

FOR SALE OWNER-USER OR INVESTMENT

7561 E Baseline Rd | Mesa, AZ 85209

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



TEAM JSA
JONES SOLDO ALLEN

For More Information
Please Contact:



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07.22.26

FOR SALE – TWO-TENANT BUILDING

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FREESTANDING BUILDING AVAILABLE FOR SALE

Address	7561 E Baseline Rd Mesa, AZ 85209
Building Size	±26,636 SF
Suite 1 SF	±17,100 SF
Suite 2 SF	±9,536 SF
Tenancy	Multi-Tenant
Frontage	Signalized Intersection E Baseline Rd & S Sossaman Rd
Sprinklered	Yes
Zoning	LC
Clear Height	18'
AC	100%
Grade Level Doors	1 (14' x 14')
Signage	Monument & Building



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BUILDING / MONUMENT SIGNAGE



- Frontage: E Baseline Rd & S Sossaman Rd
- Average Vehicles Per Day | 37,000
- Building Signage
- Monument Signage

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SUITE 1

±17,100 SF

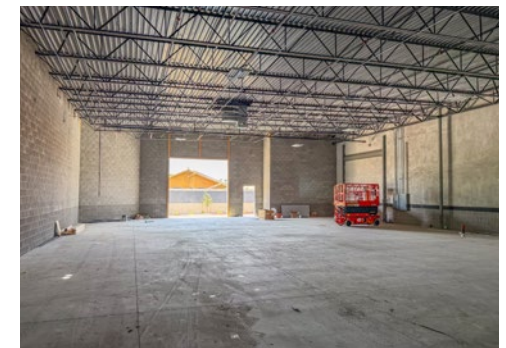
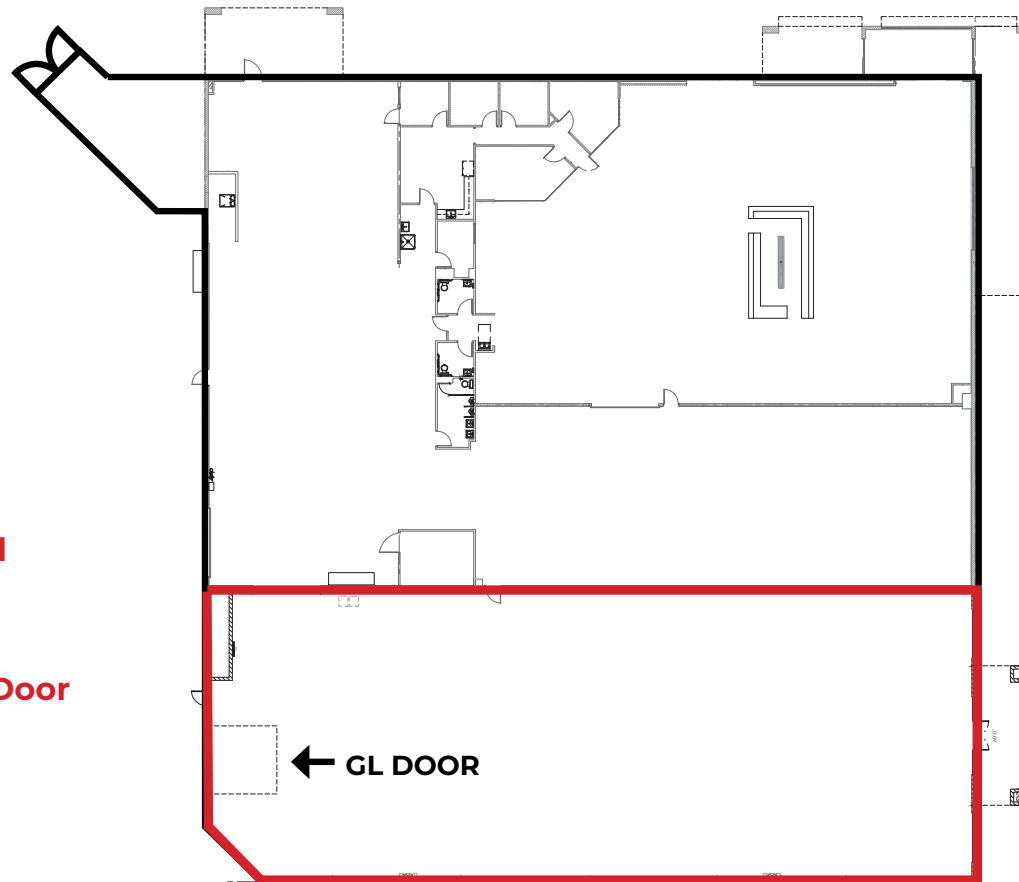
LEASED
UTV STEREO

SUITE 2

±9,536 SF

- 100% Air-Conditioned
- Showroom
- 14' x 14' Grade-Level Door
- LED Lighting
- 18' Clear Height

FLOOR PLAN



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MAJOR EMPLOYERS

Apple Global Operations Center	
Meta (Facebook) Data Center	
Google Data Center Campus	
Gulfstream Aerospace	
Banner Gateway Medical Center	
ASU Polytechnic Campus	

LOCATION DEMOGRAPHICS

POPULATION
282,515
WITHIN 5 MILES

BUSINESSES
12,560
WITHIN 5 MILES

AVG. HH INCOME
\$107,253
WITHIN 5 MILES

DAYTIME EMPLOYEES
141,700
WITHIN 5 MILES

LEGEND

- Corporate Tenants
- Amenities
- Residence
- Arizona State
- Medical Centers



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Offering Memorandum Disclaimer

This Offering Memorandum is provided solely for the purpose of evaluating the potential purchase or leasing of the Property. It may not be copied, distributed, disclosed to any third party, or used for any other purpose without the prior written consent of Commercial Properties Inc. ("CPI") or the Owner.

CPI is the Owner's exclusive representative for the sale of the Property. Any projections, estimates, or other information contained herein are provided for informational purposes only and are not guarantees of future performance. Recipients should not rely on this Offering Memorandum as a statement of fact and should rely only on the representations and warranties contained in a fully executed Real Estate Purchase Agreement.

The information contained herein is subject to change without notice. Neither the Owner nor CPI makes any representation or warranty as to the accuracy or completeness of the information provided, and recipients are encouraged to conduct their own independent investigation and due diligence regarding the Property.



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