



CONDO - FOR SALE

PIERPONT COMMERCE CENTER

4852 E Baseline Rd Suite C 104 | Mesa, AZ

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PIERPONT COMMERCE CENTER

4852 E Baseline Rd Ste C-104 Mesa, AZ 85206



PROPERTY DESCRIPTION

Discover and own this ideal space for your business in this well-designed Pierpont Commerce Center condo park. City of Mesa PEP Zoning allows a wide range of uses, from medical offices and retail showrooms to light industrial/R&D. The condo has a well-designed buildout, was last used as a medical office, and can easily be repurposed for many other uses.

The layout includes 7 private enclosed offices/exam rooms, a glassed conference room/showroom, and several additional rooms for storage, a copy room, and an X-ray room. Additionally, there is a dedicated secretary space and a break room to enhance the floor plan's efficiency. For employee and client convenience, the office features one private restroom with grab bars.

Enjoy the benefit of ample parking for staff and visitors, as well as two reserved covered parking spaces. The office is in close proximity to Banner Gateway Hospital Campus and many retail and dining options in the immediate area. This office condo is a professional, accessible, and highly functional choice for growing businesses. This is a rare opportunity to own, and won't last long.

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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Sale Price	\$825,750
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LOCATION INFORMATION

Building Name	Pierpont Commerce Center
Street Address	4852 E Baseline Rd Ste C-104
City, State, Zip	Mesa, AZ 85206
County	Maricopa

BUILDING INFORMATION

Building Size	2,202 SF
Tenancy	Single

PROPERTY INFORMATION

Property Type	Commercial Condo
Property Subtype	Flex Space
Zoning	PEP
APN #	14069035

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	1



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LOCATION DESCRIPTION

Pierpont Commerce Center is ideally located in Mesa, Arizona, on Baseline Road between Greenfield and Higley Roads, on the South side of the US-60 freeway. The Center is less than 1/2 mile from the Gateway Banner and MD Anderson hospital campuses and walkable to the Higley/Baseline intersection, where you can find shopping and many dining options.

PROPERTY HIGHLIGHTS

- Condo Owner/User opportunity
- Zoning allows for Office, Retail, and Light Industrial (Flex)
- Roof and building exterior covered by the Association
- HVAC units (2) replaced in 2018 and 2020.
- HOA is +/- \$400 Per Month
- 2 Covered Parking Spaces included



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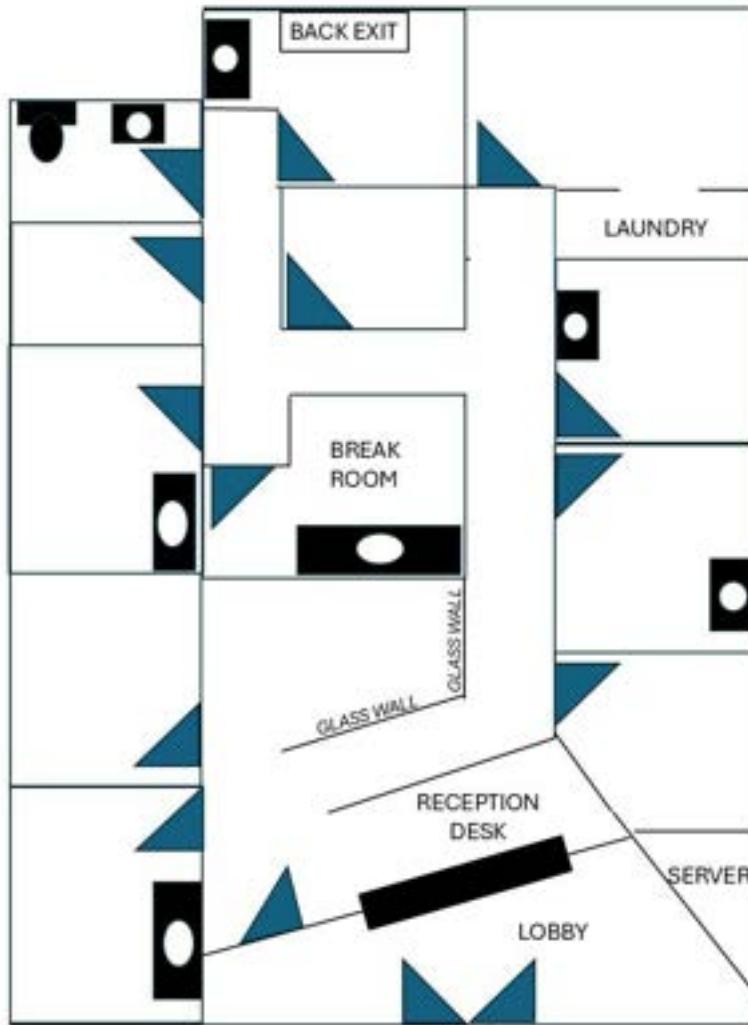


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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE					
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES		
Area Total	13,192	121,658	345,190	Median	\$104,814	\$94,532	\$91,597	830	3,770	9,742	
Median Age	33.8	40.6	39.1	Average	\$138,532	\$122,039	\$118,337	9,472	41,969	107,879	
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
Percentage with Degrees	1 MILE	3 MILES	5 MILES	White Collar	74.7%	69.9%	68.0%	5,000	47,075	132,905	
	59.4%	52.3%	48.1%	Services	11.2%	14.3%	15.0%	Median Home Value	\$578,511	\$465,165	\$449,856
				Blue Collar	14.1%	15.8%	17.0%				

* 2025 Demographic data derived from ESRI