827 grove ave

MESA, AZ

Colliers

±69,561 SF Full Building Plug & Play Office For Lease



property overview

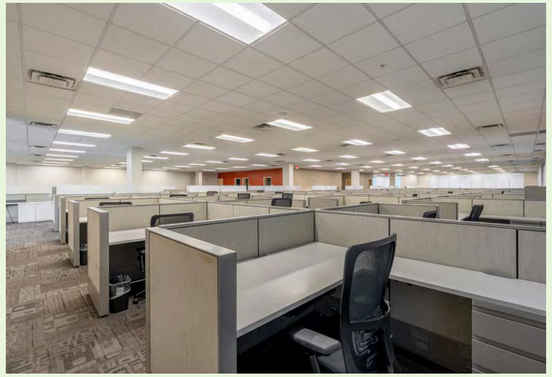
827 W Grove Ave sits in the heart of Mesa's Fiesta District, one of the East Valley's established commercial corridors near the intersection of Alma School Road and Southern Avenue. A full diamond interchange at US 60 and Alma School Road puts the property minutes from direct freeway access, keeping it well connected across the greater Phoenix metro. The property is located adjacent to the Palo District, a new $2.5 billion mixed-use entertainment hub currently under construction. The surrounding area offers abundant restaurants and amenities within walking distance, and the location provides convenient access to the Southeast Valley's deep labor pool and demographics — making it a well-positioned option for businesses looking to establish or expand in Mesa.

PROPERTY TOUR















Property Highlights

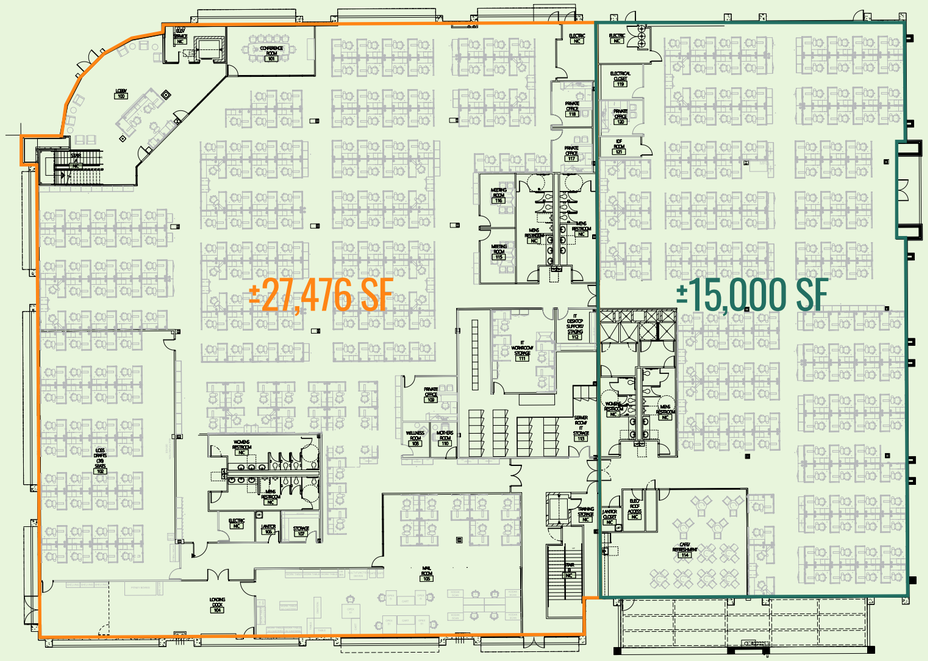
- Single Tenant Opportunity or Ability to Demise for Three Users
- Building Signage Available
- 0.5 Miles from Palo District Redevelopment
- Numerous Retail and Restaurant Amenities within Close Proximity
- Multiple Points of Ingress and Egress
- Limited Commercial (LC)
- Excellent Access from Area Freeways and Surface Streets
- Low NNN Occupancy Costs

Property Features

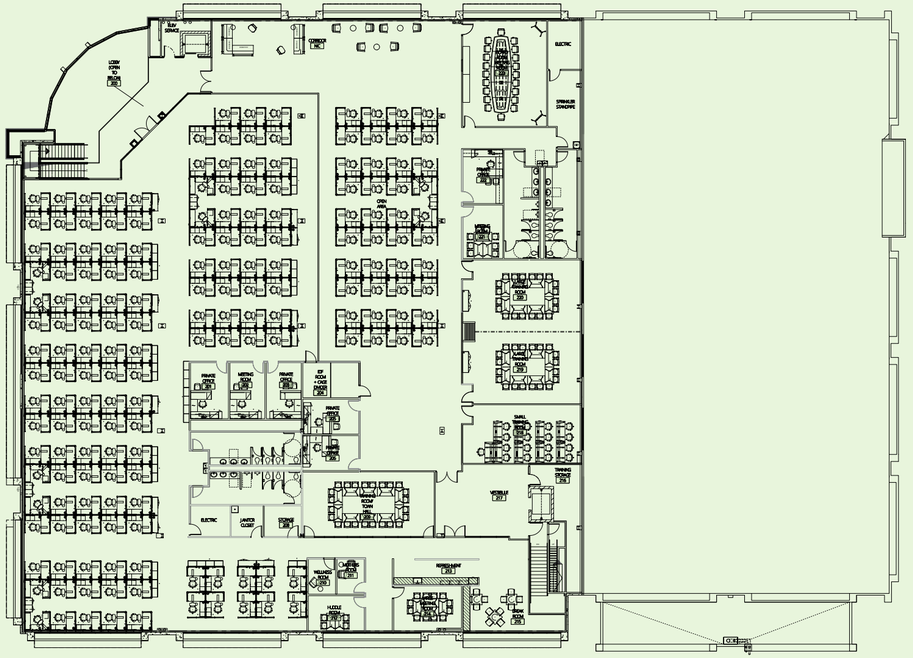
- ±15,000 - ±69,561 RSF Plug & Play Opportunity
- Situated on ±5.09 Acres
- Grade Level Loading Roll Up Door (Ability to Add More)
- 4,000 AMPS
- 1,600 kVa of Power and 1,000-kW Back-up Generator On-site
- Parking: 5.3/1,000 SF and 3.29/1,000 SF Covered Reserved
- Fiber Optics Available (Cox & Integra)
- Floor to Grid: 9’ 6”, Floor to Deck: 17’ 5”
- Expansive Two-Story Building Lobby
- Covered Outdoor Patio

property highlights

1st Floor: ±42,476 SF



2nd Floor: ±27,085 SF



floor plans

±15,000 SF - ±69,561 SF

- 566 Workstations
- 8 Offices
- 3 Training Rooms
- 3 Large Conference Rooms
- 3 Collaboration Areas
- Multiple Restrooms on Each Floor
- 1 Break Room per Floor
- Small 1st Floor Warehouse with Grade Level Door

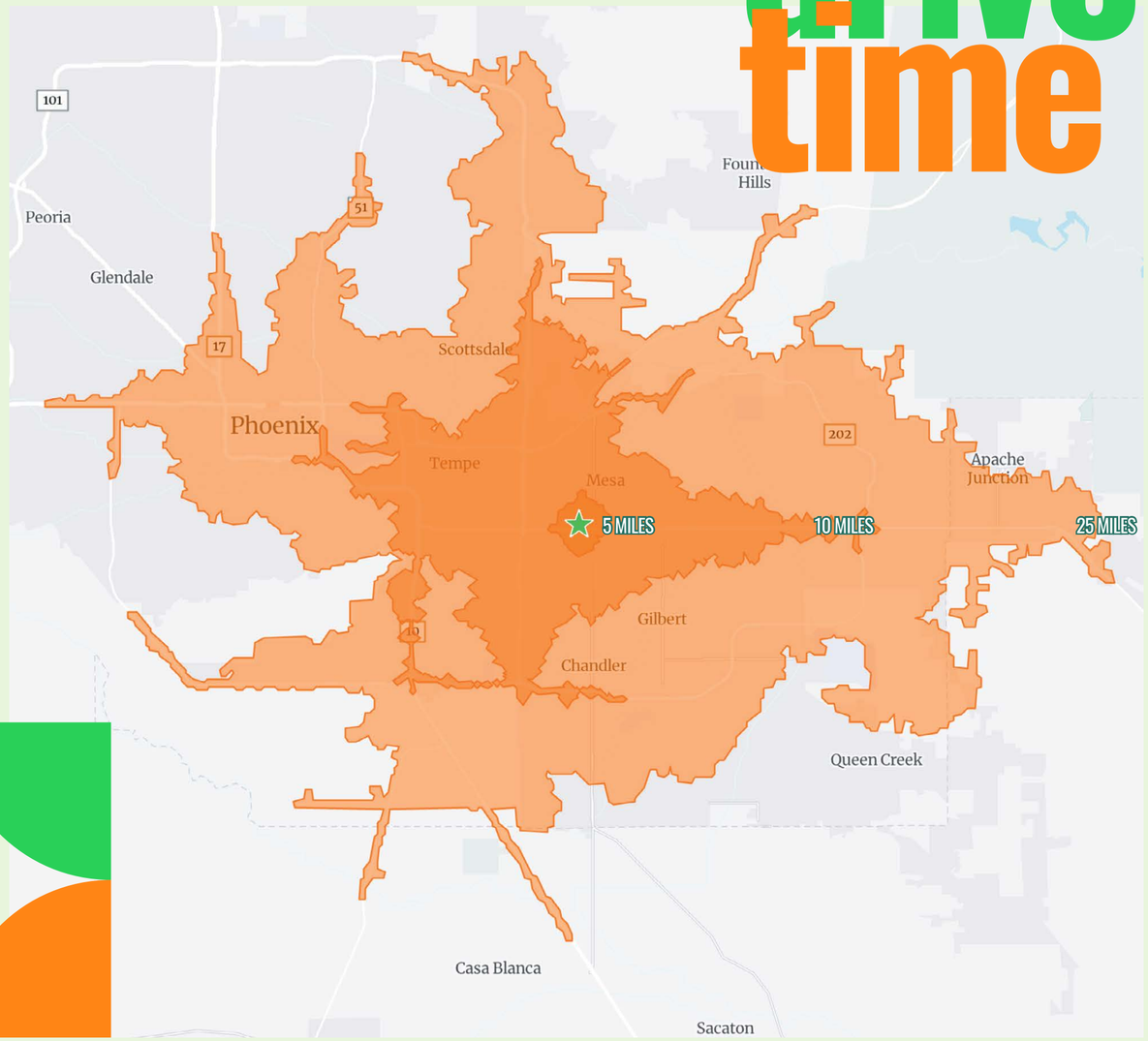
Conversion Opportunity

- 1st Floor Conversion Opportunity for Flex, Warehouse, Manufacturing, Lab, etc.
- 1 Grade Level Loading Roll Up Door with Ability to Add More
- 17’ 5” Deck to Deck Clear Height
- 4,000 AMPS Existing
- 1,600 kVa of Power and 1,000-kw Back-up Generator On-Site
- 100% HVAC
- 240 Total Tons of Cooling via 4 New Units
- Opportunity for Secured Parking
- Low NNN Occupancy Costs



flex opportunity

drive time



mesa fiesta district

Encompassing 1.15 square miles, the Fiesta District is reemerging as one of Mesa's important business districts featuring cutting-edge industry clusters, a skilled workforce, easy market access, extensive infrastructure, and ample executive hotel accommodations. Over the last decade nearly $700 million has been invested in infrastructure, redevelopment, and new development in the Fiesta District. With new Class A office space, strategic redevelopment, and adaptive-reuse opportunities available, the district is ripe for companies to locate and expand.



palo district

Palo District, the planned redevelopment of the Fiesta Mall site in Mesa, has announced the first phase of the development will focus on a Women's Health Campus. The Women's Health Campus will be in partnership with BlueCross Blue Sheild of Arizona and Plaza Companies. The new campus will feature a Women's Sports Center designed to support athletic excellence, research, training and community recreation tailored to women and girls. Planned facilities include performance training, sports medicine, recovery and multidisciplinary programs informed by research on women's physiology. In addition to the Women's Health Campus, the Palo District redevelopment will include 4,000 housing units, up to 1.85 million square feet of retail and commercial space and over 500,000 square feet of open space. A Major League Soccer stadium has also been proposed for the development.

Home to healthcare and medical services, advanced business and financial services, higher educational institutions, as well as retail and entertainment.

Talented Workforce

- 1.3M labor force within 30-minute drivetime. 51% with associate degree or higher
- Mesa Community College, Alverno College, Northern Arizona University, Carrington College, Pima Medical Institute, UEI College
- Arizona State University's main campus is just minutes away

Robust Infrastructure

- Redundant fiber provided by Cox, Zayo, Lumen/CenturyLink
- Electric power provided by SRP
- Water, wastewater, natural gas provided by City of Mesa

Retail & Hospitality

- Five hotels, 700+ rooms
- 55+ restaurants, 60+ retail stores

Programs and Incentives

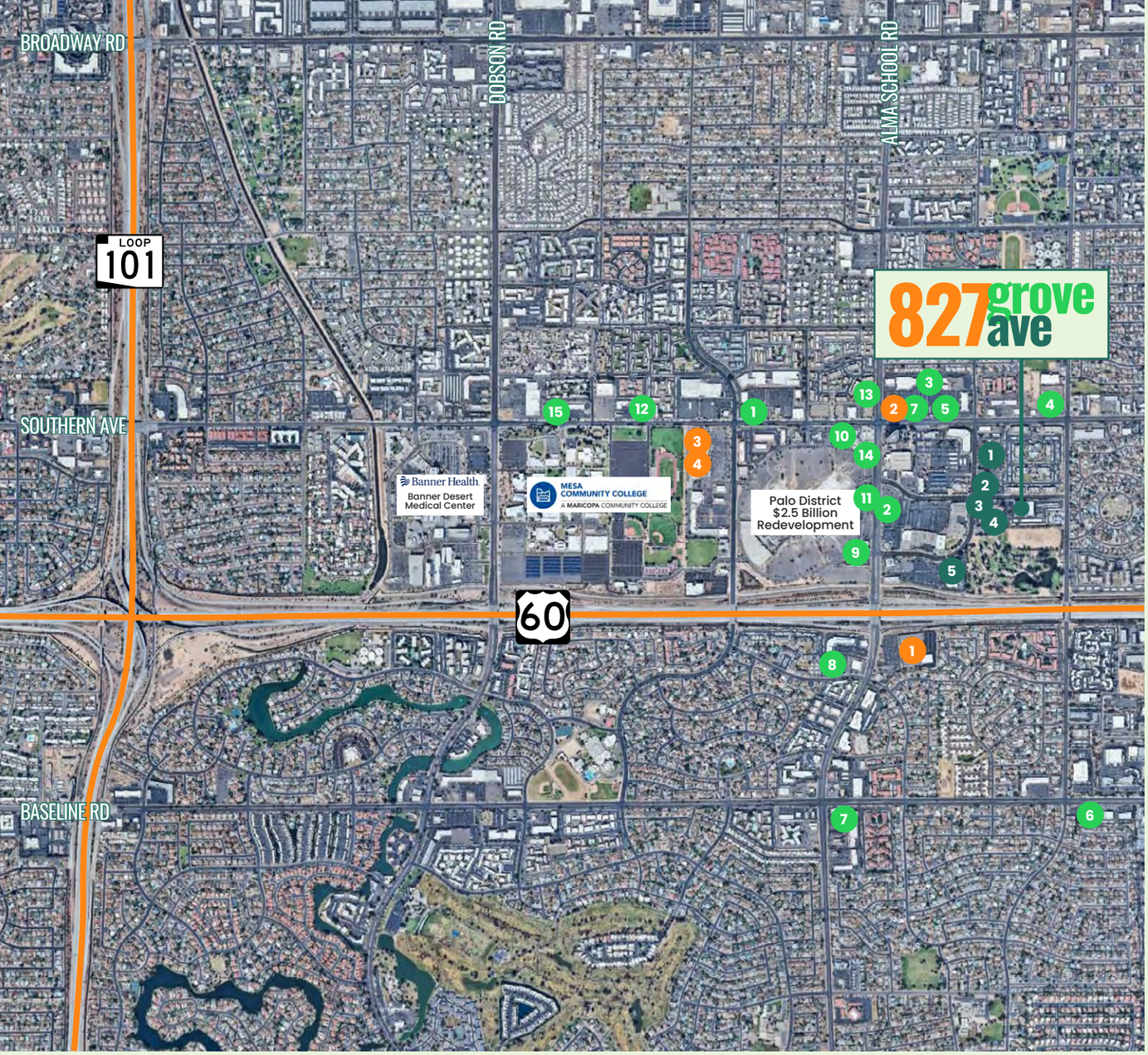
- Opportunity Zones
- Redevelopment Area (RDA)

Major Employers

- Nearly 11,000 people employed in the Fiesta District
- Banner Desert Medical Center
- Banner Children's at Desert
- Mesa Community College
- National General Lender Services

Logistical Access

- Access to Loop 101, US 60 and minutes from Loop 202 and I-10
- 15 minutes from Phoenix Sky Harbor International Airport



Restaurants

1. Senor Sushi
2. Chipotle
3. Boulders on Southern
4. Mariscos El Ray
5. Green Corner Restaurant
6. Wildberries
7. Salad and Go
8. T.C. Eggington's
9. Longhorn Steakhouse
10. Olive Garden
11. In-N-Out Burger
12. Cheba Hut
13. CAVA
14. Raising Cane's
15. Pita Jungle

Retail

1. EōS Fitness
2. Walgreens
3. CVS
4. Target

Hotels

1. Courtyard by Marriott
2. La Quinta Inn & Suites
3. Residence Inn by Marriott
4. Holiday Inn Express
5. DoubleTree by Hilton

For More Information, Please Contact:

Kyle Campbell
Executive Vice President
+1 602 222 5062
kyle.campbell@colliers.com

Matt Baniszewski
Vice President
+1 602 222 5176
matt.baniszewski@colliers.com

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

This document 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.