

Ground Lease Opportunity

ESEC Baseline Rd & Dobson Rd
Mesa, AZ

±1 Acre Available

1855 W Baseline Rd

Brian Woods

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Todd Noel

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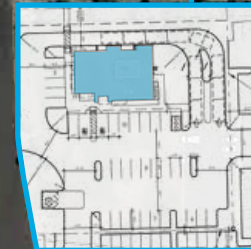
Kyle Campbell

Vice President
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(±25,460 VPD)

Baseline Rd

(±51,686 VPD)
Dobson Rd



Conceptual Layout



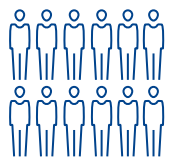
Pennington

CHASE

Colliers



3-mile Demographics



2022
population

151,487



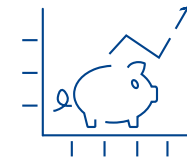
2022 Average
household income

\$85,794



2027 projected
population growth

155,332



2027 projected
household income

\$101,247



Highlights

Location Features

- Less than two miles from the Loop 101 & US 60 freeways
- Drive Thru Pad Opportunity!
- Frontage along Highly Trafficked Baseline Road
- Tremendous Density
- Minutes from Banner Desert Medical Center and Mesa Community College

Property Information

Address	1855 W Baseline
Location	East of the southeast corner of Baseline Rd and Dobson Rd
Available SF	52,291 SF
Current Zoning	LC
Parcel No.	305-05-557D

Area Tenants





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