Reduced Price Investment or Owner User-7.86% Cap Rate

Prime Freestanding Orthodontics/Medical or Retail Building Fronting Brown Road

6848 E BROWN ROAD, MESA, AZ 85207
Free Standing Corner Location



Bob Broyles
Senior Vice President
+1 602 222 5033
bob.broyles@colliers.com

Emily Currie
Associate Vice President
+1 480 721 4889
emily.currie@colliers.com

Colliers
2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
602 222 5000
colliers.com/arizona

Class “A” Freestanding, Dental, Medical or Retail Location

6848 E BROWN ROAD
MESA, AZ 85207

RED MOUNTAIN PROFESSIONAL PARK

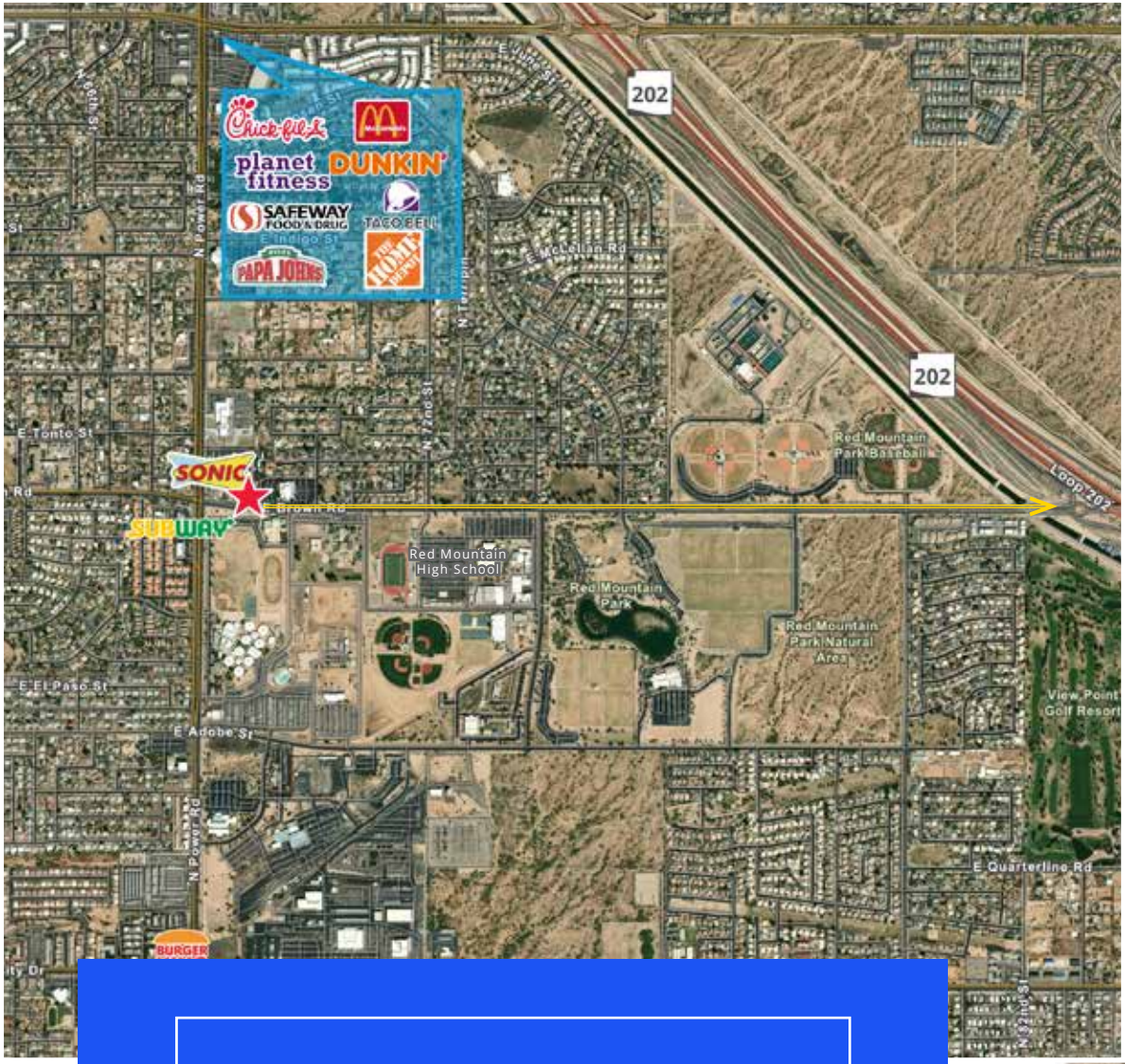
±3,546 SF on free-standing PAD
Price: $1,098,000
Terms: Owner will carry financing
Current Lease Rate: $24.35 SF/YR NNN
RE Taxes/Insurance/CAM Charges: $4.56 PSF/Annum

Current NOI: $84,348 (7.86% Cap Rate)
Leased Through: February 28, 2028

6848 E. Brown Road offers a freestanding ±3,546 SF Class A Orthodontics / Dental facility located within the prestigious Red Mountain Professional Park in Mesa, AZ. Built in 2000 and renovated in 2017, this corner property features time-resistant architectural presence, excellent visibility, convenient access to SR Loop 202, and close proximity to multiple retail and medical facilities. Positioned within a 5-mile population of approximately 370,811, and within a 15-minute drive, with excellent demographic profile. The property is improved as a full-service Orthodontics / Dental use but could easily be converted to other healthcare users.

Property Highlights

- High-visibility free-standing building on corner frontage with a robust 16,405 VPD on Brown Road
- Open floor plan - fully built out
- Ample parking with 6 counted spaces
- Established medical and dental plaza setting
- Strong patient demographics
- Easy access to the 202 Freeway and SR 60
- Strong demographics and visibility







6848 E. Brown Road
Mesa, AZ 85207

±3,546 SF Available









COMMUNITY SUMMARY

6848 E Brown Rd, Mesa, Arizona, 85207
Drive Time: 15 minutes

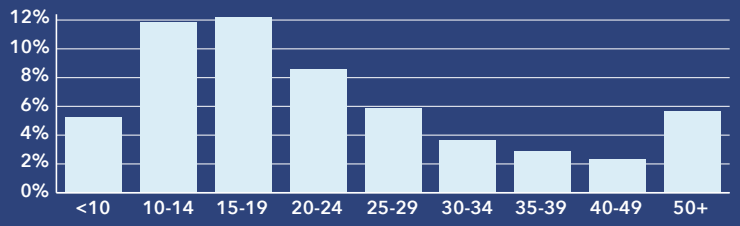
370,871	0.44%	2.44	63.1	43.7	$83,959	$419,048	$329,551	20.1%	54.2%	25.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

15.3% Services

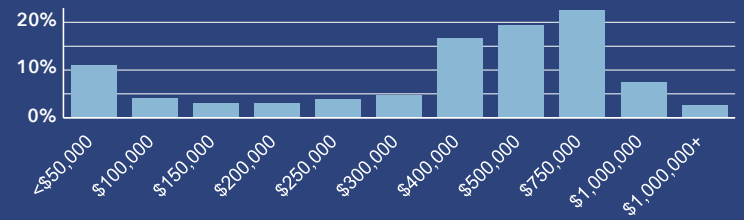
19.3% Blue Collar

65.5% White Collar

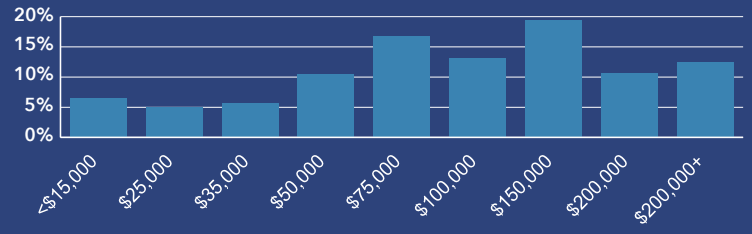
Mortgage as Percent of Salary



Home Value



Household Income

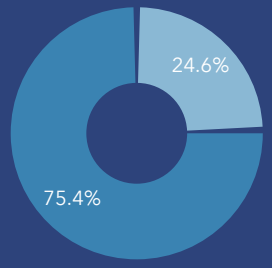


Age Profile: 5 Year Increments

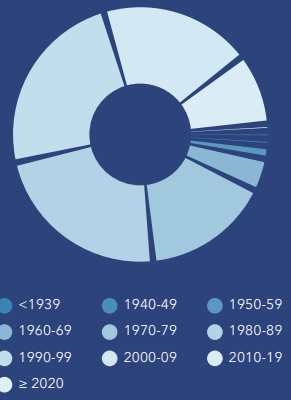


Dots show comparison to: Maricopa County

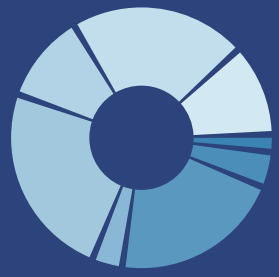
Home Ownership



Housing: Year Built



Educational Attainment



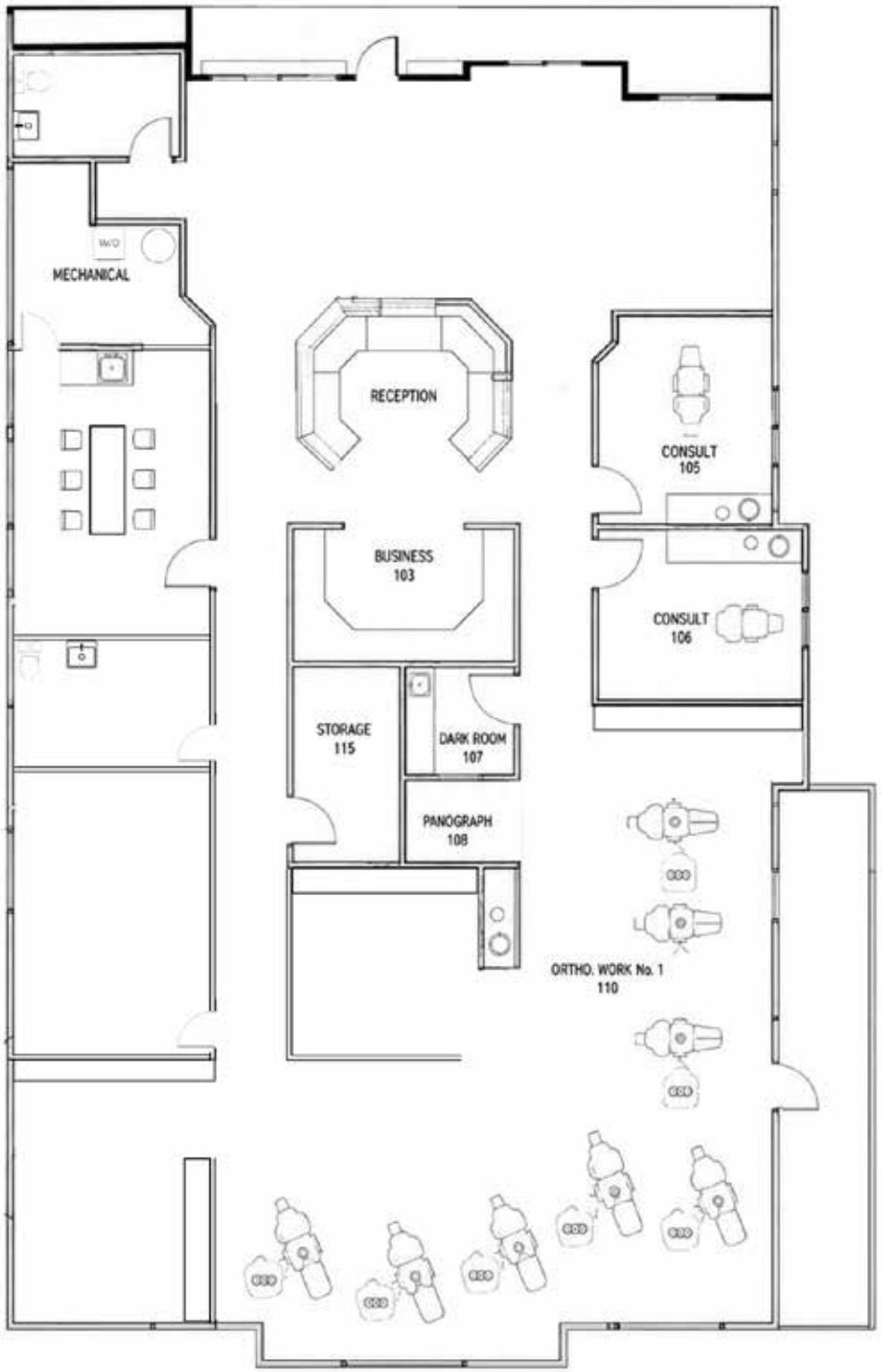
Commute Time: Minutes



esri THE SCIENCE OF WHERE

Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

© 2026 Esri


MECHANICAL
RECEPTION
CONSULT
105
BUSINESS
103
CONSULT
106
STORAGE
115
DARK ROOM
107
PANOGRAPH
108
ORTHO. WORK No. 1
110


RED MOUNTAIN
PROFESSIONAL PARK
ORTHODONTICS
EAST VALLEY DENTISTRY
AZ MAX ORAL SURGERY
BRIAN R. PETERSON D.D.S.
GENERAL DENTISTRY
SMITH ALSTON, PLC
Accident / Injury Law
HATFIELD FAMILY MEDICINE
StateFarm
labcorp
SKIN CARE SPECIALISTS
PHARMACY







6848 E. Brown Road
Mesa, AZ 85207

±3,546 SF Available

For more information, contact:

Bob Broyles
Senior Vice President
+1 602 222 5033
bob.broyles@colliers.com

Emily Currie
Associate Vice President
+1 480 721 4889
emily.currie@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.