

THE VILLAGES AT SUPERSTITION SPRINGS

6632 E BASELINE RD STE 102 | MESA, AZ 85206

SALE PRICE: \$750,000 (\$377.65/SF)



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

SINGLE-TENANT OFFICE SUITE INVESTMENT OPPORTUNITY



1,986 SF Single-Tenant Medical Office Condo located in The Village at Superstition Springs

Executive Summary

CPI is pleased to present the opportunity to acquire 6632 E Baseline Rd, Suite 102, a 1,986 SF single-tenant medical office condo located within the highly desirable Superstition Corridor of Mesa. This offering represents an ideal passive investment, well-suited for a 1031 exchange buyer or hands-off investor seeking stable income and long-term value appreciation in a supply-constrained East Valley submarket.

The property is 100% leased to ATI Physical Therapy, a nationally recognized outpatient physical therapy provider with an extensive multi-state footprint and a strong reputation for clinical excellence. ATI operates within the essential, recession-resistant healthcare sector, providing dependable in-place income supported by consistent patient demand. The tenancy anchors the asset with a mission-driven, institutional-quality operator and delivers secure cash flow from day one.

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.

This investment is well positioned to benefit from the market's continued flight to quality, as demand remains strongest for fully leased, medical-oriented assets in prime infill locations. With limited new medical office supply in the corridor and consistent demand for physical therapy services, 6632 E Baseline Rd, Suite 102 offers a rare opportunity to acquire a stabilized healthcare asset with durable income and long-term growth potential.

For More Information, Please Contact an Exclusive Listing Agent:


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Investment Highlights


This offering presents a rare opportunity to acquire a stabilized, single-tenant office condo with a secure healthcare tenant, providing reliable, passive cash flow from day one.



1,986 SF
Suite Size



100%
Leased



2006
Year Built



C-O
Zoning




B
Building Class




Signage
Building



NNN
Lease Type



5.26/1,000
Parking Ratio



US 60 & Loop 202
Close Proximity

Sale Price:
\$750,000 (\$377.65/SF)

CAP Rate:
6.22%

NOI:
\$46,671.00

Year Forward NOI
(07/01/2026 - 06/30/2027)



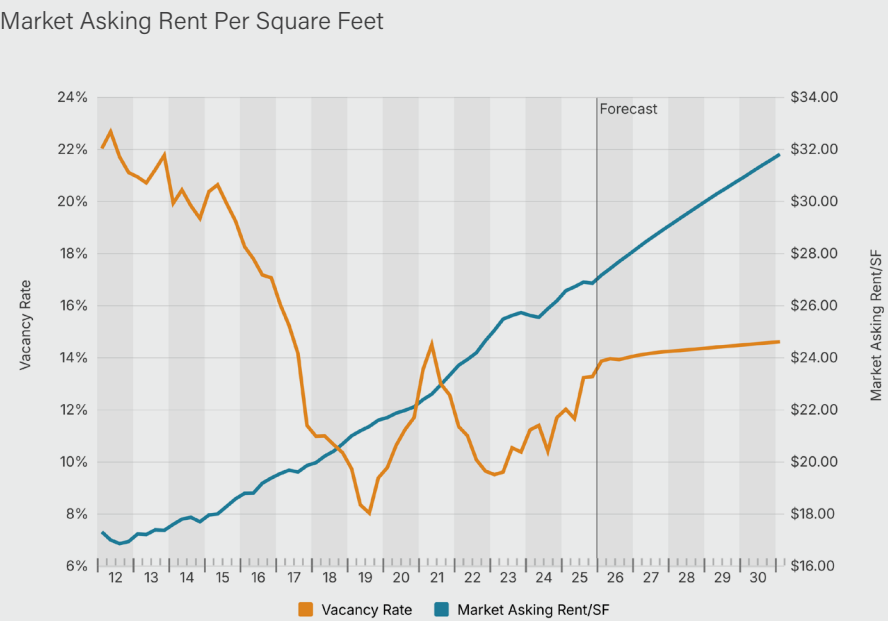
<https://www.atipt.com/>

Submarket Overview

Superstition Corridor Office
The Superstition Corridor office submarket is a well-established East Valley professional and medical hub, supported by dense surrounding residential neighborhoods and strong regional accessibility. With a total inventory of approximately 6.4 million SF—a small fraction of the 194 million SF metro-wide office market—the corridor benefits from its infill nature and limited ability to expand. As of Q1 2026, the submarket’s 14.0% vacancy rate reflects recent absorption trends rather than oversupply, with no net new space delivered and -150,000 SF of net absorption over the past year, underscoring a market that is actively recalibrating toward higher-quality, well-leased assets.

Stable Rents & Zero New Construction
Average asking rents in the Superstition Corridor are approximately \$27.00/SF, offering a value-oriented alternative to the broader Phoenix market, where rents average \$30.00/SF. Despite this pricing advantage, the submarket continues to outperform on growth, posting 2.6% year-over-year rent increases, exceeding the 2.3% metro-wide average. Critically, there is zero office space currently under construction, a meaningful constraint that protects existing assets from future competitive pressure. Historically, the submarket averaged just 11,000 SF under construction annually, reinforcing the long-term supply limitations that support rental stability and pricing power.

A Selective, Flight-to-Quality Investment Environment
The Superstition Corridor is experiencing a clear flight to quality, as tenants and investors prioritize smaller-scale, well-located, and fully leased properties. While availability sits at 15.6%, demand remains concentrated in stabilized assets with functional layouts and service-oriented tenancy. In this environment, properties offering secure in-place income are increasingly scarce and highly sought after, positioning stabilized medical and professional office investments as compelling long-term holds within an increasingly selective market.





\$2.8M
Average Market
Sale Price



\$42.9M
12-Month
Sales Volume



\$26.89/SF
Average Asking
Rent

Suite 102

±1,986 SF
\$750,000 (\$377.65/SF)



Efficient & Functional Layout

The 1,986 SF suite is well-suited for a medical or physical therapy user, offering a highly functional and efficient floor plan. The layout includes a welcoming reception and waiting area, a large open physical therapy treatment area, a kitchenette, a dedicated breakroom with laundry facilities, and a separate storage room. This move-in-ready configuration is ideal for healthcare and service-oriented tenants and supports long-term usability and strong tenant demand.

Tenant Overview



ATI Physical Therapy

ATI Physical Therapy is a leading national provider of outpatient physical therapy and rehabilitation services, dedicated to helping patients recover from injury, manage pain, improve mobility, and enhance overall quality of life through personalized, evidence-based care. With 850+ clinics across 24 states and a growing hybrid and online therapy platform, ATI delivers accessible, high-quality musculoskeletal treatment without requiring a doctor's referral for many insurance plans, backed by a strong track record of patient satisfaction and industry recognition.

Stable Healthcare Income with Long-Term Demand Drivers

From sports medicine and workers' comp rehab to women's health and advanced specialty programs — paired with a commitment to innovative care and strong clinical outcomes, provide a stable, recession-resilient revenue stream from a mission-driven healthcare tenant that enhances the value and durability of an investment.

Comprehensive Service Offerings

ATI Physical Therapy delivers a wide range of essential, high-demand outpatient rehabilitation and musculoskeletal care services. Their licensed clinicians provide personalized, evidence-based treatment programs that include:

- Outpatient Physical Therapy for injury recovery, pain management, and mobility improvement
- Sports Medicine & Performance Therapy for athletes and active individuals
- Workers' Compensation & Occupational Rehabilitation programs
- Women's Health Physical Therapy including pelvic health services
- Hand Therapy and upper-extremity rehabilitation
- Balance, Vestibular & Concussion Therapy
- Post-Surgical & Orthopedic Rehabilitation
- Telehealth & Hybrid Physical Therapy Services for flexible access to care
- Injury Prevention, Movement Screens & Wellness Programs

ATI Physical Therapy's diverse service mix and patient-centric care model make them an ideal long-term occupant and a valuable, community-focused anchor for the property.

Financial Summary

Valuation

NOI	\$46,671.00
CAP Rate	6.22%
Sale Price	\$750,000.00
Price Per SF	\$377.65



6632 E Baseline Rd, Suite 102 presents an attractive passive investment opportunity to acquire a stabilized medical office condo in a highly desirable East Valley location. This offering combines secure in-place income from an established healthcare tenant with strong market fundamentals and exceptional freeway connectivity, making it well-suited for a 1031 exchange buyer or a hands-off investor seeking durable cash flow.

- **Stabilized In-Place Income:** The property is fully leased to ATI Physical Therapy, a nationally recognized outpatient physical therapy provider with an extensive multi-state footprint and a strong reputation for clinical outcomes. As an essential, service-based healthcare operator, the tenant provides reliable, recession-resilient income supported by consistent patient demand, delivering immediate and predictable cash flow from day one.
- **Exceptional Market Fundamentals:** Located within a high-demand medical and professional corridor, the property benefits from limited competing medical inventory and sustained demand for outpatient healthcare services. The continued shift toward community-based medical care and physical therapy clinics supports long-term tenant stability and rental growth, positioning the asset as a resilient investment within the broader office and healthcare landscape.
- **Unrivaed Strategic Location:** Situated along Baseline Road, parallel to SR-60 and in close proximity to Loop 202, the property offers excellent regional access throughout Mesa, Tempe, Chandler, and the greater Phoenix metro. This central East Valley location provides convenient accessibility for patients and employees alike, reinforcing the site's long-term desirability and enhancing its appeal as a healthcare investment.







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
[\(WalletHub, 2025\)](#)

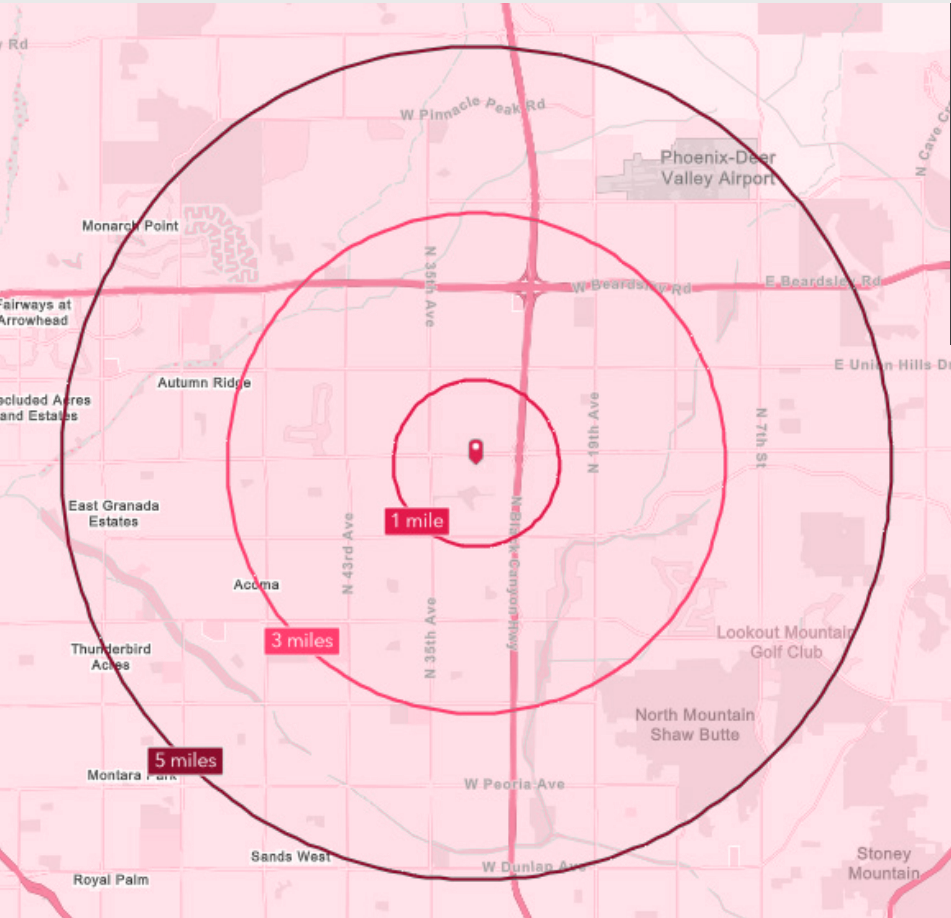
TOP 40

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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