



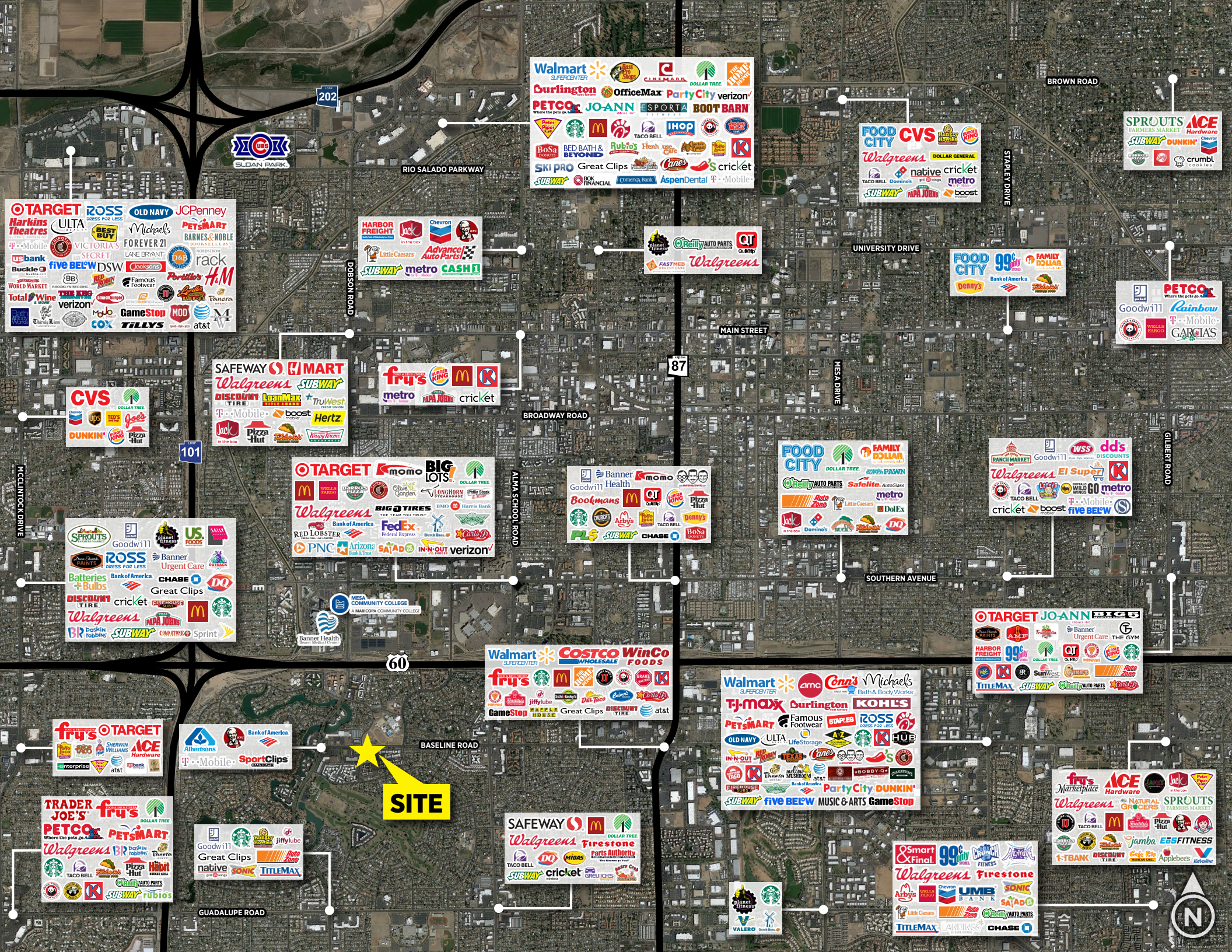
FORMER BANK WITH DRIVE THRU FOR SALE

E/SEC DOBSON ROAD & BASELINE ROAD | MESA, AZ

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com





Walmart Supercenter, Burlington, OfficeMax, Party City, Verizon, PETCO, JO-ANN, ESPORTA, BOOT BARN, Starbucks, McDonald's, IHOP, Dunkin', BoSa, Bed Bath & Beyond, Rubio's, Henk's, Great Clips, Ski Pro, SUBWAY, Great Clips, Aspen Dental, T-Mobile.

FOOD CITY, CVS, Walgreens, Dollar General, native, cricket, metro, SUBWAY, Papa John's, boost.

SPROUTS Farmers Market, ACE Hardware, SUBWAY, DUNKIN', crumbl.

Target, Ross, Old Navy, JCPenney, Harkins Theatres, ULTA, BEST BUY, Victoria's Secret, Forever 21, Michaels, Barnes & Noble, T-Mobile, US Bank, five BELOW, DSW, rack, World Market, Total Wine, verizon, GameStop, MOD, at&t.

HARBOR FREIGHT, Jack, Chevron, KFC, Little Caesars, Advance Auto Parts, SUBWAY, metro, CASH!

O'Reilly Auto Parts, FAST FILL, Walgreens.

FOOD CITY, 99¢ ONLY, Family Dollar, benny's, Bank of America, TACO BELL, Domino's, PAPA JOHN'S, boost.

PETCO, Goodwill, Rainbow, T-Mobile, GARCIA'S.

SAFEWAY, WALMART, Walgreens, SUBWAY, DISCOUNT TIRE, LoanMax, TruWest, T-Mobile, boost, Hertz, Jack, Pizza Hut, Dunkin', Krispy Kreme.

fray's, PAPA JOHN'S, McDonald's, K, metro, cricket.

CVS, DOLLAR TREE, UPS, JOE'S, DUNKIN', PIZZA HUT.

Target, MOMO, BIG LOTS, Walgreens, McDonald's, WALKER, Ollie's, LONGHORN, HARRIS BANK, RED LOBSTER, Bank of America, FedEx, PNC, Arizona, SAJAD, IN-N-OUT, verizon.

Banner Health, Goodwill, Bookmans, McDonald's, QT, PAPA JOHN'S, Pizza Hut, Starbucks, Dunkin', Arby's, DENNY'S, TACO BELL, BoSa, PLS, SUBWAY, CHASE.

FOOD CITY, FAMILY DOLLAR, DOLLAR TREE, O'Reilly Auto Parts, Safelite, Auto Glass, metro, Race Zone, Little Caesars, Dollar Ex.

WSS DISCOUNTS, dd's, Walgreens, El Super, K, TACO BELL, cricket, boost, five BELOW.

SPROUTS, Goodwill, US FOODS, Ross, Banner Urgent Care, Batteries + Bulbs, Bank of America, CHASE, Great Clips, DISCOUNT TIRE, cricket, Walgreens, PAPA JOHN'S, BR, Dunkin', SUBWAY, CHRISTOPHER & SPRING, Sprint.

Mesa Community College, Banner Health.

Walmart Supercenter, Costco Wholesale, WinCo Foods, fray's, McDonald's, GameStop, jiffy lube, Great Clips, DISCOUNT TIRE, at&t.

Walmart Supercenter, TJ-MAXX, Burlington, Michaels, Bath & Body Works, Famous Footwear, STAPLES, ROSS, OLD NAVY, ULTA, Life Storage, A-Z, Starbucks, K, IN-N-OUT, Party City, DUNKIN', SUBWAY, FIVE BELOW, MUSIC & ARTS, GameStop.

Target, JO-ANN, TITELMAX, HARBOR FREIGHT, 99¢ ONLY, Dollar Tree, QT, PAPA JOHN'S, Dunkin', SUBWAY, O'Reilly Auto Parts, CRACKER BARREL.

fray's, Target, ACE Hardware, Sherwin Williams, at&t.

Albertsons, Bank of America, T-Mobile, Sport Clips.

TRADER JOE'S, fray's, PETCO, PETS-MART, Walgreens, BR, Dunkin', TACO BELL, PIZZA HUT, Hooters, SUBWAY, rubio's.

Goodwill, Great Clips, native, SONIC, TITELMAX.

SAFEWAY, Walgreens, McDonald's, Firestone, Parts Authority, SUBWAY, cricket, GREYLOCK.

Smart Final, 99¢ ONLY, Walgreens, Firestone, Arby's, Dunkin', UMB, SONIC, SAJAD, TACO BELL, Little Caesars, Race Zone, O'Reilly Auto Parts, TITELMAX, LANDINGS, CHASE.

fray's Marketplace, ACE Hardware, Walgreens, Natural Grocers, SPROUTS Farmers Market, TACO BELL, McDonald's, jamba, E55 FITNESS, T-BANK, DISCOUNT TIRE, Cafe Rio, Applebees.

SITE



Site Plan



Property Features

- Approximately half a mile from US 60 with over $\pm 261,969$ vehicles per day
- Over 64,000 vehicles per day at the intersection with $\pm 32,668$ vehicles per day Baseline Road and $\pm 32,206$ vehicles per day on Dobson Road
- The population in a five-mile radius is $\pm 415,275$ (Source: ESRI)
- The site has a strong average household income of $\pm \$114,320$ per year within a one-mile radius (Source: ESRI)

Property Summary

Address:	1761 W Baseline Rd, Mesa, AZ 85202
Building Size:	$\pm 6,046$ SF
Lot Size	± 1.15 AC
APN:	305-07-571H
Year Built:	1982
Zoning:	C-G, City of Mesa

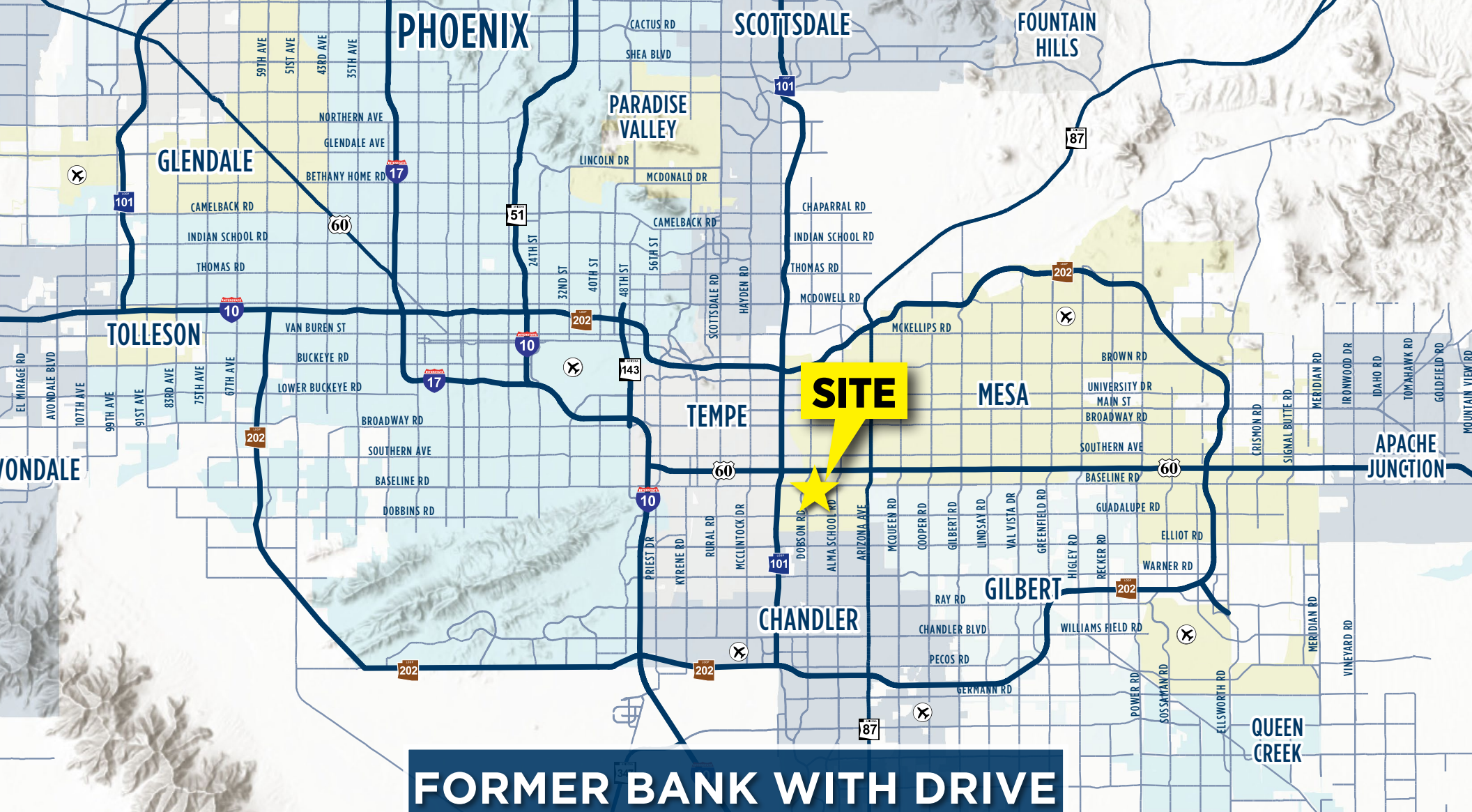
Demographics: *ESRI 2025

	1 Mile	3 Mile	5 mile
Population	14,909	150,206	415,275
Average HH Income	6,796	62,847	166,625
Households	\$114,320	\$100,535	\$103,955

Traffic Counts: *ADOT

NORTH ON DOBSON ROAD
SOUTH ON DOBSON ROAD
WEST ON BASELINE ROAD
EAST ON BASELINE ROAD

$\pm 32,206$ VPD
$\pm 21,282$ VPD
$\pm 32,668$ VPD
$\pm 24,904$ VPD



FORMER BANK WITH DRIVE THRU FOR SALE

E/SEC DOBSON ROAD & BASELINE ROAD | MESA, AZ

Brent Mallonee
Executive Director
+1 602 224 4437
brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.