

FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206

Bob Winegar Associate Broker & Business Advisor | 480.610.2400 | bob@coberealestate.com



coberealestate.com

FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206



PROPERTY SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.14 Acres
Building Size:	5,000 SF
Building Class:	B
Year Built:	1999
Zoning:	PAD LI
Cross Streets:	39th St/Baseline Rd

PROPERTY OVERVIEW

NEW to market! Located off Baseline Rd and Val Vista Dr, this office building is in a **PRIME** location across the street from Lakeview Village shopping center, **near US-60**, and by countless amenities. With **2 office suites built out**, this property has **10 offices total**, a **spacious conference room**, **shared restrooms**, and **welcoming reception areas**. This property is the **BEST opportunity in the area** for either an **owner-user**, who could occupy one or both spaces, or **investment opportunity**. Current tenants are planning on vacating. **Owner is willing to lease back building for a period of time.**

Traditional Medical and Dental Use is Not Permitted. Contact broker for details.

PROPERTY HIGHLIGHTS

- Located less than 1 mile from US-60
- Sits across the street from Lakeview Village Shopping Center
- 2 existing suites built out
- Owner-user or future investment opportunity

Bob Winegar | Associate Broker & Business Advisor

O: 480.610.2400 C: 602.833.5470

bob@coberealestate.com

www.coberealestate.com



FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206



Bob Winegar | Associate Broker & Business Advisor

O: 480.610.2400 C: 602.833.5470

bob@coberealestate.com

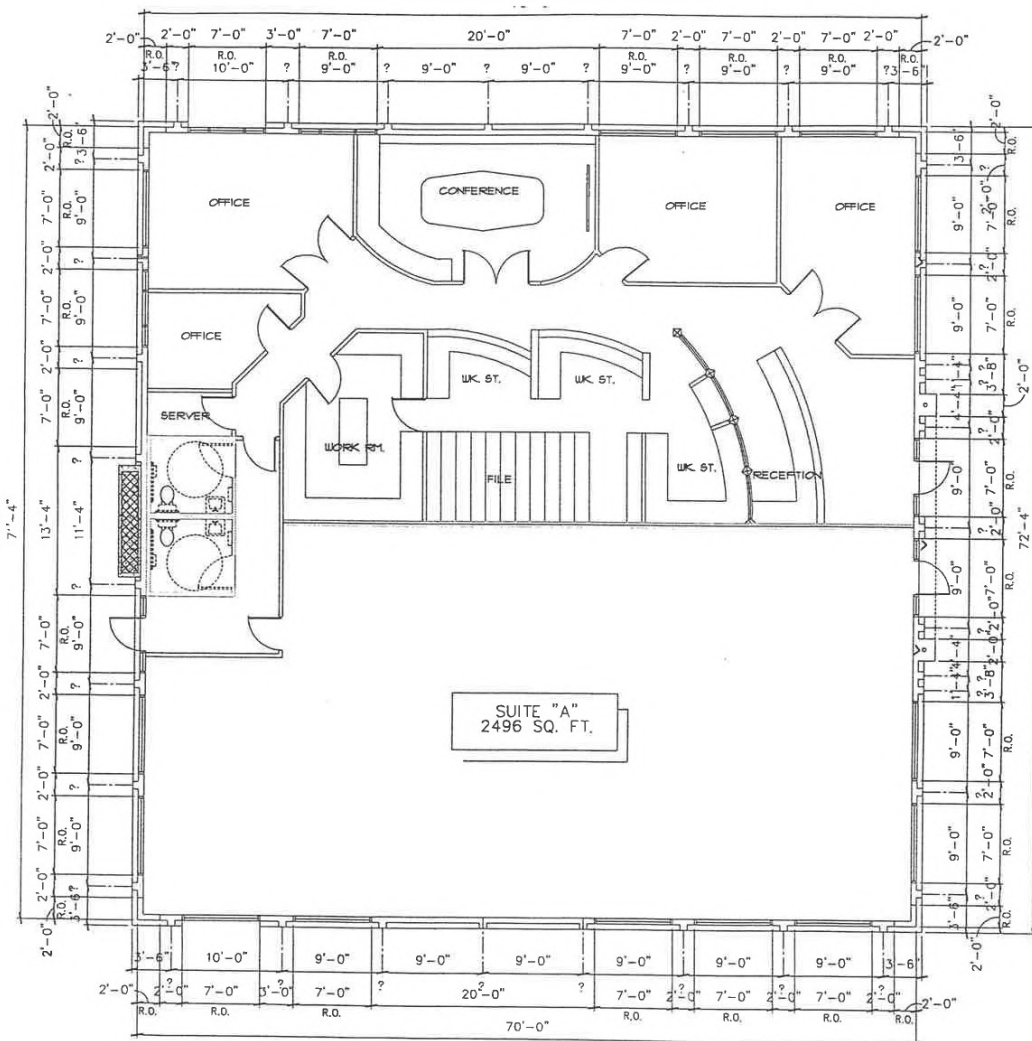
www.coberealestate.com



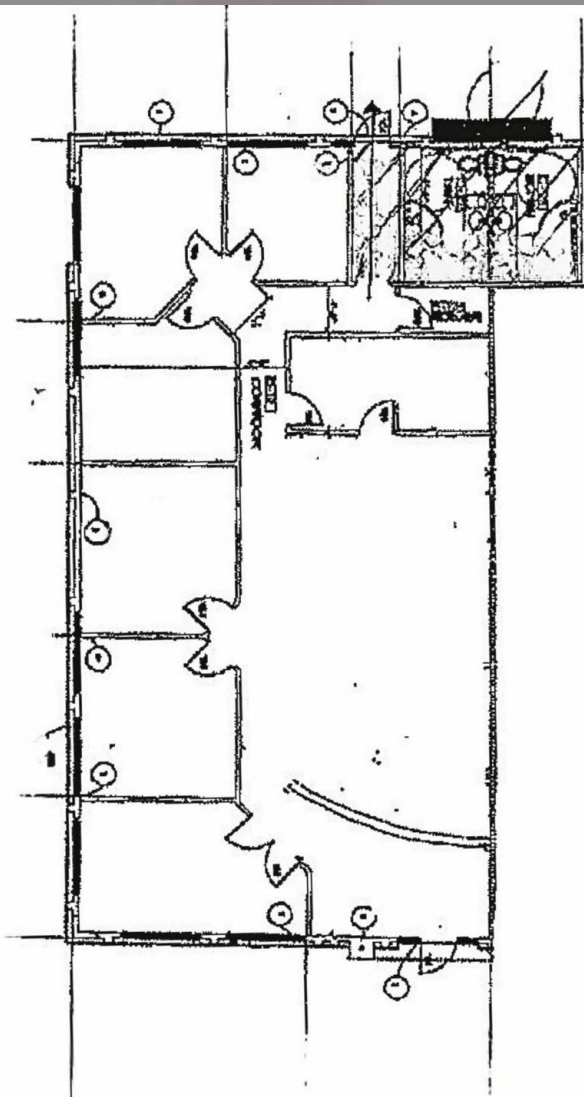
FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206



SUITE 125



SUITE 126

Bob Winegar | Associate Broker & Business Advisor

O: 480.610.2400 C: 602.833.5470

bob@coberealestate.com

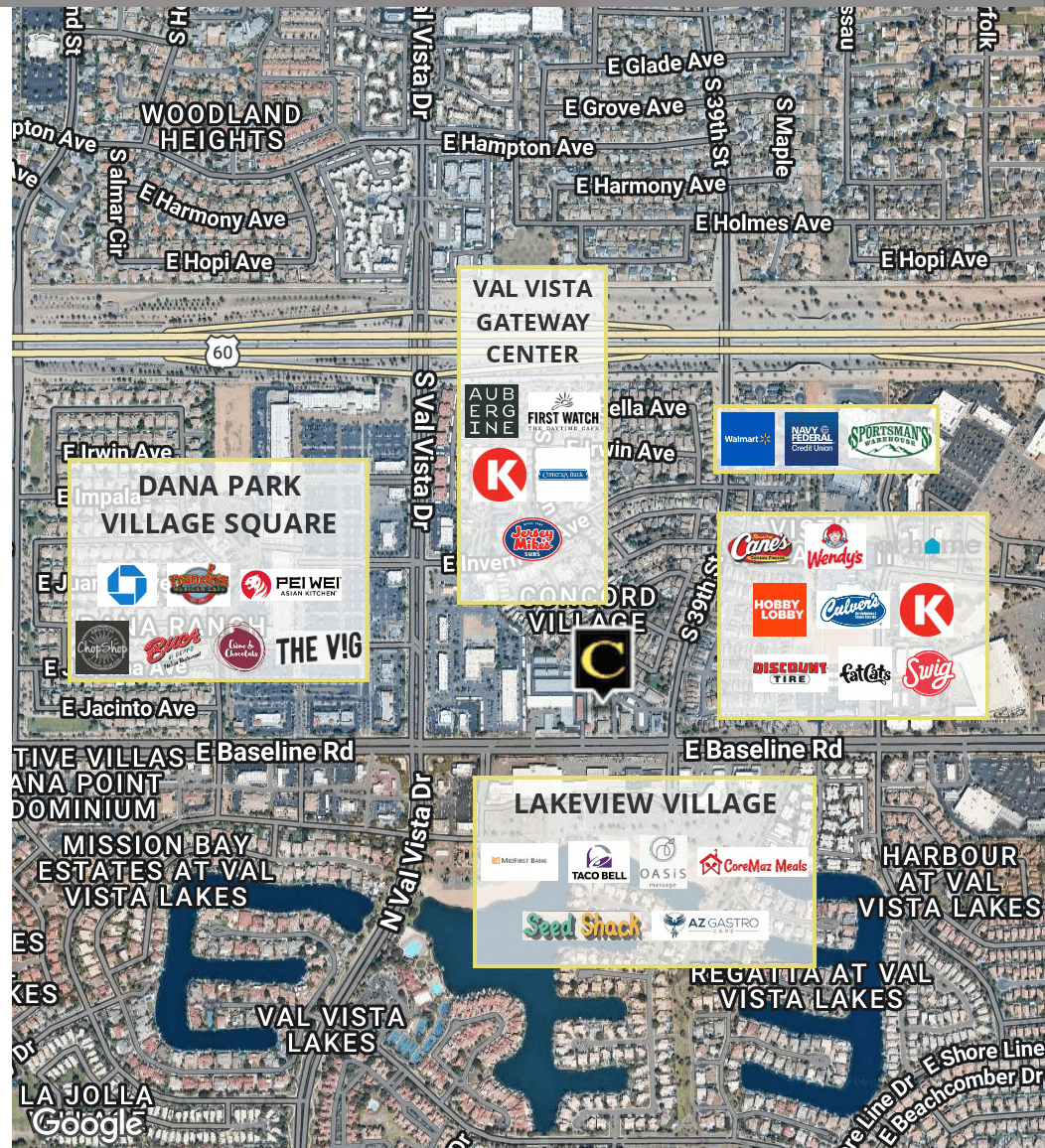
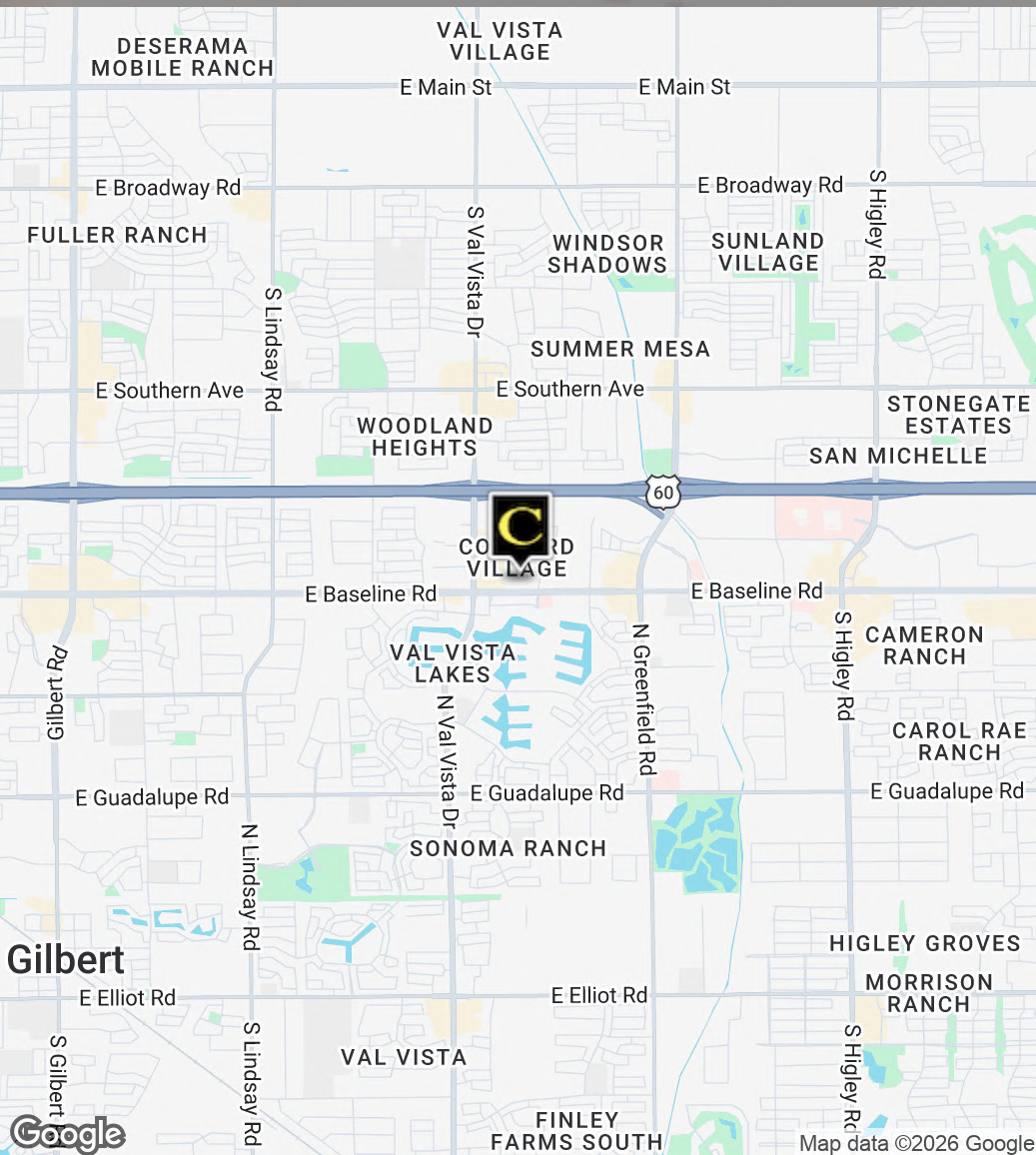
www.coberealestate.com



FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206



Bob Winegar | Associate Broker & Business Advisor

O: 480.610.2400 C: 602.833.5470

bob@coberealestate.com

www.coberealestate.com



FOR SALE | OFFICE

VAL VISTA PROFESSIONAL PARK

3850 E Baseline Rd Ste 125 & 126, Mesa, AZ 85206

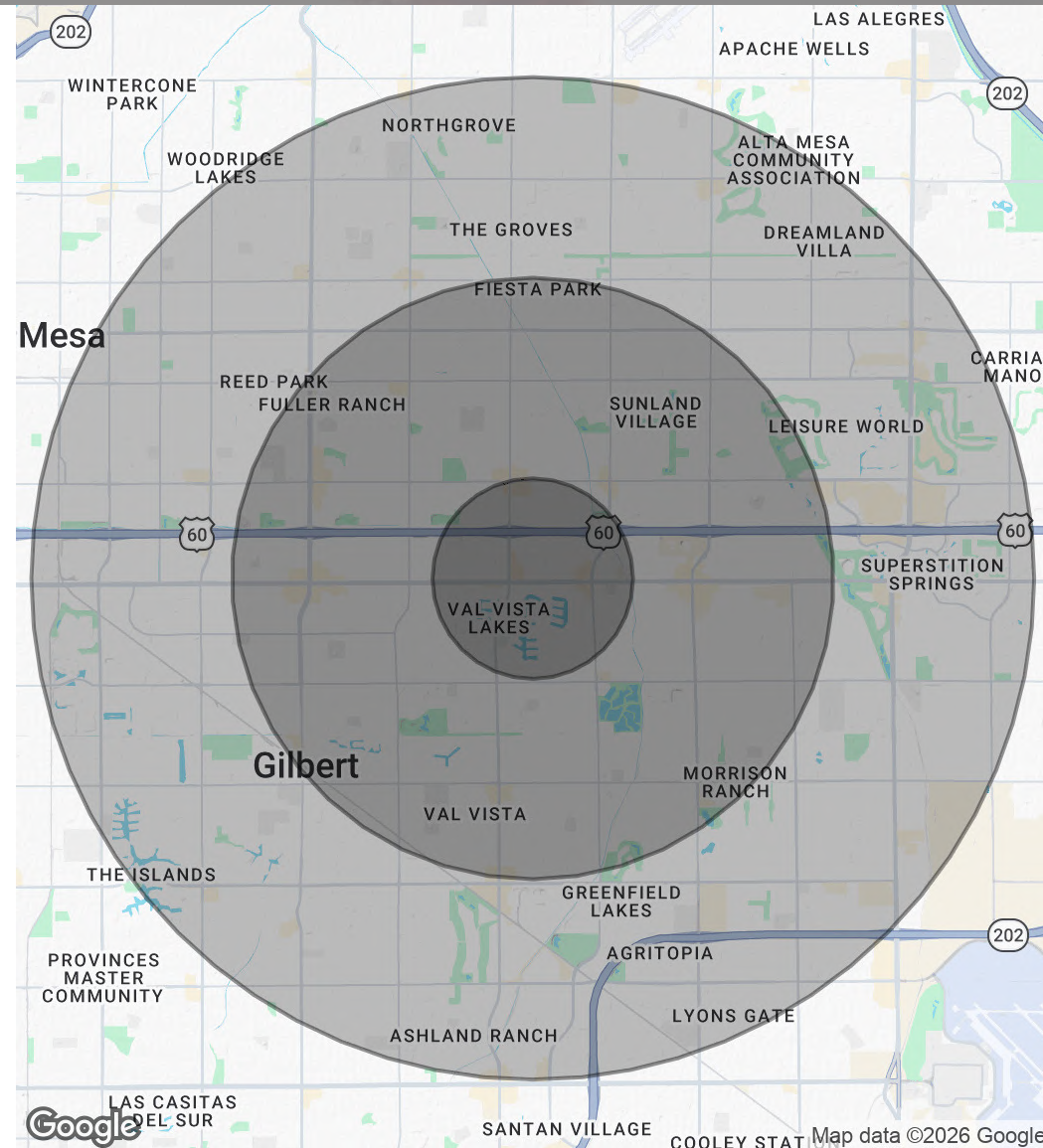
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,871	131,728	357,231
Average Age	34.8	40.0	38.8
Average Age (Male)	33.7	39.3	37.7
Average Age (Female)	35.5	41.2	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,534	51,568	132,756
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$124,296	\$108,300	\$110,929
Average House Value	\$464,106	\$395,362	\$414,267

2023 American Community Survey (ACS)



Bob Winegar | Associate Broker & Business Advisor

O: 480.610.2400 C: 602.833.5470

bob@coberealestate.com

www.coberealestate.com

