

Baywood Medical Center

130 S 63rd Street, Bldg 2 Suite 110 | Mesa, AZ 85206

For Lease





**130 S 63rd Street
Building 2, Suite 110
Mesa, AZ 85206**

Property Address

±1,369 SF
Suite Size

5.94/1,000
Parking Ratio

**Limited Commercial (LC) -
Medical (City of Mesa)**
Property Zoning

Join Area's Medical Tenants



Located in the Baywood Medical Center, a 4-building medical-use complex

Premium Location - Located north of the US-60 and 600' west of Banner Baywood Medical Center Hospital Campus

Renovated Move-in Ready with new Plank flooring, fresh paint and Quartz reception desk

Class A Medical Suite, Expansion Ready - two exam rooms with new sinks & vanities (ability to add additional exam rooms), private in-suite restroom, break room with private staff entrance/exit, waiting room with check-in and check-out stations, separate storage/IT room and open area

130 South 63rd Street
Mesa, AZ 85206

Nishel Badiani
602.920.0150 | nishel@investorarizona.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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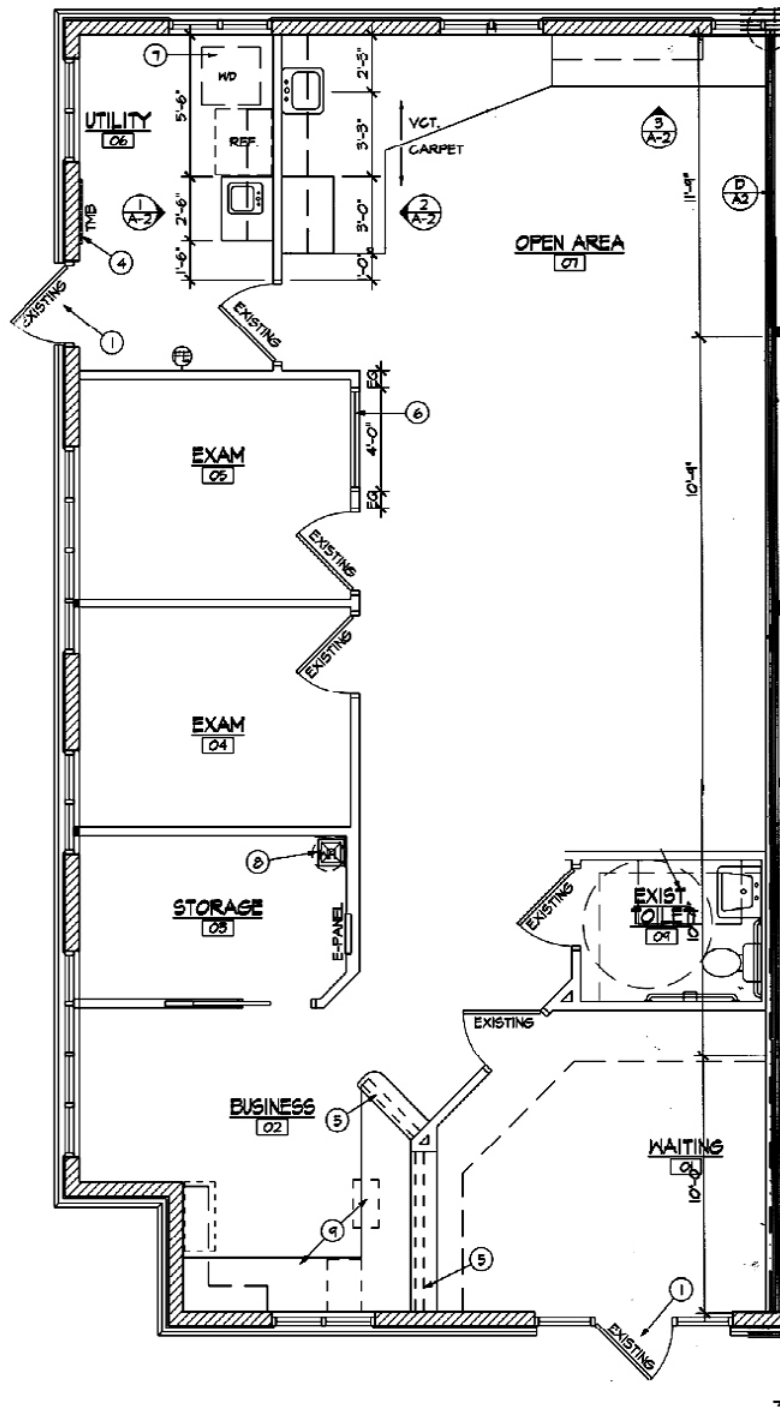
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Built in 2005, Medical Suite

Two exam rooms with new sinks and vanities

Ability to **add additional exam rooms**

Private in-suite restroom

Break room with private staff entrance/exit

Waiting room with check-in and check-out stations

Separate **storage/IT room**

Open area

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Bldg 2

Discovery Point

retirement
community

M Main Street
SP Pediatrics

Building 1

Alta Dermatology Group

Building 3



SimonMed

See Tomorrow Today

Building 4

ARIZONA
CARDIOVASCULAR
INSTITUTE



Building 4


BROOKDALE
SENIOR LIVING

E. Arbor Ave.


Mi Casa
Nursing Center

AZTEC
OPTICS

VEA

VALLEY ENDOCRINE ASSOCIATES, PC

S. 64th St.

S. Pinnacle Cir.

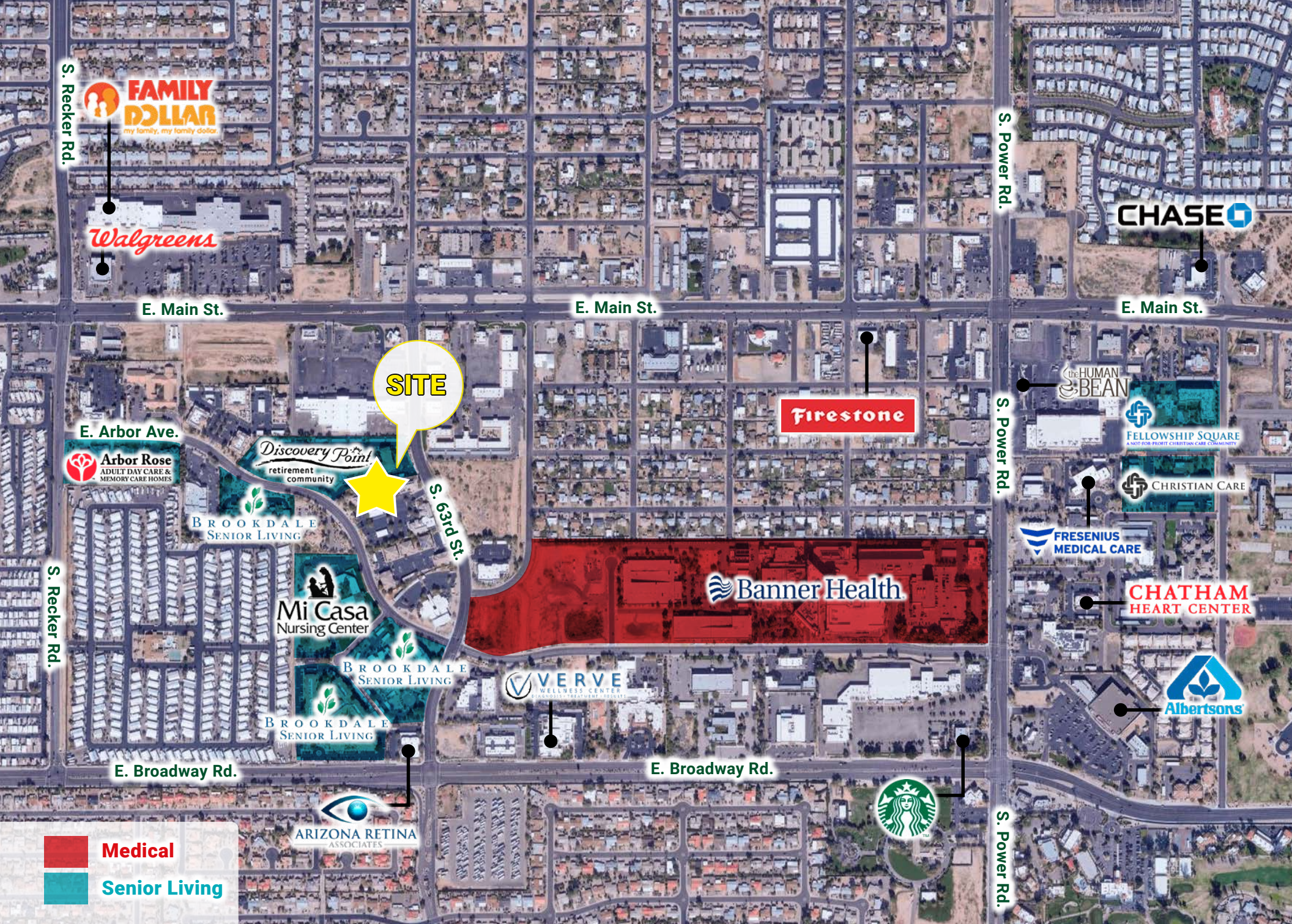

BROOKDALE
SENIOR LIVING

E. Baywood Ave.

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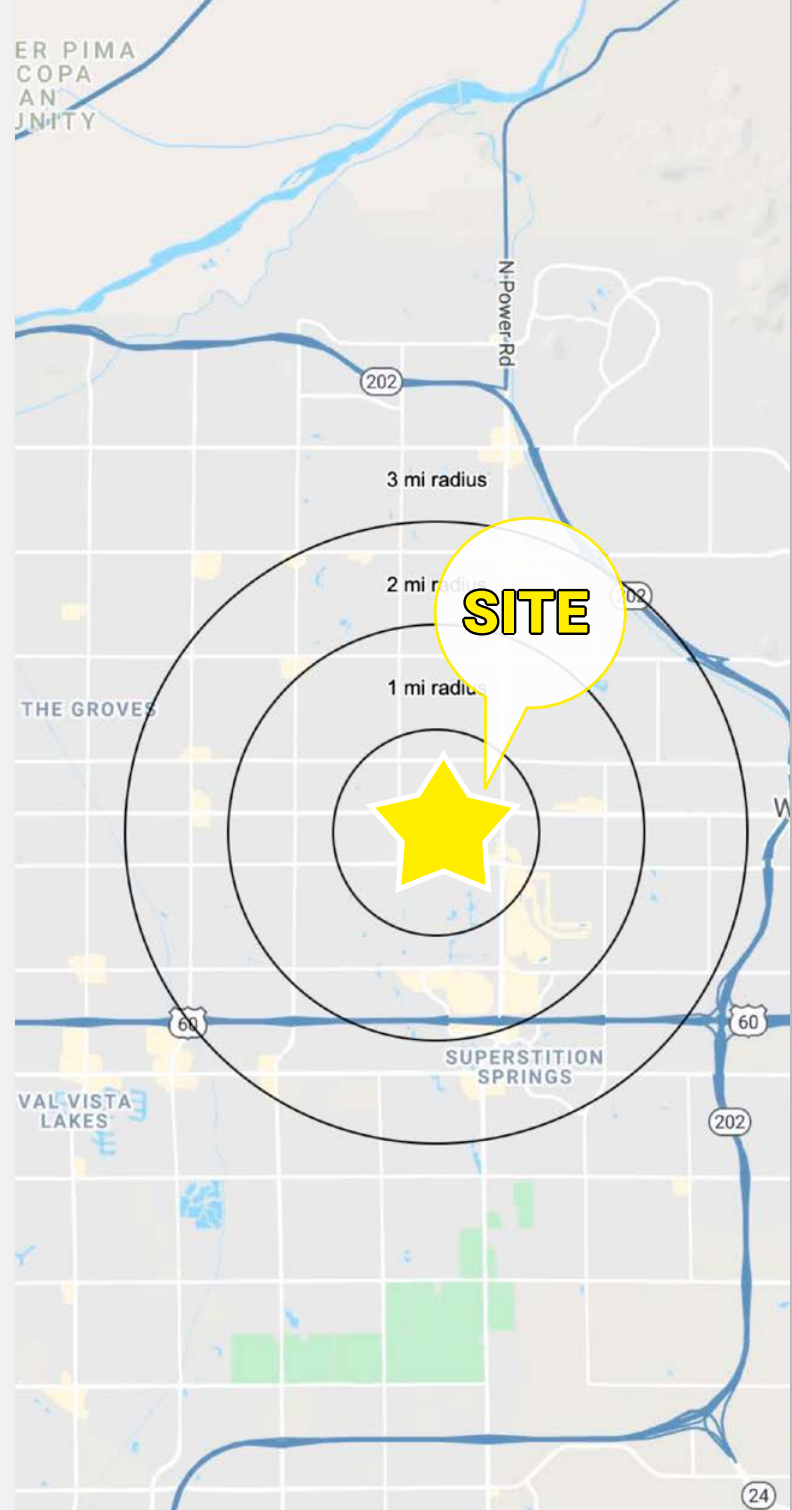
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1 Mile	2 Mile	3 Mile	
Population			
11,781	49,151	111,516	2021 Estimated Population
12,668	52,472	120,336	2026 Projected Population
1.5%	1.4%	1.6%	Projected Annual Growth 2021 to 2026
59.7	51.6	47.2	2021 Est. Median Age
Households/Housing			
6,675	24,342	51,428	2021 Estimated Households
6,955	25,184	53,616	2026 Projected Households
\$197,856	\$207,805	\$220,604	2021 Median Home Value
\$1,107	\$1,081	\$1,030	2021 Median Rent
Businesses/Employees			
548	1,850	4,120	2021 Est. Total Businesses
5,471	16,417	35,443	2021 Est. Total Employees
\$63,017	\$66,876	\$71,651	2021 Est. Average Household Income
48.4%	59.3%	61.5%	2021 White Collar Workers
51.6%	40.7%	38.5%	2021 Blue Collar Workers
Consumer Expenditures			
\$340.72 M	\$1.29 B	\$2.86 B	2021 Est. Total Household Expenditure
\$11.59 M	\$44.35 M	\$98.91 M	2021 Est. Apparel
\$18.9 M	\$72.06 M	\$160.09 M	2021 Est. Entertainment
\$52.31 M	\$199.3 M	\$440.54 M	2021 Est. Food, Beverages, Tobacco
\$11.8 M	\$44.99 M	\$99.78 M	2021 Est. Furnishings, Equipment
\$32.62 M	\$122.81 M	\$268.97 M	2021 Est. Health Care, Insurance
\$111.41 M	\$421.2 M	\$929.74 M	2021 Est. Household Operations, Shelter,
\$6.54 M	\$24.66 M	\$54.33 M	2021 Est. Miscellaneous Expenses
\$4.57 M	\$17.38 M	\$38.41 M	2021 Est. Personal Care
\$61.32 M	\$235.36 M	\$521.38 M	2021 Est. Transportation

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