

STAND ALONE MEDICAL BUILDING

5555 E. BASELINE RD | MESA, AZ 85206

FULLY LEASED INVESTMENT OPPORTUNITY AVAILABLE FOR SALE

SALE PRICE: \$4,779,323 • 5 YEAR LEASE • 6.5% CAP RATE



CONTACT

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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5555 E. BASELINE RD | MESA, AZ 85206

ABOUT THE INVESTMENT

5555 E. Baseline Rd, a premium medical office building offered at \$4,779,323. This 100% leased, single-tenant property provides a stable income stream with a lease secured through March 31, 2029. Generating \$310,660 in current annual income (\$35 PSF) with 3% annual increases, the property operates on an NNN structure, offering minimal landlord responsibilities and a solid 6.5% cap rate. Located in a thriving area of Mesa, this modern medical facility benefits from strong demographics, including a growing population and a high median household income, making it an exceptional addition to any investment portfolio.



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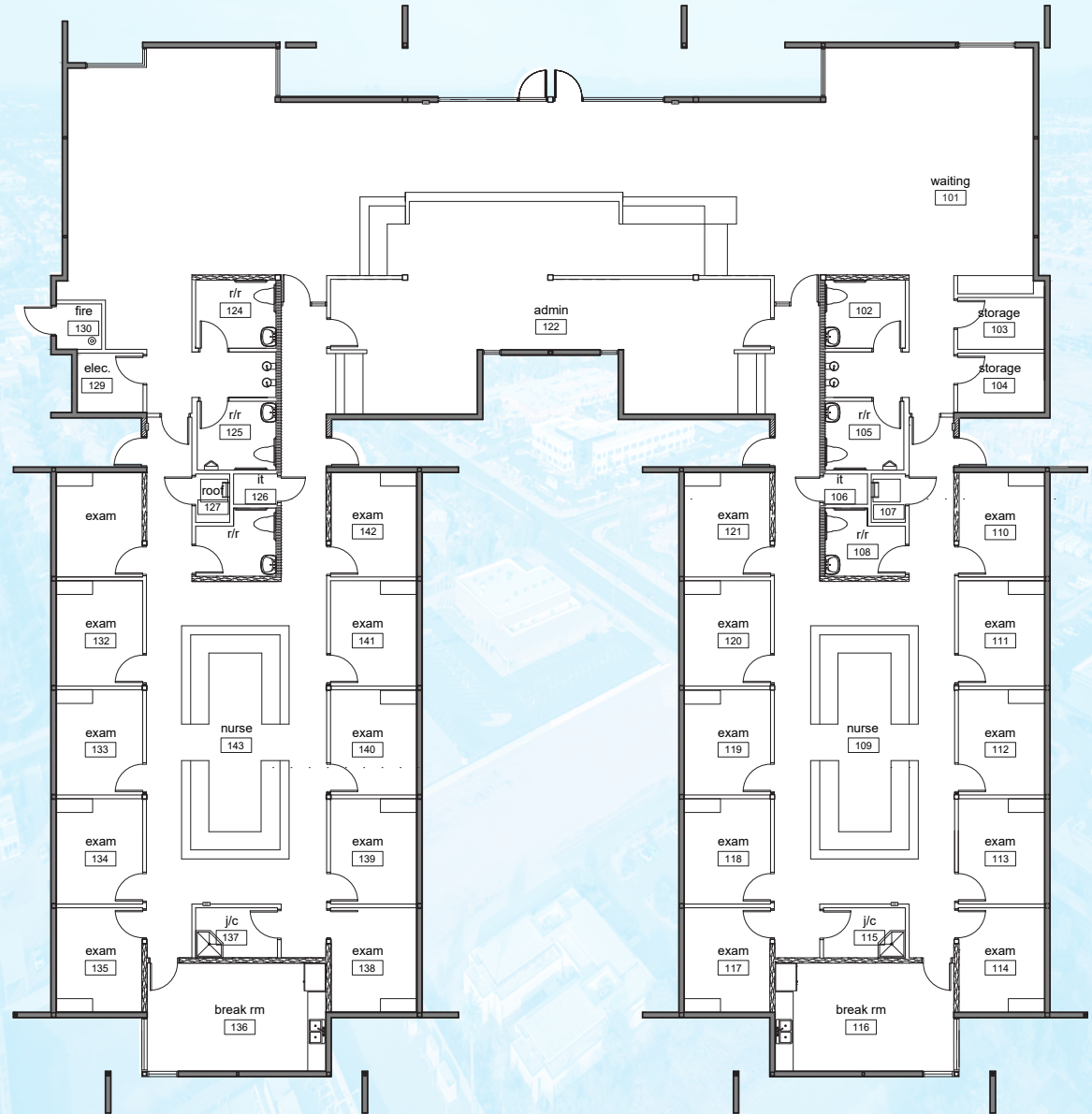
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ABOUT THE PROPERTY

ADDRESS	5555 E Baseline Rd. Mesa, AZ 85206
PARCEL NUMBER	304-07-986
SIZE	±8,876 SF
SITE AREA	±88,290 SF (2.02 AC)
PARKING RATIO	6.31:1000 (56 Surface Spaces)
YEAR BUILT	2019
OFFICE LAYOUT	Reception Area, Waiting Area, (2) Nurses Stations, (20) Exam Rooms, (2) Break Rooms, (6) Rest rooms, (2) Storage Areas, (2) IT Rooms
CURRENT INCOME	\$310,660 (\$35/SF)
LEASE COMMENCEMENT	04/01/2024
LEASED	100%, Single Tenant Expires 03/31/2029
SALE PRICE	\$4,779,323
PRICE PSF	\$538.45
CAP RATE	6.5%
RENEWAL OPTION	3 Options for 5 Years Each



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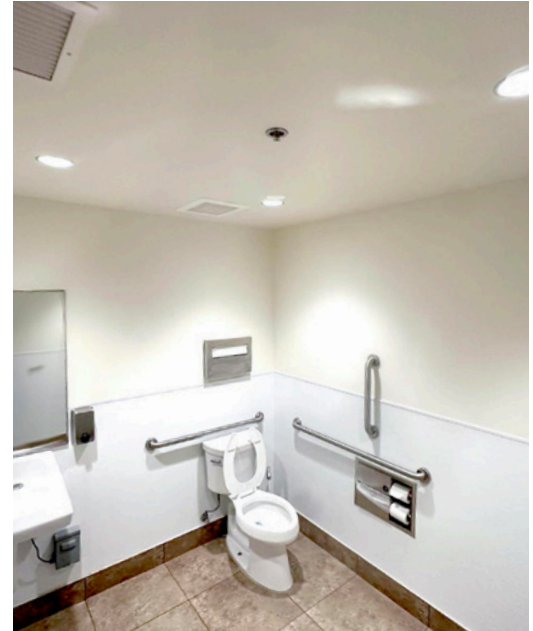
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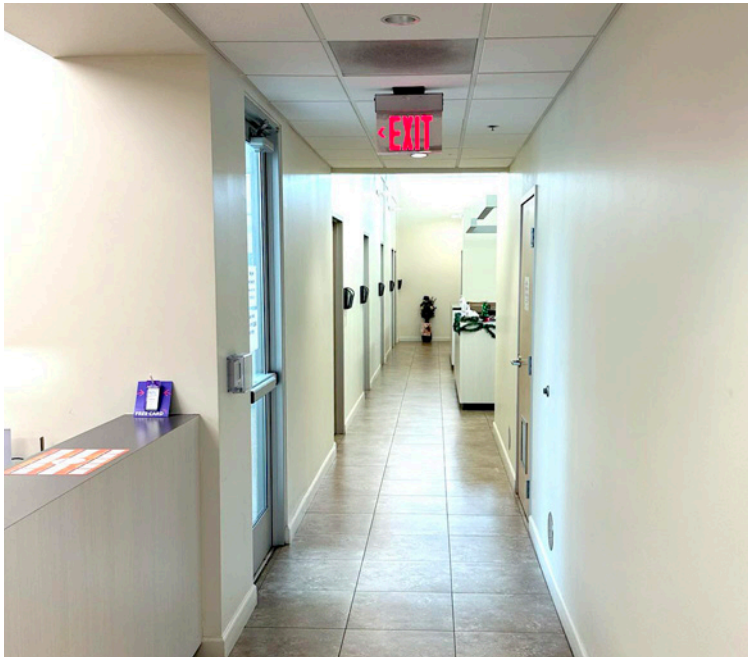
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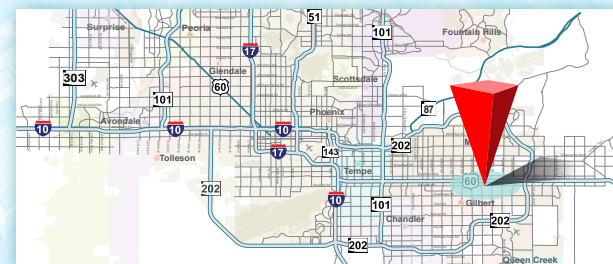
ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	13,329	115,982	330,463
2029 POPULATION PROJECTION	14,437	125,876	358,945
ANNUAL GROWTH 2024-29	1.7%	1.7%	1.7%
MEDIAN AGE	33.5	41.6	40.1
BACHELOR'S DEGREE OR HIGHER	34%	34%	31%
2024 HOUSEHOLDS	4,660	44,578	127,449
2029 HOUSEHOLD PROJECTION	5,062	48,545	138,931
AVG HOUSEHOLD INCOME	\$111,508	\$98,275	\$94,300
MEDIAN HOUSEHOLD INCOME	\$94,938	\$75,578	\$73,715
MEDIAN HOME VALUE	\$435,872	\$370,285	\$343,639
MEDIAN YEAR BUILT	1997	1992	1992
OWNER OCCUPIED HHS	2,681	33,866	96,185
RENTER OCCUPIED HHS	2,381	14,679	42,746
AVG HOUSEHOLD SIZE	2.8	2.5	2.5
TOTAL CONSUMER SPENDING	\$168.9M	\$1.5B	\$4.3B
DAYTIME EMPLOYEES	7,254	48,472	90,262
BUSINESSES	1,415	6,905	12,970



5555 E. BASELINE ROAD presents a promising opportunity due to the stability and resilience of the local office market. With a vacancy rate of 10.9% as of Q1 2025—consistent with the five-year average and well below the 10-year average of 12.7%—the submarket demonstrates steady demand. Despite no new deliveries and a net absorption of -84,000 SF over the past year, the area's availability rate of 15.2% and limited construction activity (17,000 SF underway) highlight a balanced supply pipeline. The submarket's rents, averaging \$27.00/SF, remain competi-

tive compared to the Phoenix metro average of \$30.00/SF, while modest rent growth aligns with broader market trends. With 6.8 million SF of inventory in the corridor and a strategic location within a 197-million-SF metro market, the area offers investors a solid foundation for long-term growth and stability.



-COSTAR 2024

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