

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



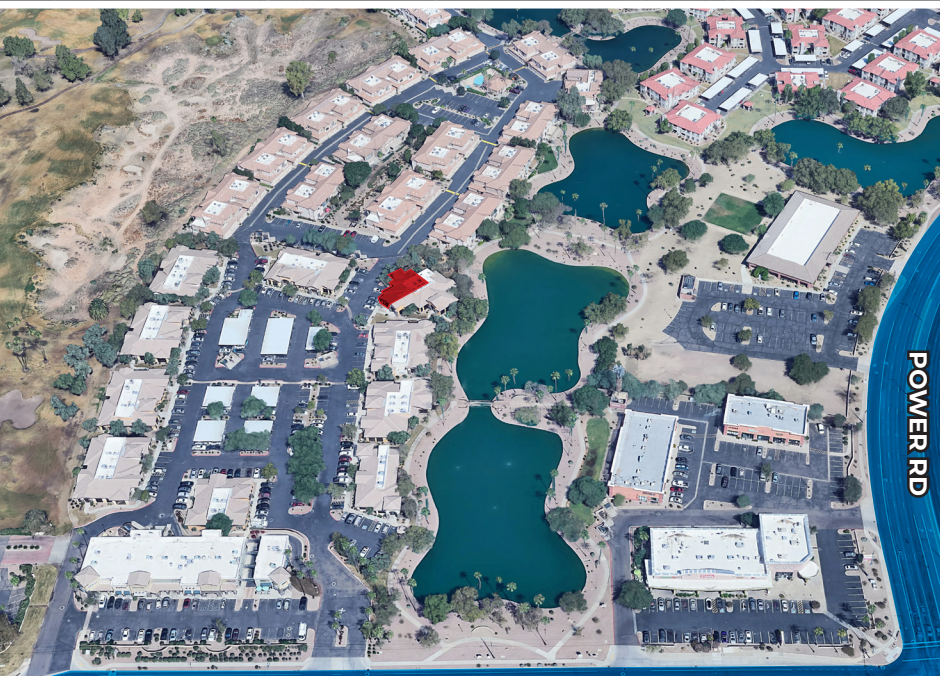
US 60 & Loop 202
Close Proximity

Suite 102

1,986 SF | \$22.50/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



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May 27, 2026 2:32 PM





E MAIN ST

E BROADWAY RD

Banner Baywood Medical Center
Heart Hospital

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

COYOTE RUN GOLF COURSE

SUNLAND VILLAGE GOLF CLUB

E SOUTHERN AVE

Banner Gateway Medical Center

SITE



SUPERSTITION SPRINGS

fry's Jack in the Box Arby's 99¢ ONLY
SONIC BIG O 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
FLORENZ 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

Phoenix

Scottsdale

87

202

Mesa

Tolleson

FUTURE 202

17

143

Tempe

202

60

202

10

101

SITE

202

Chandler

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
[\(Neighbor.com, 2024\)](#)

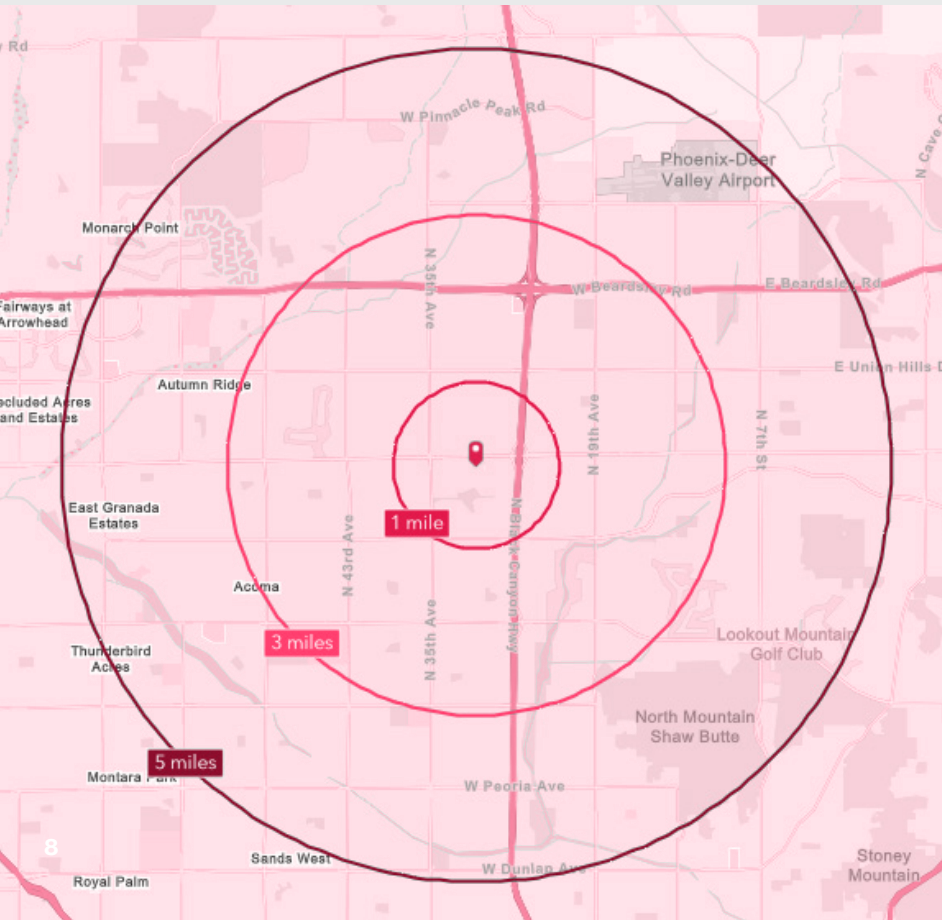
#11 Best-Run City in the US
[\(WalletHub, 2025\)](#)

TOP 40 Cities with the Best Public Schools in the US
[\(Niche, 2024\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	15,889	144,341	334,435
 Households	6,173	56,163	130,267
 Average Household Income	\$79,143	\$83,563	\$84,881
 Median Home Value	\$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.

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