



STAND-ALONE MEDICAL BUILDING

5555 E. Baseline Rd | Mesa, AZ 85206

\$4,527,556.00 | 7.25% Cap Rate | 5-Year Lease

FOR SALE

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

FULLY LEASED INVESTMENT OPPORTUNITY

ADDRESS	5555 E Baseline Rd, Mesa, AZ 85206
FOR SALE	\$4,527,556.00
PROJECT SIZE	±8,876 SF
PRICE PSF	\$510.09
CAP RATE	7.25%
NOI	\$328,248
OFFICE LAYOUT	Reception Area, Waiting Area, (2) Nurse Stations, (20) Exam Rooms, (2) Break Rooms, (6) Restrooms, (2) Storage Areas, (2) IT Rooms
LEASED	100%, Single Tenant Expires 03/31/2029
YEAR BUILT	2019
ZONING	Commercial
PARKING RATIO	6.31/1,000
SITE AREA	±88,290 SF (2.02 AC)

HIGHLIGHTS

- Convenient East Mesa Location
- Over 50 Parking Spaces
- Monument & Building Signage Available
- High Traffic Counts (27,210 VPD On E Baseline Rd)
- Nearby Access to Hwy 60



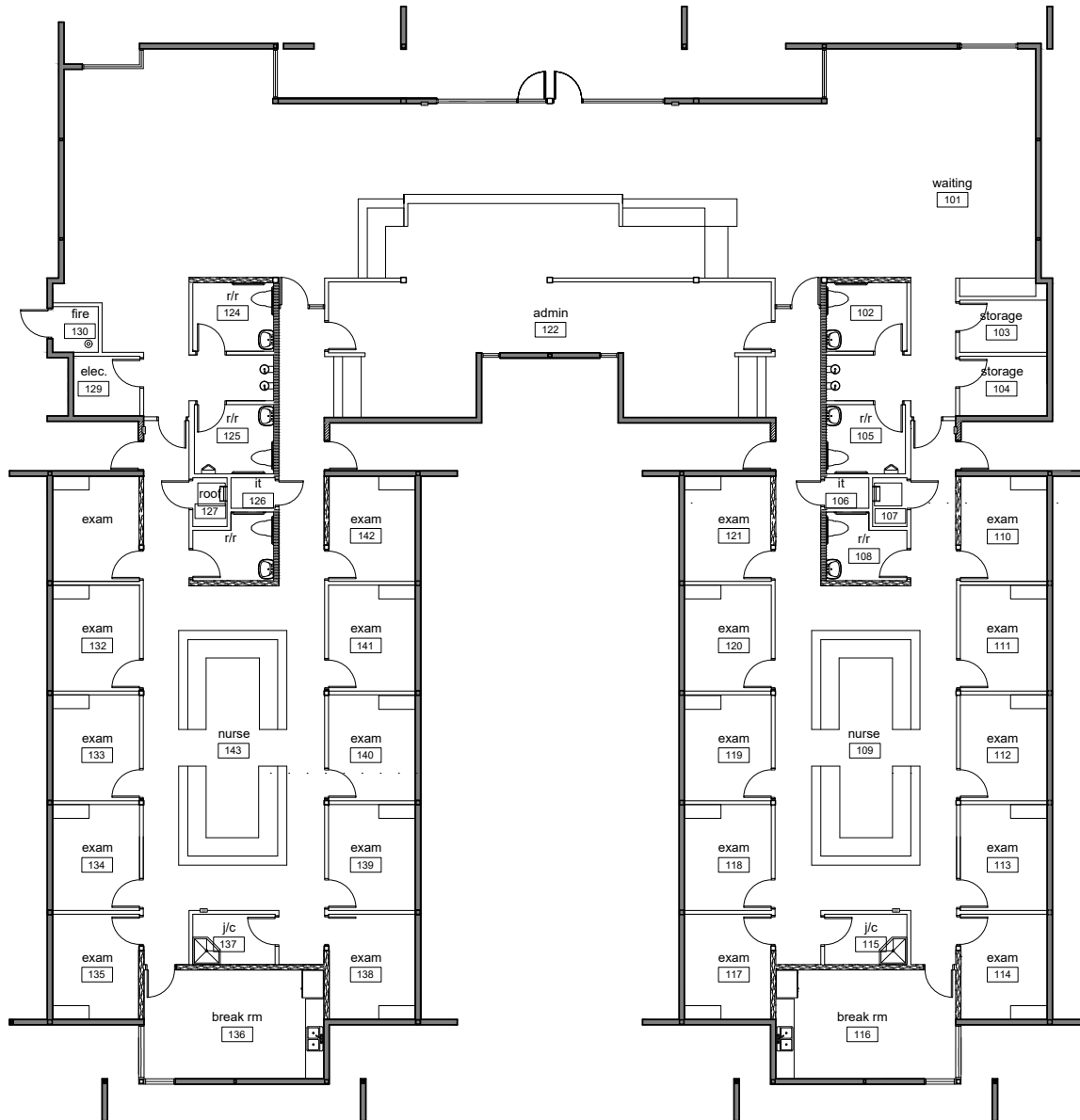
STAND-ALONE MEDICAL BUILDING IN A PRIME MESA LOCATION

AVAILABLE FOR SALE

5555 E Baseline Rd offers a strong investment opportunity in a growing Mesa location. This fully leased medical property features a modern, stand-alone design with excellent visibility, convenient access, and proximity to major medical centers, retail, dining, and surrounding residential communities.

The surrounding area continues to experience steady growth, with the population projected to increase approximately 1.7% annually through 2029 within the 1-, 3-, and 5-mile areas. With more than 330,000 residents within five miles, along with strong household growth and nearby employment, the property is well positioned in an expanding East Mesa market.

FLOOR PLAN







AERIAL MAP



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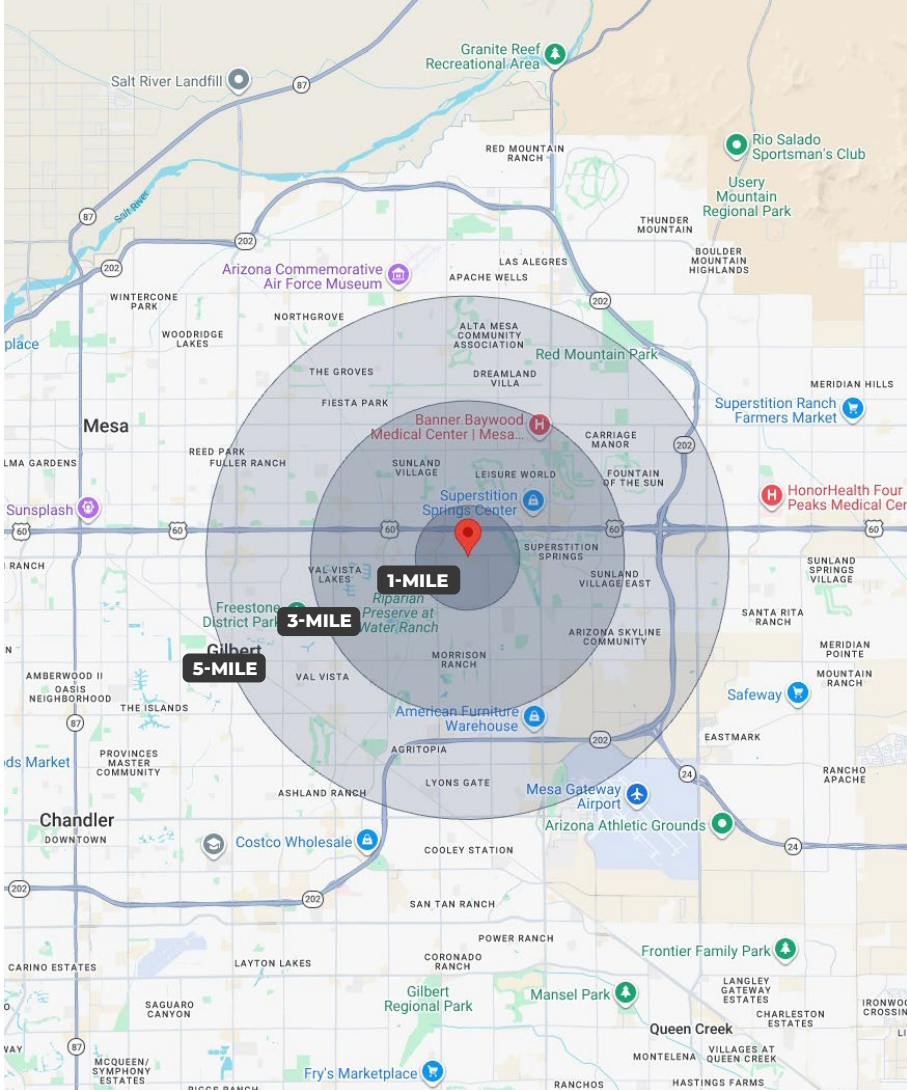
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DEMOGRAPHICS

5555 E Baseline Road, Mesa, AZ

	1 MILE	3 MILES	5 MILES
2025 POPULATION	12,732	114,870	328,682
ANNUAL GROWTH 2020 - 2025	0.1%	0.9%	1.0%
2025 HOUSEHOLDS	4,387	44,097	126,442
MEDIAN AGE	34.4	41.8	40.6
BACHELOR'S DEGREE OR HIGHER	35%	34%	31%
AVG HH INCOME	\$125,859	\$113,771	\$106,825
TOTAL CONSUMER SPENDING	\$164.1M	\$1.55B	\$4.33B
DAYTIME EMPLOYMENT	6,971	48,614	90,256
BUSINESSES	1,509	6,949	12,558
MEDIAN HOME VALUE	\$523,310	\$450,723	\$422,243
MEDIAN YEAR BUILT	1997	1993	1992



5 Mile

Daytime
Population

328,682



1 Mile

Average
Household Income

\$125,859



5 Mile

Median
Age

40.6



5 Mile

2025
Businesses

12,558





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. 09 10 26

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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