OVIO at SYCAMORE STATION

ENEC MAIN AND DOBSON | MESA, AZ



VELOCITY**RETAIL**GROUP

EAST / NORTHEAST CORNER

MAIN STREET & DOBSON RD

MESA, AZ

±5,000 SF of Demisable Retail Space at a Transit-Oriented Mixed-Use Community

EXCLUSIVELY LISTED BY:

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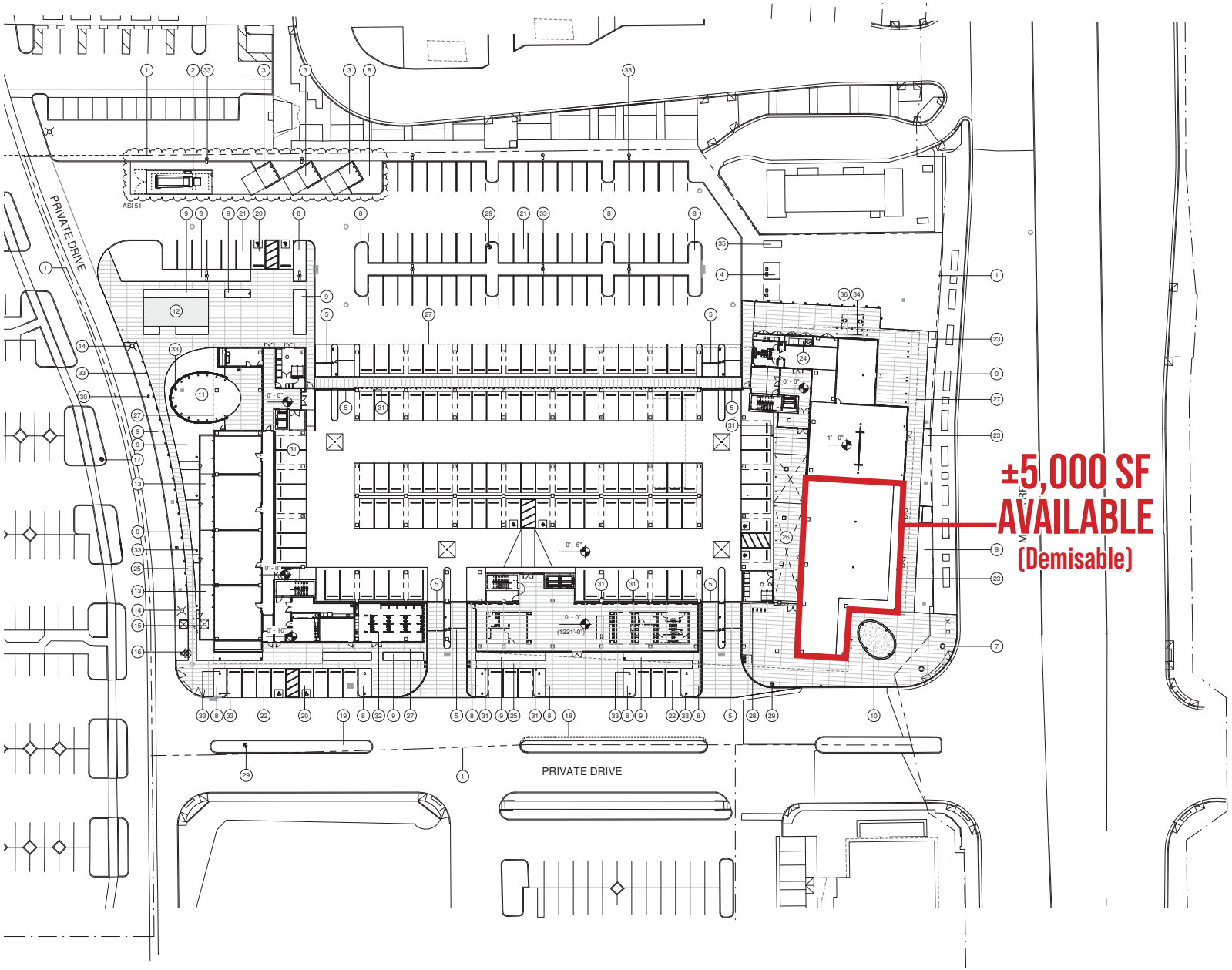
PROPERTY HIGHLIGHTS

- ±5,000 SF of demisable ground-floor retail space available for lease.
- Located east of the northeast corner of Main Street and Dobson Road in Mesa, Arizona.
- Situated within OViO at Sycamore Station, a modern, five-story mixed-use development featuring 191 luxury apartment residences.
- Excellent opportunity to serve an on-site residential customer base and surrounding established neighborhoods.
- Transit-oriented location adjacent to the Sycamore/Main Street Valley Metro light rail station, providing convenient connections throughout Mesa, Tempe, and Phoenix.
- Located along Mesa's established Main Street commercial corridor, surrounded by shopping, restaurants, grocery stores, and neighborhood services.
- Part of a contemporary residential community featuring upscale amenities, structured and covered parking, fitness facilities, co-working spaces, and resort-style amenities.
- Positioned near Mesa's vibrant Asian District, a regional destination for international dining, specialty grocery shopping, and cultural attractions.
- Ideal for restaurant, café, specialty retail, personal services, health and wellness, and other neighborhood-serving uses.




±5,000 SF
AVAILABLE
(Demisable)
Webster
Elementary School
SYCAMORE
DOBSON RD
17,700 VPD
MAIN ST
15,222 VPD
SAFEWAY
OVIO at SYCAMORE STATION
Big Clock
DENTAL
CARIZONA
LIBERTY PAWN
Krispy Kreme
M.D. NOW
Pizza Hut
Asian Cafe Express
DAISO JAPAN
Walgreens
DISCOUNT TIRE
Jack in the box
Hertz
LoanMax TITLE LOANS
MART
Wesco
boost mobile
Freeway
The KICKIN' CRAB
MEKONG PROPERTY LLC
MEKONG SUPERMARKET

SITEPLAN

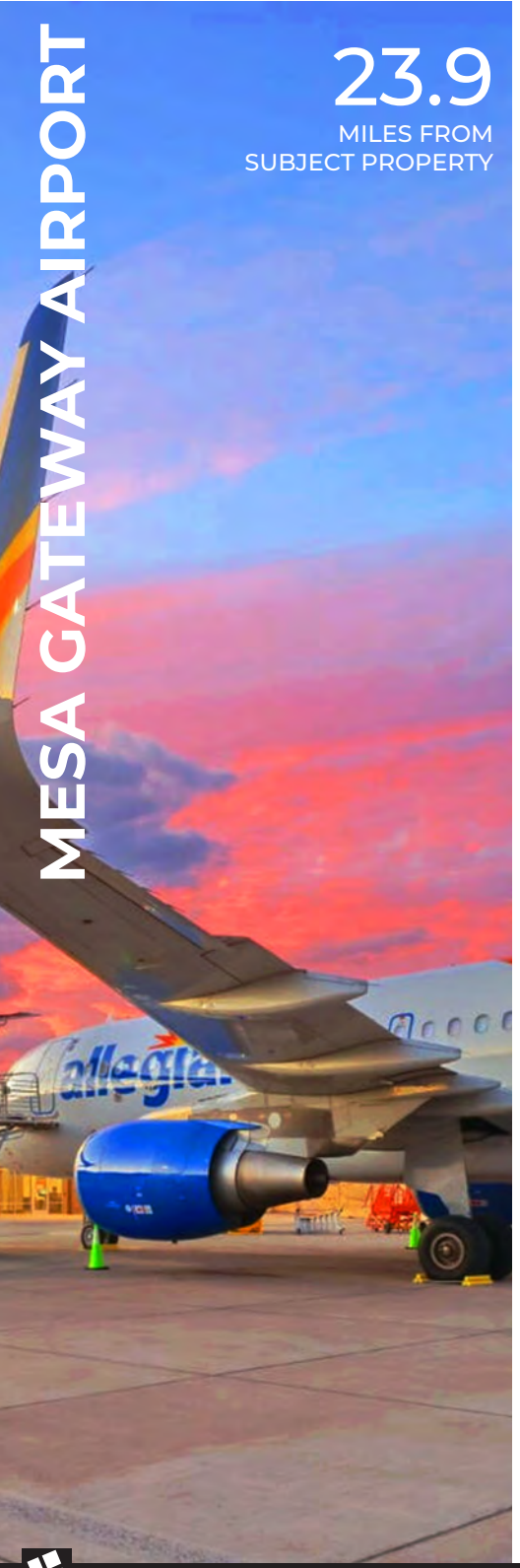


ENEC

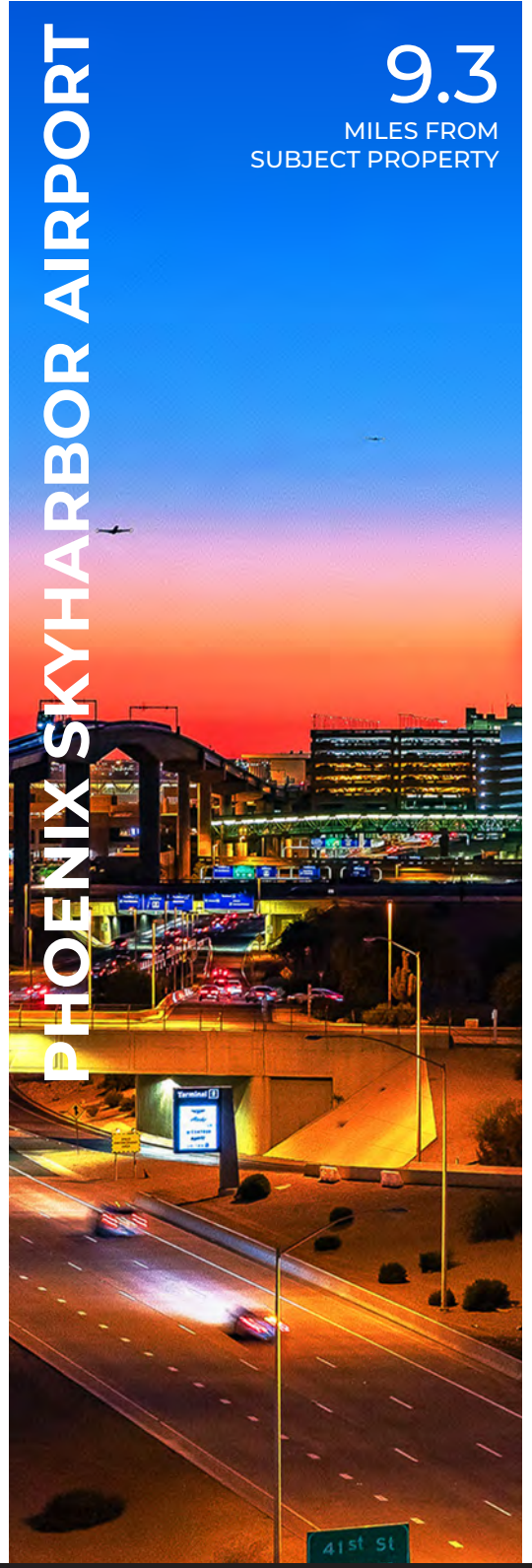
MAIN ST & DOBSON RD

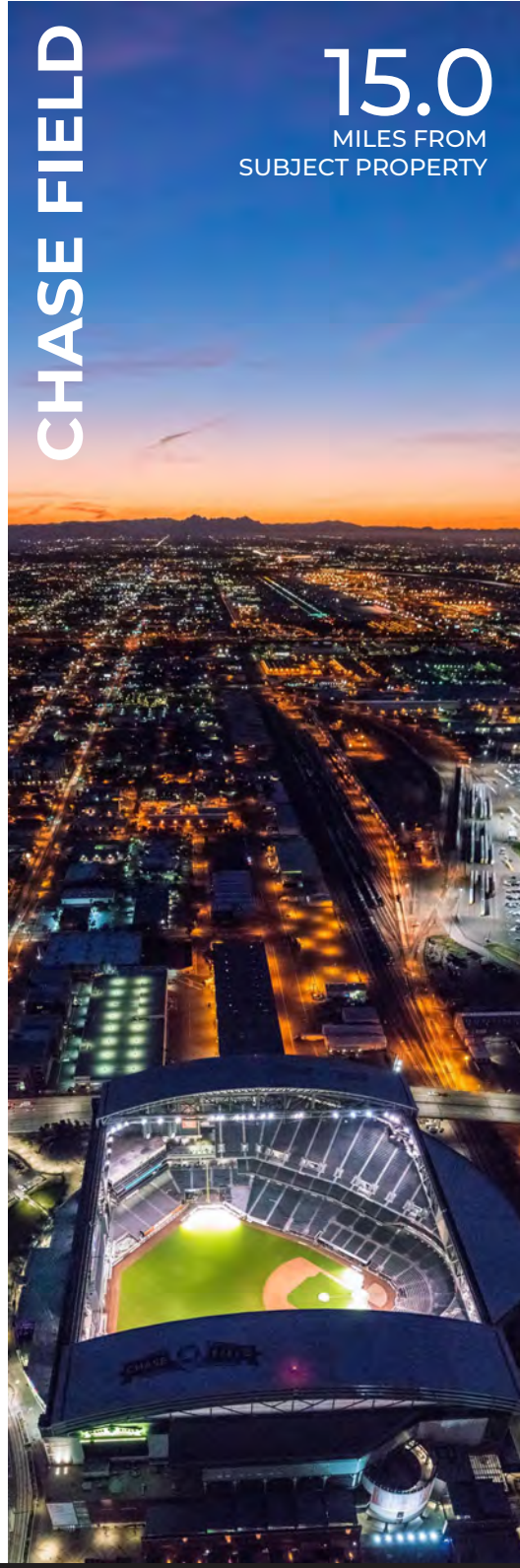
TRADE AREA




MESA GATEWAY AIRPORT
23.9
MILES FROM
SUBJECT PROPERTY


TEMPE TOWN LAKE
4.3
MILES FROM
SUBJECT PROPERTY


PHOENIX SKYHARBOR AIRPORT
9.3
MILES FROM
SUBJECT PROPERTY


CHASE FIELD
15.0
MILES FROM
SUBJECT PROPERTY

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
2026 TOTAL POPULATION	21,868	153,521	371,670
2026 TOTAL HOUSEHOLDS	9,195	66,911	154,109
MEDIAN HOUSEHOLD INCOME	$97,908	$93,180	$105,565
2026 MEDIAN HOME VALUE	$310,540	$370,336	$433,099
2026 TOTAL EMPLOYEES	8,482	71,819	175,228
2026 TOTAL BUSINESSES	945	8,093	19,548

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