



INVERNESS MEDICAL PLAZA AVAILABLE FOR SALE

NEC of E Baseline Rd and S Greenfield Rd
Mesa, Arizona

Brad Ranly
602.682.8120
brad.ranly@velocityretail.com

Devona Haddock
602.682.8148
devona.haddock@velocityretail.com

INVERNESS MEDICAL PLAZA



◆ For Sale: 4566 E. Inverness, Suites 101 + 103

Property Highlights

- Suite 101 - ± 2,676 SF - Tenant is Sonoran MRI
- Suite 103 - ± 2,850 SF - Tenant is Gateway Physical Therapy
- 1 parcel - ± 4,737 SF condo size, demised into 2 suites
- 1.5 miles from Banner Gateway Medical Center
- Great location near a variety of major medical centers
- Investors will benefit from stable, in-place NOI
- Located directly on the campus of Arizona Spine and Joint Hospital
- Call for pricing + details on tenants

Traffic Counts

| | |
|-----------------|-------------------|
| E Baseline Rd | 23,717 CPD |
| S Greenfield Rd | 32,230 CPD |
| Total | 55,947 CPD |

Demographics

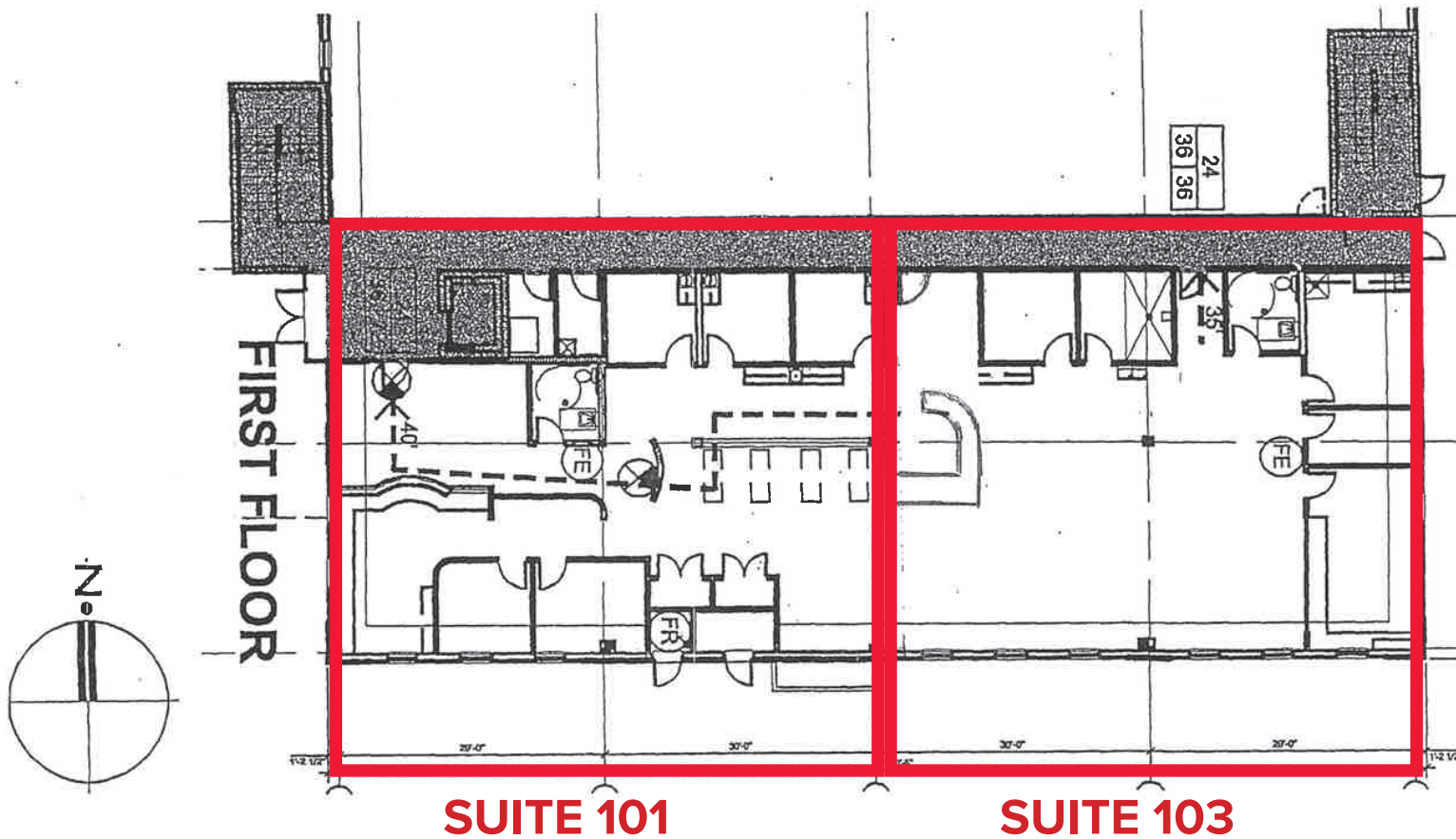
| | 1 mi | 3 mi | 5 mi |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 13,150 | 133,508 | 364,542 |
| Avg Household Income | \$144,616 | \$119,238 | \$117,705 |
| Estimated Households | 5,135 | 53,270 | 140,863 |

Source: SitesUSA

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SUITE 101



SUITE 103



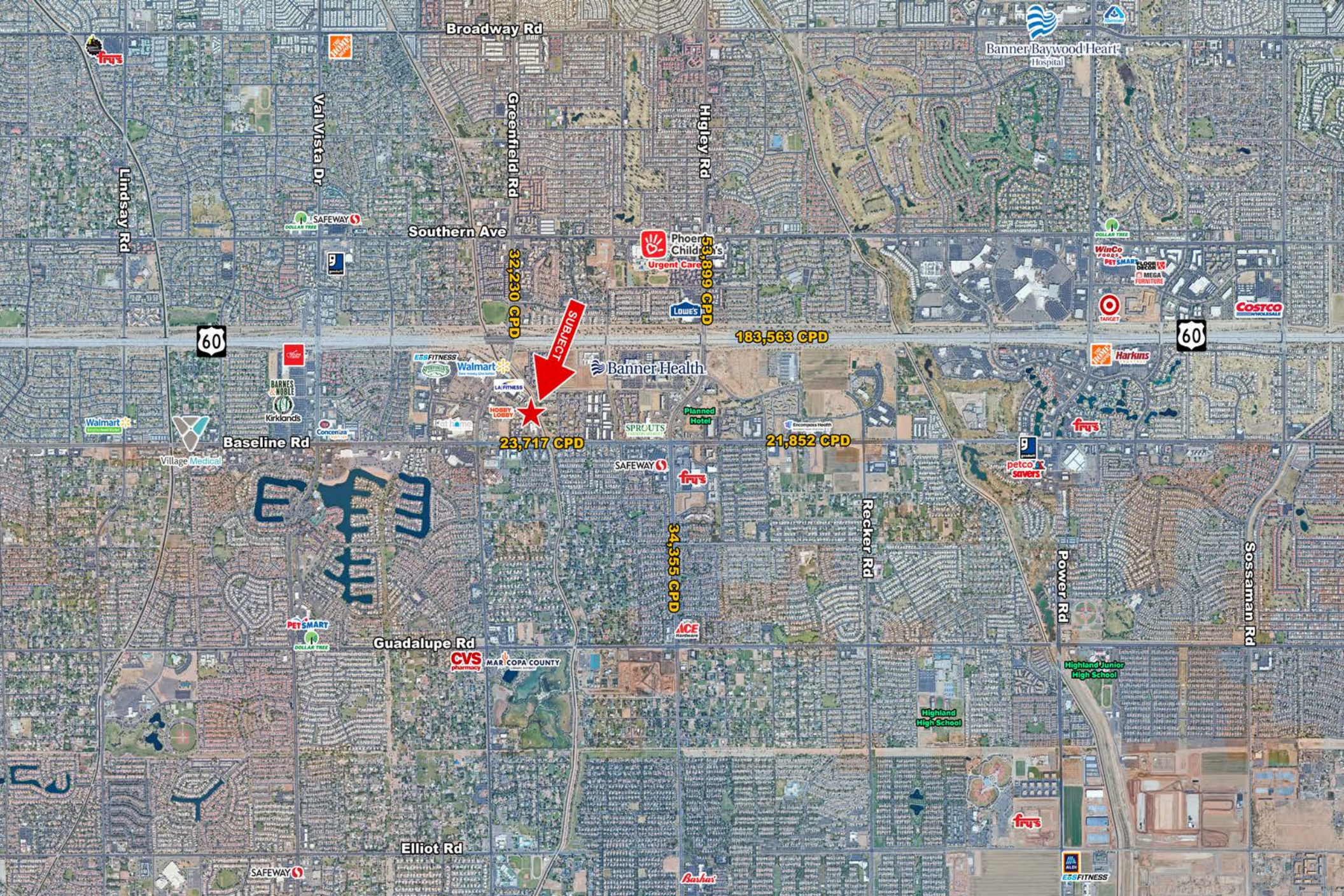
SUITE 103



Brad Ranly
602.682.8120
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DEMOGRAPHICS



2025 POPULATION

1 MILE: 13,150
3 MILES: 133,508
5 MILES: 364,542



MEDIAN HOUSEHOLD INCOME

1 MILE: \$144,616
3 MILES: \$119,238
5 MILES: \$117,705



2025 TOTAL HOUSEHOLDS

1 MILE: 5,135
3 MILES: 53,270
5 MILES: 140,863



TOTAL BUSINESSES

1 MILE: 1,208
3 MILES: 5,813
5 MILES: 14,990



MEDIAN HOME VALUE

1 MILE: \$494,394
3 MILES: \$403,010
5 MILES: \$411,818



NUMBER OF EMPLOYEES

1 MILE: 7,087
3 MILES: 34,148
5 MILES: 99,139

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2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

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602.682.8120
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Devona Haddock

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