



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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# BROWN ROAD MARKETPLACE

Northwest Corner of Brown Road and Mesa Drive  
Mesa, Arizona



## AGGRESSIVE LEASE RATES!

### Property Highlights

- Directly across the street from Bashas'
- Located 1 block from the Oakland Athletics Spring Training facility
- Monument Signage Available
- 990 SF - 6,370 SF Available

### Traffic Counts

Brown Road	19,371 CPD		
Mesa Drive	15,054 CPD		
<b>Total</b>	<b>34,425 CPD</b>		
Demographics	1 mi	3 mi	5 mi
Estimated Population	22,761	151,572	327,307
Estimated Households	8,923	52,071	123,184
Med Household Income	\$52,597	\$54,261	\$58,351
Daytime Population	368	4,307	10,796

Source: SitesUSA

### Nearby Tenants



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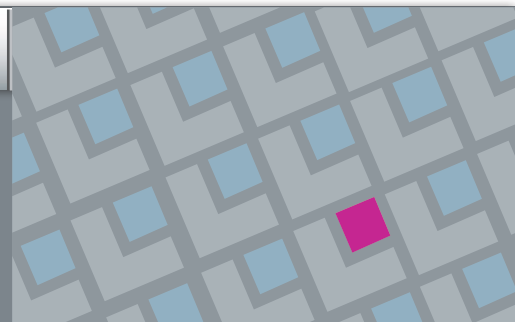
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A100	Domino's Pizza	2,000 SF
A102	Clean Laundry	4,048 SF
A106	Day Spa	1,080 SF
<b>A107</b>	<b>Available (Built-Out Barbershop)</b>	<b>1,320 SF</b>
A108	Buddy's Smoke Shop	1,072 SF
A112	Native Grill & Wings	4,950 SF
B101	Former Escape Room	2,048 SF
<b>B103</b>	<b>Available</b>	<b>990 SF</b>
B104	Metro PCS	960 SF
B105	Subway	1,200 SF
<b>B106</b>	<b>Available</b>	<b>1,938 SF</b>
B1-7	Dollar General	9,124 SF
<b>B330</b>	<b>Available</b>	<b>4,370 SF</b>
C101	Water 'N' ice	1,000 SF
<b>C102</b>	<b>Potential Availability</b>	<b>1,000 SF</b>

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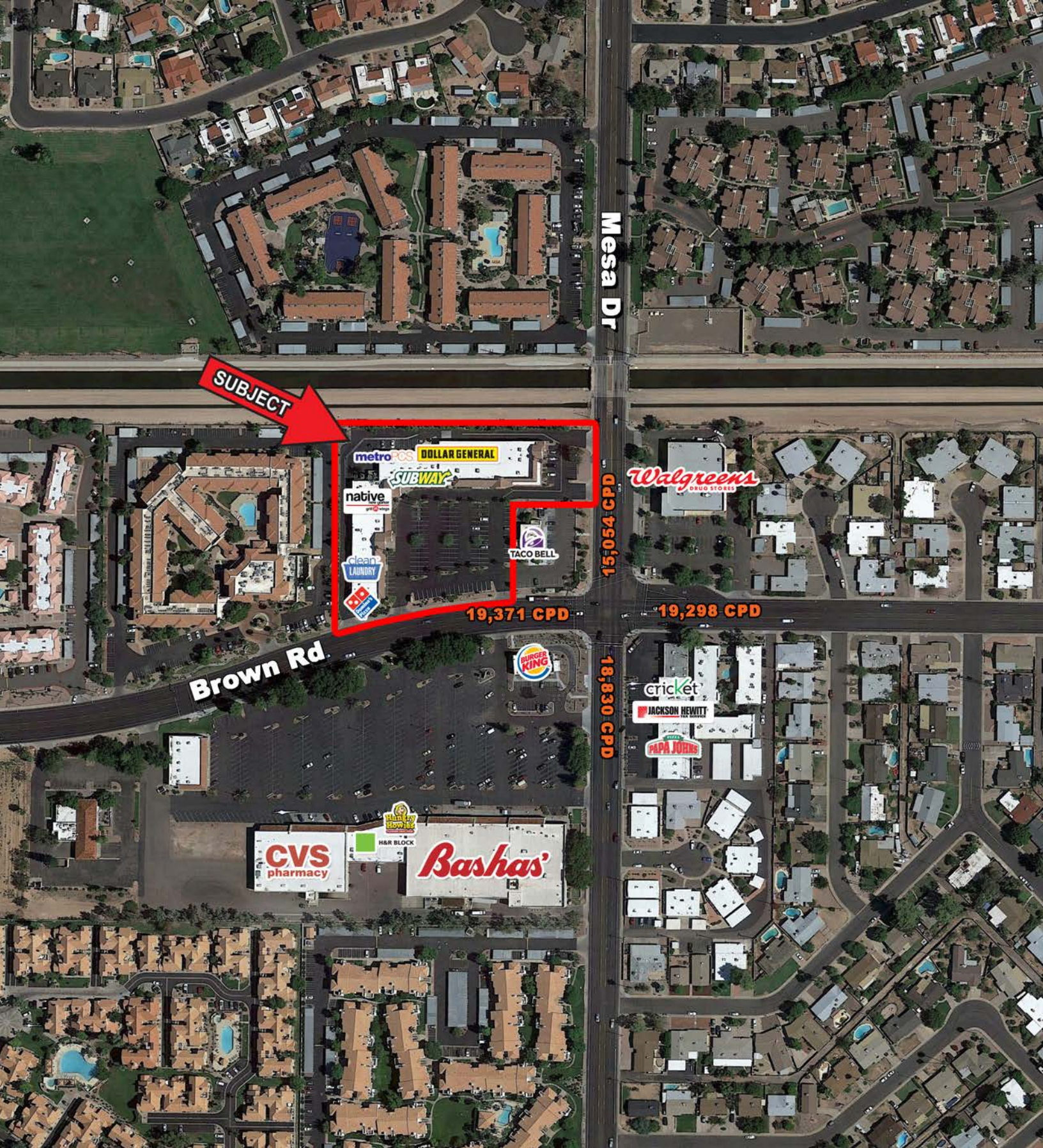
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**SUBJECT**

**Mesa Dr**

**Brown Rd**

**15,050,511**

**18,830 CPD**

**19,371 CPD**

**19,298 CPD**

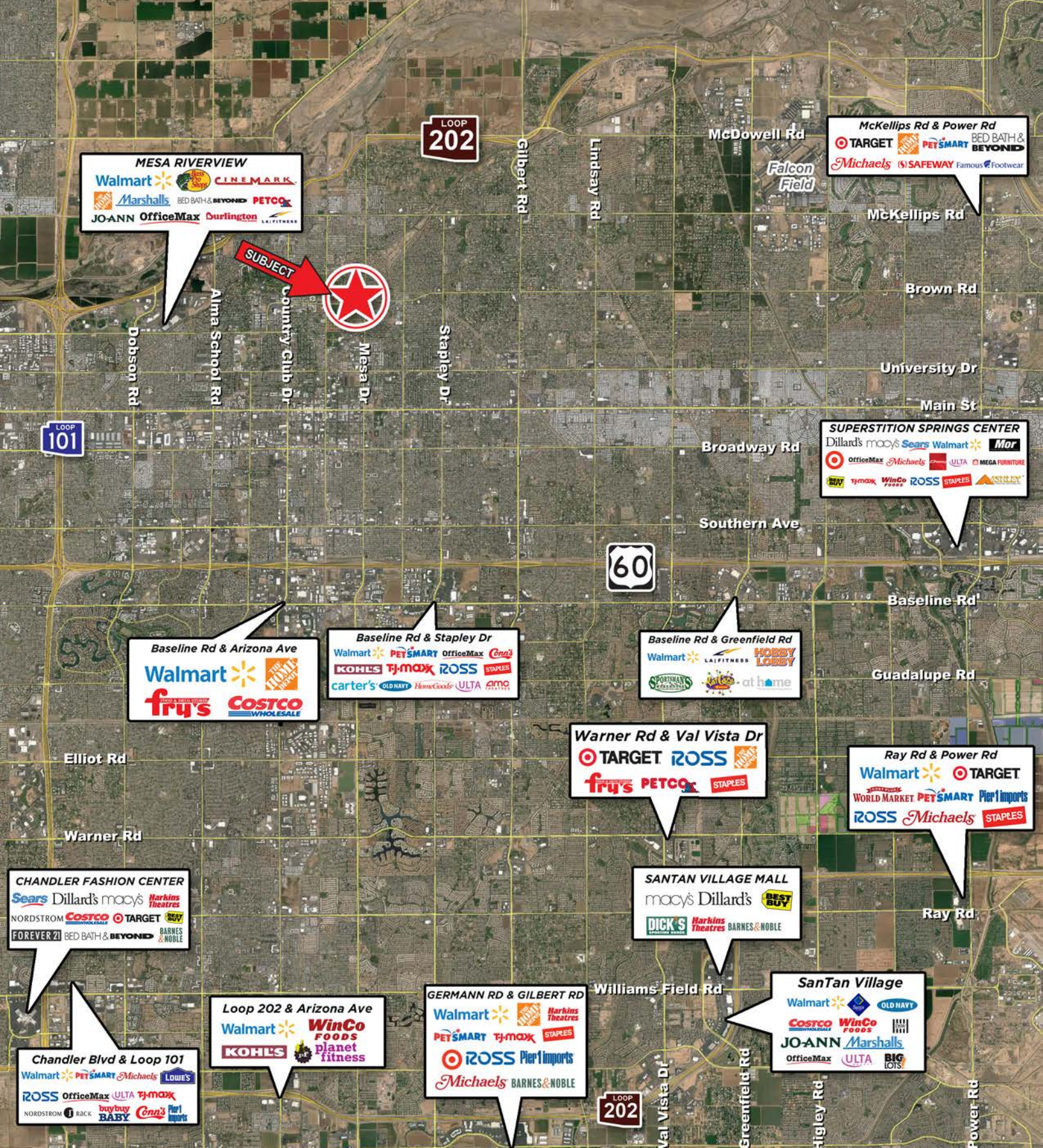
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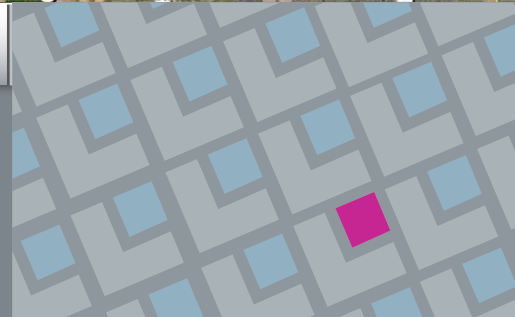


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2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4356/-111.8227

RF5

N Mesa Dr & E Brown Rd						
	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2019)	22,761		151,572		327,307	
Projected Population (2024)	24,818		166,906		359,272	
Census Population (2010)	19,730		131,561		279,735	
Census Population (2000)	20,682		139,731		291,115	
Projected Annual Growth (2019 to 2024)	2,057	1.8%	15,334	2.0%	31,965	2.0%
Historical Annual Growth (2010 to 2019)	3,031	1.5%	20,011	1.5%	47,572	1.6%
Historical Annual Growth (2000 to 2010)	-952	-0.5%	-8,170	-0.6%	-11,380	-0.4%
Estimated Population Density (2019)	7,249	psm	5,363	psm	4,169	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
<b>Households</b>						
Estimated Households (2019)	8,923		52,071		123,184	
Projected Households (2024)	9,361		55,229		130,115	
Census Households (2010)	7,591		44,451		103,401	
Census Households (2000)	7,978		47,858		105,717	
Estimated Households with Children (2019)	2,923	32.8%	19,804	38.0%	40,003	32.5%
Estimated Average Household Size (2019)	2.53		2.88		2.64	
<b>Average Household Income</b>						
Estimated Average Household Income (2019)	\$62,835		\$63,163		\$67,334	
Projected Average Household Income (2024)	\$69,912		\$69,615		\$74,655	
Estimated Average Family Income (2019)	\$75,246		\$70,751		\$79,480	
<b>Median Household Income</b>						
Estimated Median Household Income (2019)	\$52,597		\$54,261		\$58,351	
Projected Median Household Income (2024)	\$62,022		\$63,432		\$68,128	
Estimated Median Family Income (2019)	\$65,995		\$63,632		\$70,440	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2019)	\$24,719		\$21,821		\$25,434	
Projected Per Capita Income (2024)	\$26,450		\$23,146		\$27,121	
Estimated Per Capita Income 5 Year Growth	\$1,731	7.0%	\$1,325	6.1%	\$1,688	6.6%
Estimated Average Household Net Worth (2019)	\$542,839		\$529,036		\$597,181	
<b>Daytime Demos (2019)</b>						
Total Businesses	368		4,037		10,796	
Total Employees	2,976		47,668		131,244	
Company Headquarter Businesses	1	0.3%	14	0.3%	50	0.5%
Company Headquarter Employees	1	-	552	1.2%	5,347	4.1%
Employee Population per Business	8.1		11.8		12.2	
Residential Population per Business	61.8		37.5		30.3	

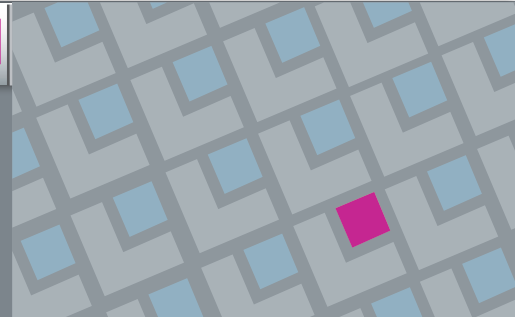
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<b>Race &amp; Ethnicity</b>						
White (2019)	16,007	70.3%	101,431	66.9%	224,741	68.7%
Black or African American (2019)	1,344	5.9%	7,015	4.6%	16,866	5.2%
American Indian or Alaska Native (2019)	763	3.4%	4,338	2.9%	10,158	3.1%
Asian (2019)	737	3.2%	4,000	2.6%	11,530	3.5%
Hawaiian or Pacific Islander (2019)	67	0.3%	596	0.4%	1,204	0.4%
Other Race (2019)	3,018	13.3%	28,687	18.9%	49,020	15.0%
Two or More Races (2019)	824	3.6%	5,507	3.6%	13,787	4.2%
Not Hispanic or Latino Population (2019)	15,945	70.1%	91,447	60.3%	221,331	67.6%
Hispanic or Latino Population (2019)	6,816	29.9%	60,125	39.7%	105,976	32.4%
Not Hispanic or Latino Population (2024)	17,190	69.3%	99,652	59.7%	240,223	66.9%
Hispanic or Latino Population (2024)	7,628	30.7%	67,253	40.3%	119,050	33.1%
Not Hispanic or Latino Population (2010)	13,245	67.1%	74,329	56.5%	184,278	65.9%
Hispanic or Latino Population (2010)	6,485	32.9%	57,232	43.5%	95,457	34.1%
Not Hispanic or Latino Population (2000)	15,754	76.2%	95,671	68.5%	218,866	75.2%
Hispanic or Latino Population (2000)	4,928	23.8%	44,060	31.5%	72,248	24.8%
Projected Hispanic Annual Growth (2019 to 2024)	812	2.4%	7,129	2.4%	13,074	2.5%
Historic Hispanic Annual Growth (2000 to 2019)	1,888	2.0%	16,065	1.9%	33,727	2.5%
<b>Age Distribution (2019)</b>						
Age Under 5	1,587	7.0%	11,143	7.4%	21,771	6.7%
Age 5 to 9 Years	1,497	6.6%	10,797	7.1%	21,401	6.5%
Age 10 to 14 Years	1,550	6.8%	10,811	7.1%	21,996	6.7%
Age 15 to 19 Years	1,434	6.3%	10,510	6.9%	21,928	6.7%
Age 20 to 24 Years	1,527	6.7%	10,836	7.1%	25,448	7.8%
Age 25 to 29 Years	1,817	8.0%	12,303	8.1%	27,713	8.5%
Age 30 to 34 Years	1,637	7.2%	10,996	7.3%	23,499	7.2%
Age 35 to 39 Years	1,488	6.5%	9,980	6.6%	20,949	6.4%
Age 40 to 44 Years	1,339	5.9%	9,182	6.1%	19,261	5.9%
Age 45 to 49 Years	1,410	6.2%	9,516	6.3%	20,513	6.3%
Age 50 to 54 Years	1,401	6.2%	9,229	6.1%	19,969	6.1%
Age 55 to 59 Years	1,470	6.5%	9,043	6.0%	20,086	6.1%
Age 60 to 64 Years	1,269	5.6%	7,750	5.1%	17,552	5.4%
Age 65 to 74 Years	1,874	8.2%	11,463	7.6%	26,397	8.1%
Age 75 to 84 Years	1,022	4.5%	5,697	3.8%	13,346	4.1%
Age 85 Years or Over	439	1.9%	2,316	1.5%	5,479	1.7%
Median Age	35.7		34.1		35.2	
<b>Gender Age Distribution (2019)</b>						
Female Population	11,811	51.9%	75,579	49.9%	163,929	50.1%
Age 0 to 19 Years	3,003	25.4%	21,224	28.1%	42,733	26.1%
Age 20 to 64 Years	6,822	57.8%	43,496	57.6%	96,130	58.6%
Age 65 Years or Over	1,986	16.8%	10,859	14.4%	25,067	15.3%
Female Median Age	37.3		35.1		36.3	
Male Population	10,950	48.1%	75,993	50.1%	163,378	49.9%
Age 0 to 19 Years	3,065	28.0%	22,037	29.0%	44,364	27.2%
Age 20 to 64 Years	6,537	59.7%	45,339	59.7%	98,860	60.5%
Age 65 Years or Over	1,348	12.3%	8,617	11.3%	20,154	12.3%
Male Median Age	34.0		33.2		34.1	

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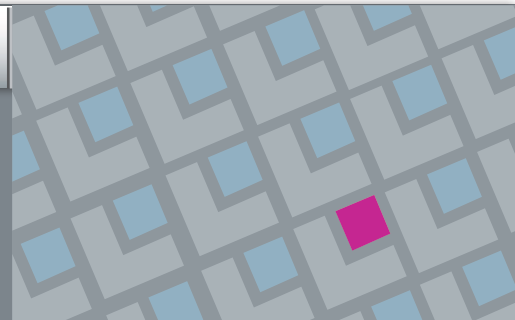
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<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	306	3.4%	1,649	3.2%	4,946	4.0%
HH Income \$150,000 to \$199,999	383	4.3%	2,268	4.4%	6,210	5.0%
HH Income \$100,000 to \$149,999	998	11.2%	5,773	11.1%	14,684	11.9%
HH Income \$75,000 to \$99,999	1,219	13.7%	6,628	12.7%	16,332	13.3%
HH Income \$50,000 to \$74,999	1,610	18.0%	10,341	19.9%	24,374	19.8%
HH Income \$35,000 to \$49,999	1,413	15.8%	8,416	16.2%	19,050	15.5%
HH Income \$25,000 to \$34,999	1,056	11.8%	6,222	11.9%	12,859	10.4%
HH Income \$15,000 to \$24,999	1,023	11.5%	5,761	11.1%	13,044	10.6%
HH Income Under \$15,000	915	10.3%	5,013	9.6%	11,687	9.5%
HH Income \$35,000 or More	5,929	66.4%	35,075	67.4%	85,595	69.5%
HH Income \$75,000 or More	2,907	32.6%	16,318	31.3%	42,172	34.2%
<b>Housing (2019)</b>						
Total Housing Units	9,320		54,467		130,941	
Housing Units Occupied	8,923	95.7%	52,071	95.6%	123,184	94.1%
Housing Units Owner-Occupied	3,775	42.3%	24,659	47.4%	60,096	48.8%
Housing Units, Renter-Occupied	5,148	57.7%	27,411	52.6%	63,088	51.2%
Housing Units, Vacant	397	4.4%	2,396	4.6%	7,757	6.3%
<b>Marital Status (2019)</b>						
Never Married	7,064	39.0%	49,278	41.5%	108,360	41.3%
Currently Married	6,343	35.0%	43,846	36.9%	96,624	36.9%
Separated	865	4.8%	6,314	5.3%	12,689	4.8%
Widowed	1,105	6.1%	5,345	4.5%	11,591	4.4%
Divorced	2,750	15.2%	14,038	11.8%	32,875	12.5%
<b>Household Type (2019)</b>						
Population Family	18,261	80.2%	126,940	83.7%	261,236	79.8%
Population Non-Family	4,326	19.0%	23,281	15.4%	63,711	19.5%
Population Group Quarters	174	0.8%	1,352	0.9%	2,361	0.7%
Family Households	5,448	61.1%	34,724	66.7%	75,418	61.2%
Non-Family Households	3,475	38.9%	17,347	33.3%	47,766	38.8%
Married Couple with Children	1,586	25.0%	11,626	26.5%	23,349	24.2%
Average Family Household Size	3.4		3.7		3.5	
<b>Household Size (2019)</b>						
1 Person Households	2,747	30.8%	13,112	25.2%	35,800	29.1%
2 Person Households	2,736	30.7%	14,475	27.8%	37,224	30.2%
3 Person Households	1,290	14.5%	7,882	15.1%	18,136	14.7%
4 Person Households	995	11.2%	6,948	13.3%	14,725	12.0%
5 Person Households	595	6.7%	4,709	9.0%	8,875	7.2%
6 or More Person Households	559	6.3%	4,944	9.5%	8,424	6.8%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	1,055	11.8%	4,770	9.2%	10,115	8.2%
Households with 1 Vehicles Available	3,289	36.9%	18,723	36.0%	46,900	38.1%
Households with 2 or More Vehicles Available	4,579	51.3%	28,579	54.9%	66,169	53.7%
Total Vehicles Available	14,717		91,669		214,673	
Average Vehicles Per Household	1.6		1.8		1.7	

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<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	17,825		116,798		258,107	
Estimated Civilian Employed	11,387	63.9%	76,274	65.3%	167,972	65.1%
Estimated Civilian Unemployed	465	2.6%	3,492	3.0%	7,683	3.0%
Estimated in Armed Forces	-	-	85	-	240	-
Estimated Not in Labor Force	5,973	33.5%	36,946	31.6%	82,212	31.9%
Unemployment Rate	2.6%		3.0%		3.0%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	11,387		76,274		167,972	
Management, Business, Financial Operations	1,269	11.1%	8,755	11.5%	21,925	13.1%
Professional, Related	2,189	19.2%	12,548	16.5%	31,504	18.8%
Service	2,271	19.9%	18,353	24.1%	36,188	21.5%
Sales, Office	3,064	26.9%	18,497	24.3%	44,143	26.3%
Farming, Fishing, Forestry	31	0.3%	271	0.4%	390	0.2%
Construct, Extraction, Maintenance	1,530	13.4%	10,018	13.1%	17,033	10.1%
Production, Transport Material Moving	1,032	9.1%	7,832	10.3%	16,789	10.0%
White Collar Workers	6,523	57.3%	39,800	52.2%	97,572	58.1%
Blue Collar Workers	4,864	42.7%	36,474	47.8%	70,400	41.9%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$455.38 M		\$2.65 B		\$6.52 B	
Total Non-Retail Expenditure	\$240.58 M	52.8%	\$1.4 B	52.7%	\$3.44 B	52.8%
Total Retail Expenditure	\$214.8 M	47.2%	\$1.25 B	47.3%	\$3.08 B	47.2%
Apparel	\$15.95 M	3.5%	\$93.26 M	3.5%	\$229.36 M	3.5%
Contributions	\$14.13 M	3.1%	\$82.1 M	3.1%	\$205.29 M	3.1%
Education	\$12.67 M	2.8%	\$74.04 M	2.8%	\$186.11 M	2.9%
Entertainment	\$25.09 M	5.5%	\$146.66 M	5.5%	\$362.9 M	5.6%
Food and Beverages	\$67.96 M	14.9%	\$396.02 M	14.9%	\$969.72 M	14.9%
Furnishings and Equipment	\$15.61 M	3.4%	\$91.15 M	3.4%	\$225.62 M	3.5%
Gifts	\$10.65 M	2.3%	\$61.59 M	2.3%	\$154.37 M	2.4%
Health Care	\$38.98 M	8.6%	\$226.22 M	8.5%	\$554.7 M	8.5%
Household Operations	\$17.55 M	3.9%	\$102.29 M	3.9%	\$252.81 M	3.9%
Miscellaneous Expenses	\$8.53 M	1.9%	\$49.55 M	1.9%	\$122.39 M	1.9%
Personal Care	\$6.1 M	1.3%	\$35.48 M	1.3%	\$87.36 M	1.3%
Personal Insurance	\$3 M	0.7%	\$17.62 M	0.7%	\$43.98 M	0.7%
Reading	\$980.05 K	0.2%	\$5.68 M	0.2%	\$14.06 M	0.2%
Shelter	\$97.41 M	21.4%	\$564.28 M	21.3%	\$1.39 B	21.3%
Tobacco	\$3.07 M	0.7%	\$17.65 M	0.7%	\$42.32 M	0.6%
Transportation	\$82.79 M	18.2%	\$484.69 M	18.3%	\$1.19 B	18.3%
Utilities	\$34.91 M	7.7%	\$202.98 M	7.7%	\$493.59 M	7.6%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	15,166		97,475		214,763	
Elementary (Grade Level 0 to 8)	889	5.9%	8,871	9.1%	13,856	6.5%
Some High School (Grade Level 9 to 11)	1,132	7.5%	9,216	9.5%	16,862	7.9%
High School Graduate	3,757	24.8%	26,038	26.7%	52,759	24.6%
Some College	4,166	27.5%	24,185	24.8%	54,824	25.5%
Associate Degree Only	1,292	8.5%	7,693	7.9%	19,624	9.1%
Bachelor Degree Only	2,436	16.1%	14,348	14.7%	38,325	17.8%
Graduate Degree	1,494	9.8%	7,124	7.3%	18,513	8.6%

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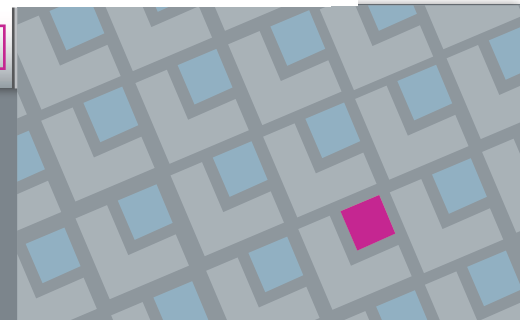
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# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4356/-111.8227

RF5

## N Mesa Dr & E Brown Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2019)</b>						
1 Detached Unit	3,696	48.7%	26,909	60.5%	59,638	57.7%
1 Attached Unit	774	10.2%	2,802	6.3%	6,749	6.5%
2 to 4 Units	1,103	14.5%	5,885	13.2%	11,117	10.8%
5 to 9 Units	771	10.2%	3,430	7.7%	8,484	8.2%
10 to 19 Units	1,072	14.1%	4,504	10.1%	11,923	11.5%
20 to 49 Units	398	5.2%	2,403	5.4%	5,558	5.4%
50 or More Units	873	11.5%	3,203	7.2%	9,766	9.4%
Mobile Home or Trailer	230	3.0%	2,799	6.3%	9,521	9.2%
Other Structure	4	-	136	0.3%	429	0.4%
<b>Homes Built By Year (2019)</b>						
Homes Built 2010 or later	432	5.7%	1,938	4.4%	5,511	5.3%
Homes Built 2000 to 2009	560	7.4%	3,930	8.8%	11,181	10.8%
Homes Built 1990 to 1999	1,200	15.8%	6,116	13.8%	18,851	18.2%
Homes Built 1980 to 1989	2,968	39.1%	12,531	28.2%	32,964	31.9%
Homes Built 1970 to 1979	2,025	26.7%	13,953	31.4%	33,652	32.5%
Homes Built 1960 to 1969	1,042	13.7%	7,560	17.0%	12,396	12.0%
Homes Built 1950 to 1959	489	6.4%	4,314	9.7%	6,026	5.8%
Homes Built Before 1949	208	2.7%	1,730	3.9%	2,603	2.5%
<b>Home Values (2019)</b>						
Home Values \$1,000,000 or More	21	0.6%	99	0.4%	295	0.5%
Home Values \$500,000 to \$999,999	172	5.0%	1,237	5.5%	4,015	7.5%
Home Values \$400,000 to \$499,999	139	4.1%	1,459	6.5%	3,873	7.2%
Home Values \$300,000 to \$399,999	453	13.2%	3,120	13.9%	7,724	14.3%
Home Values \$200,000 to \$299,999	1,254	36.7%	7,213	32.2%	17,310	32.1%
Home Values \$150,000 to \$199,999	897	26.2%	5,223	23.3%	11,159	20.7%
Home Values \$100,000 to \$149,999	424	12.4%	2,817	12.6%	6,010	11.2%
Home Values \$70,000 to \$99,999	134	3.9%	1,144	5.1%	2,490	4.6%
Home Values \$50,000 to \$69,999	87	2.5%	483	2.2%	1,037	1.9%
Home Values \$25,000 to \$49,999	50	1.4%	408	1.8%	1,456	2.7%
Home Values Under \$25,000	128	3.8%	1,340	6.0%	4,348	8.1%
Owner-Occupied Median Home Value	\$212,198		\$213,478		\$216,133	
Renter-Occupied Median Rent	\$827		\$796		\$841	
<b>Transportation To Work (2019)</b>						
Drive to Work Alone	8,553	77.3%	55,435	74.8%	121,286	75.7%
Drive to Work in Carpool	1,357	12.3%	9,835	13.3%	19,523	12.2%
Travel to Work by Public Transportation	290	2.6%	2,079	2.8%	4,966	3.1%
Drive to Work on Motorcycle	46	0.4%	298	0.4%	723	0.5%
Walk or Bicycle to Work	291	2.6%	2,407	3.2%	4,982	3.1%
Other Means	75	0.7%	711	1.0%	1,523	1.0%
Work at Home	454	4.1%	3,313	4.5%	7,290	4.5%
<b>Travel Time (2019)</b>						
Travel to Work in 14 Minutes or Less	2,002	18.1%	15,227	20.6%	34,062	21.2%
Travel to Work in 15 to 29 Minutes	4,928	44.5%	32,323	43.6%	73,361	45.8%
Travel to Work in 30 to 59 Minutes	3,418	30.9%	21,217	28.6%	44,578	27.8%
Travel to Work in 60 Minutes or More	559	5.1%	3,966	5.4%	8,051	5.0%
Average Minutes Travel to Work	22.5		22.2		22.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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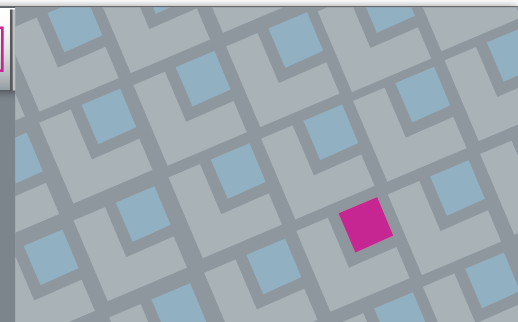
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