

# THE VILLAGES AT SUPERSTITION SPRINGS OFFICE CONDO AVAILABLE FOR LEASE

6632 E BASELINE RD STE 102 | MESA, AZ 85206



# Property Summary

Address	6632 E Baseline Rd, Ste 102 Mesa, AZ 85206
Business Park	The Villages at Superstition Springs
Suite Size	1,986 SF
Year Built	2006
Zoning	C-O, City of Mesa
Parking Ratio	5.26/1,000
Tenancy	Single
Available	07/01/26



## About the Property

The suite features a highly functional, purpose-built medical layout, including a reception and waiting area, a large open physical therapy treatment area, kitchenette, breakroom with laundry facilities, and a dedicated storage room. This move-in-ready configuration is ideally suited for physical therapy and outpatient medical use, ensuring long-term usability, minimal future capital expenditure, and strong appeal to future healthcare tenants.

Strategically located along Baseline Road, parallel to US 60 and in close proximity to Loop 202, the property offers exceptional regional connectivity throughout Mesa, Tempe, Chandler, and the greater Phoenix metro. The Superstition Corridor is a well-established medical and professional hub, benefiting from strong population growth, dense surrounding residential neighborhoods, and sustained demand for outpatient healthcare services.



**Signage**  
Building



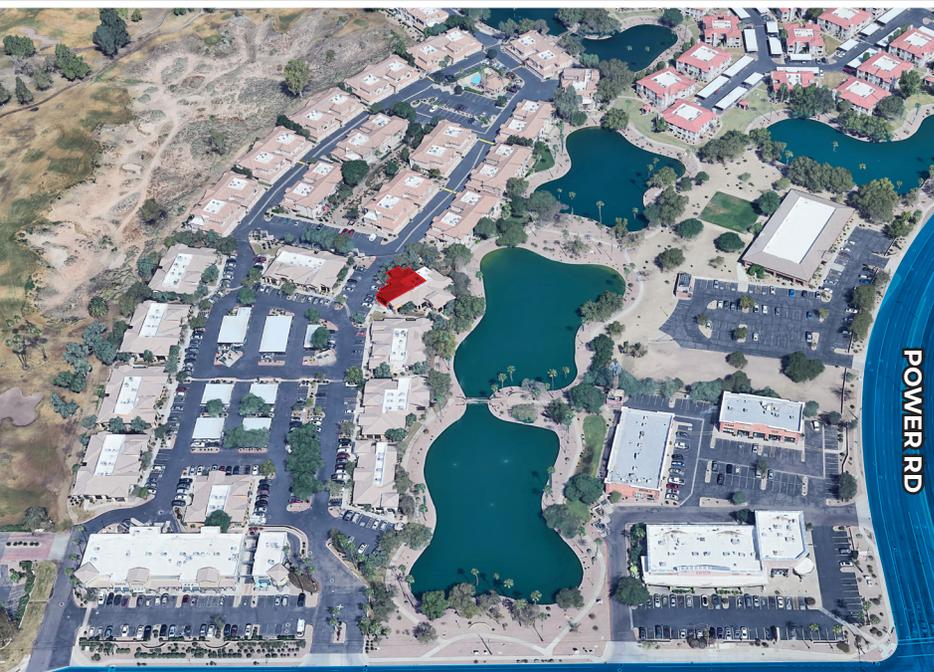
**US 60 & Loop 202**  
Close Proximity

# Suite 102

1,986 SF | \$26.00/SF/YR + \$5.69/SF/YR NNN

Available 07/01/26

- Reception
- Waiting Area
- Large Open Physical Therapy Area
- Kitchenette
- Break Room
- Laundry Facilities
- Storage Room



POWER RD

E BASELINE RD



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

February 11, 2026 2:59 PM





E MAIN ST

E BROADWAY RD

**Banner Baywood Medical Center**  
Heart Hospital

COYOTE RUN GOLF COURSE

SUNLAND VILLAGE GOLF CLUB

**SUPERSTITION SPRINGS CENTER**

Walmart Save money. Live better. Red Lobster Olive Garden  
Burlington Applebee's BEST BUY  
OfficeMax Ashley ULTA  
The Cheesecake Factory macy's TJ-maxx pennys

**MESA PAVILIONS NORTH**

COSTCO WHOLESALE Wendy's J  
TARGET DEL TACO K  
WinCo FOODS Freddy's STEAKBURGER STARBUCKS  
DISCOUNT TIRE chili's FIVE GUYS CULPOTS

E SOUTHERN AVE

**Banner Gateway Medical Center**

**SITE**



**SUPERSTITION SPRINGS**

fry's Jack in the Box Arby's 99¢ ONLY  
SONIC BIG TIRES petco IHOP PIZZA HUT

E BASELINE RD



SUNLAND VILLAGE EAST GOLF COURSE

**GREENFIELD GATEWAY**

Walmart Save money. Live better. EoS FITNESS  
BURGER KING DUNKIN' HOBBY LOBBY  
Wendy's Cane's Culver's

**HIGLEY MARKETPLACE**

BURGER KING DQ STARBUCKS McDonald's fry's  
DUNKIN' SUBWAY

**MESA PAVILIONS SOUTH**

BURGER KING Harkins OUTBACK STEAKHOUSE  
FLORIDA PINEAPPLE Krispy Kreme RED ROBIN

E GUADALUPE RD

N SASSAMAN RD

HIGHLAND HIGH SCHOOL

SANTAN CHARTER HIGH SCHOOL

POWER COMMERCE PARK

250 ACRE Google DATA CENTER

E WARNER RD

S GREENFIELD RD

HIGLEY RD

S POWER RD



101

51

101

17

Glendale

60

101

10

10

87

Scottsdale

Phoenix

143

202

Mesa

Tolleson

FUTURE 202

17

Tempe

60

SITE

10

101

Chandler

202

202

Queen Creek



# Location Overview

## Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

City for Economic Growth  
(250K-500K Population)  
[\(Coworking Cafe, 2024\)](#)

#5

Most Neighborly Large City  
[\(Neighbor.com, 2024\)](#)

#11

Best-Run City in the US  
[\(WalletHub, 2025\)](#)

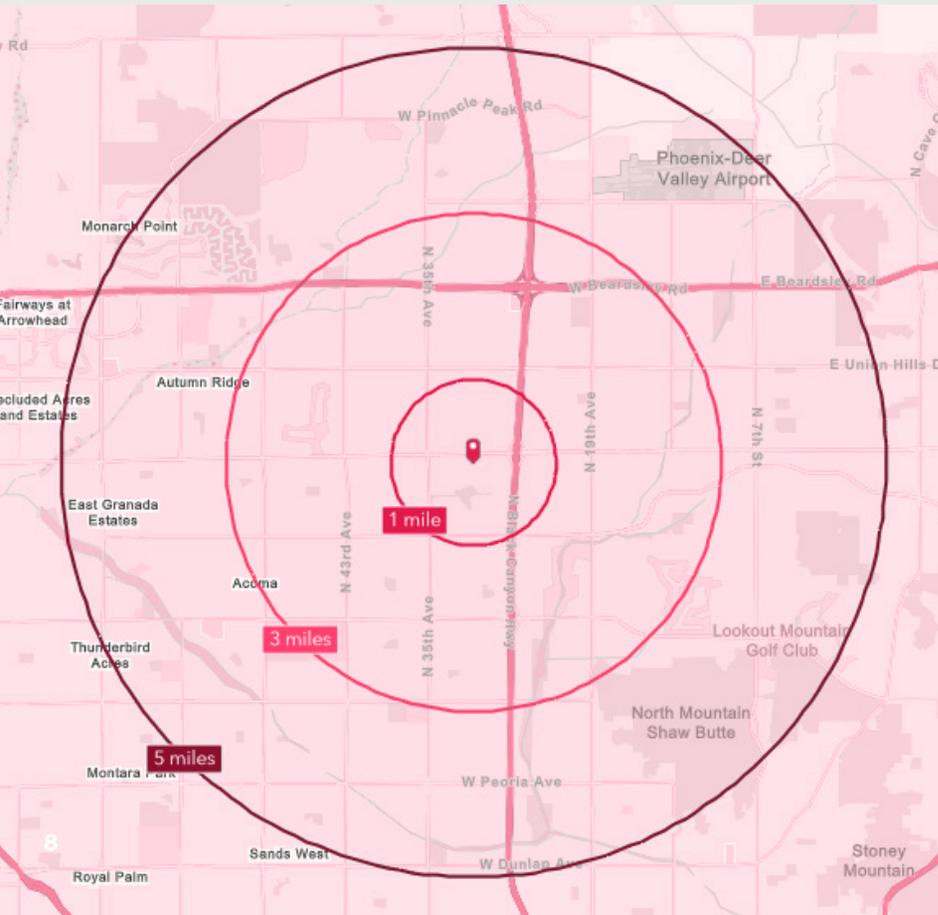
TOP  
40

Cities with the Best Public  
Schools in the US  
[\(Niche, 2024\)](#)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	15,889	144,341	334,435
 <b>Households</b>	6,173	56,163	130,267
 <b>Average Household Income</b>	\$79,143	\$83,563	\$84,881
 <b>Median Home Value</b>	\$309,403	\$300,229	\$317,495



## 5 Mile Highlights

**37.3**

Median  
Age

**141.7K**

Daytime  
Employees

**27%**

Bachelor's Degree  
or Higher

## A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

# THE VILLAGES AT SUPERSTITION SPRINGS OFFICE CONDO AVAILABLE FOR LEASE

6632 E BASELINE RD STE 102 | MESA, AZ 85206



## COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

For More Information,  
Please Contact an  
Exclusive Listing Agent:

**Matt Zaccardi**

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

**Katy Haug**

D: 480.623.2328

M: 816.808.7347

khaug@cpiaz.com

The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Properties Inc ("CPI") or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is "CPI," and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering.

This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner, "CPI," nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering are advised and encouraged to conduct their own comprehensive review and analysis of the Property.