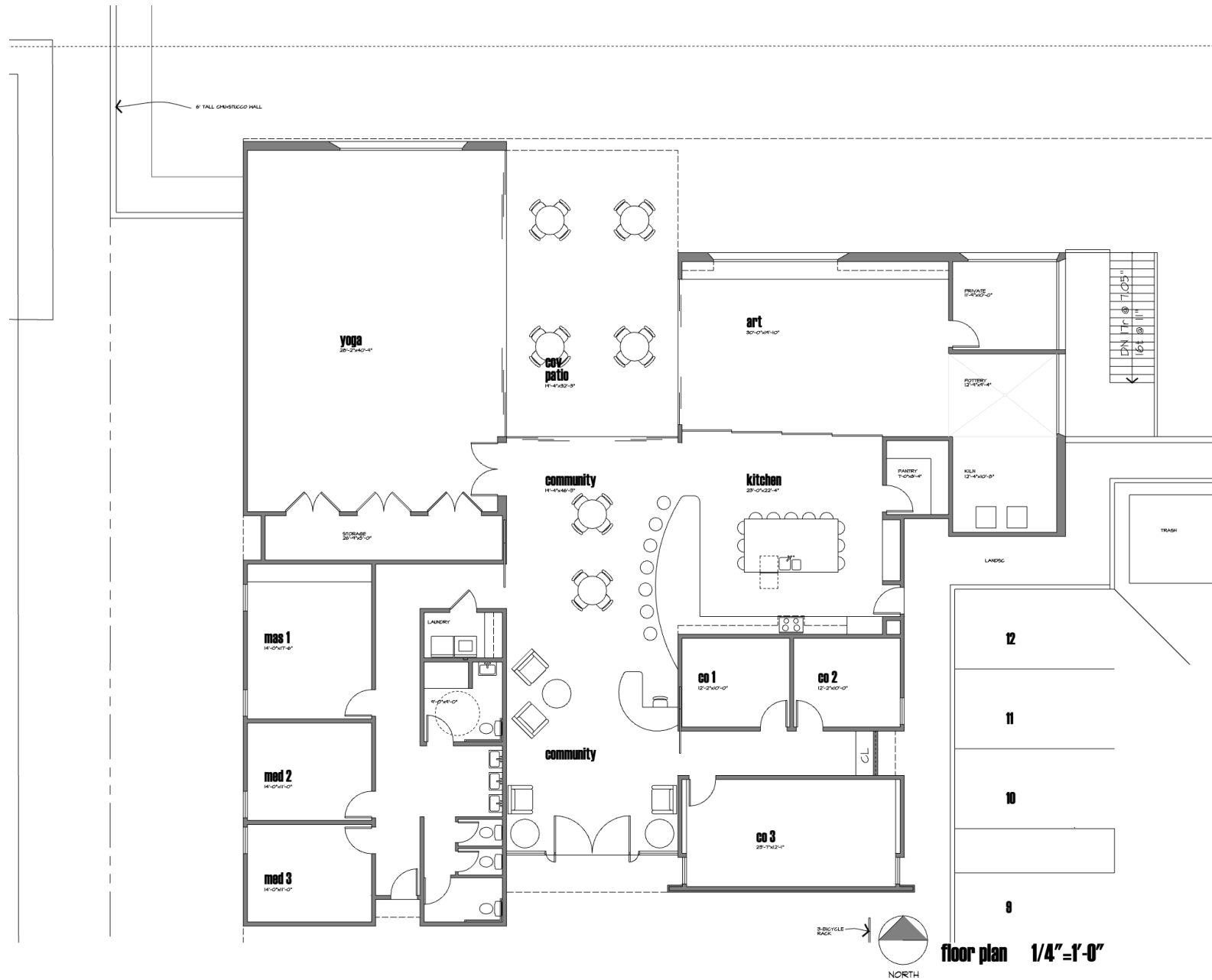
SITE PLAN

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



FLOOR PLAN

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



NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES

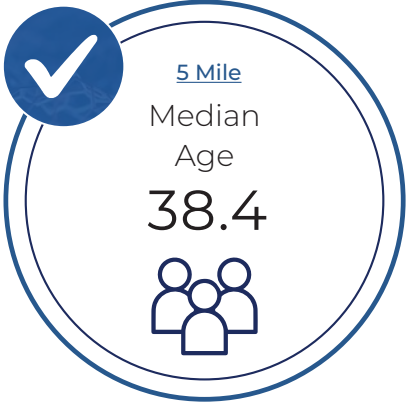


AERIAL VIEW

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

A map of the Phoenix metropolitan area, including Scottsdale, Tempe, Mesa, and Gilbert. Overlaid on the map are three concentric blue circles representing 1-mile, 3-mile, and 5-mile radii from a central point in Scottsdale. The map shows major roads like I-10, I-19, and SR-52, as well as landmarks like Camelback Mountain and the Central Arizona Project Canal.

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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