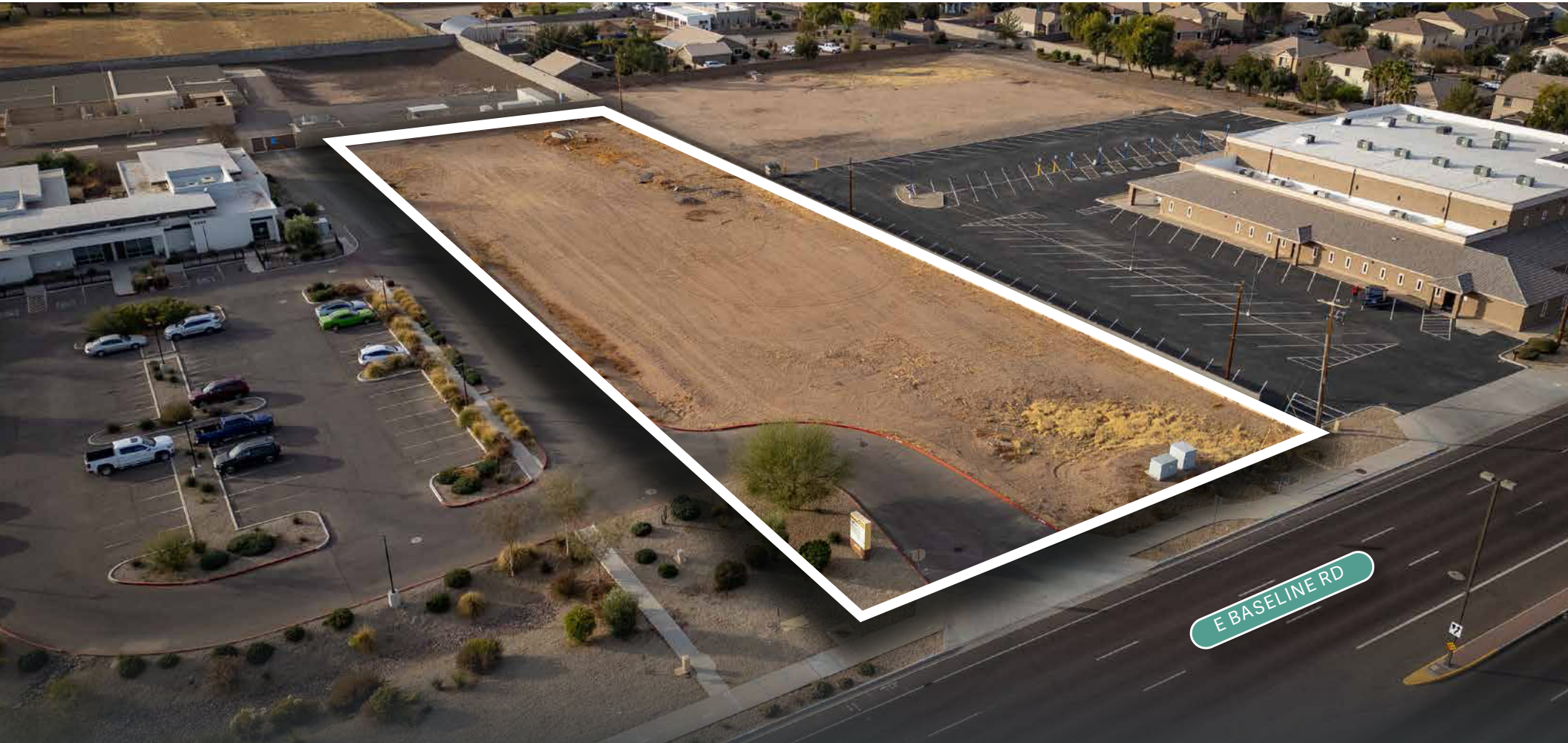


# VACANT LAND AVAILABLE FOR SALE

5535 E. BASELINE RD | MESA, AZ 85206

±1.53  
ACRES

\$1,067,376 (\$16 PSF)  
SALE PRICE



CONTACT

**Tyson Breinholt**  
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tbreinholt@cpiaz.com

**Caleb Allen**  
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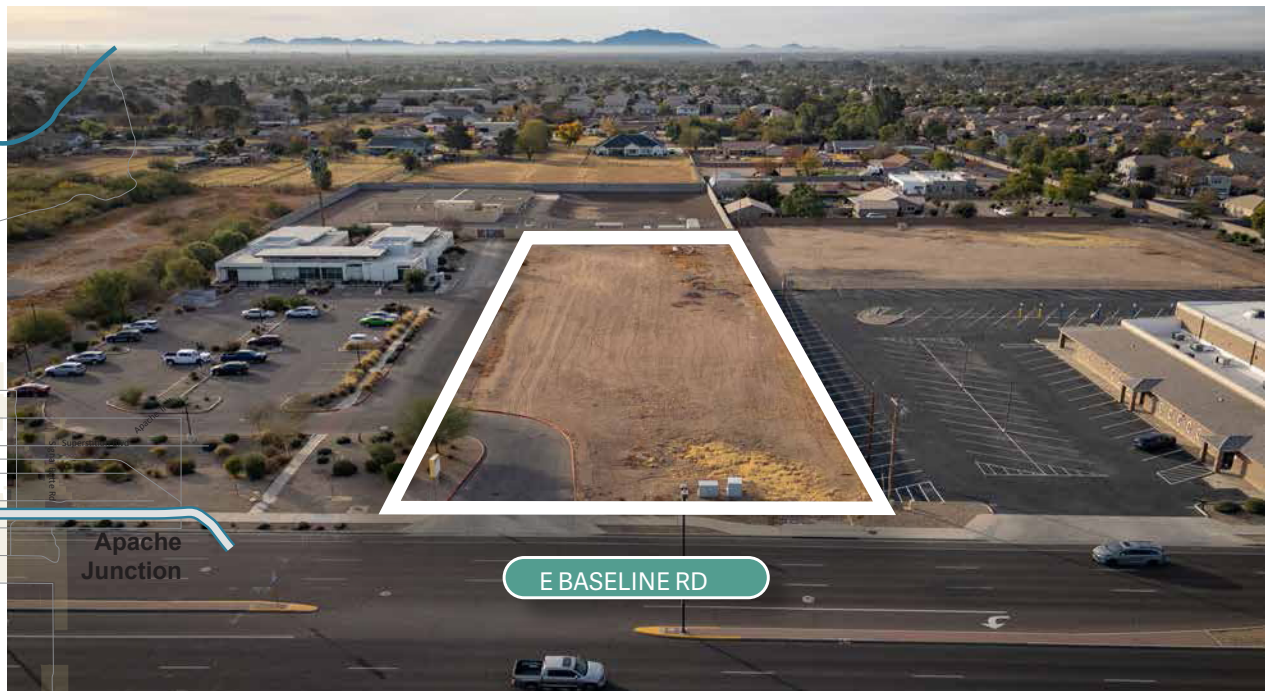
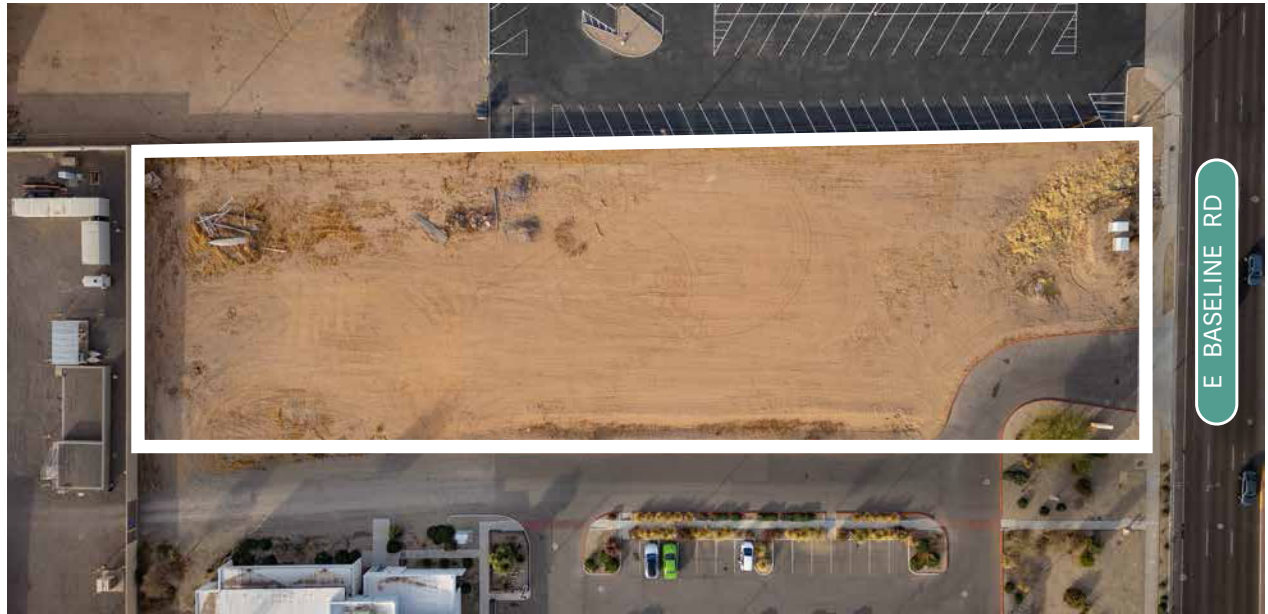
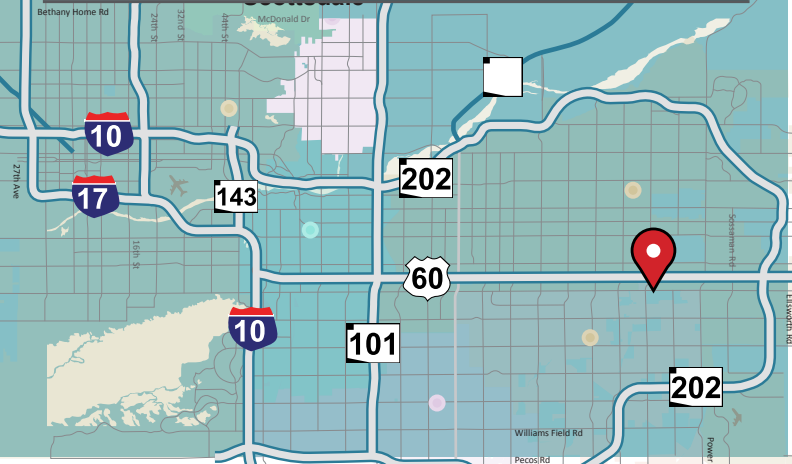
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

# ABOUT THE PROPERTY

ADDRESS	5535 E Baseline Rd Mesa, AZ 85206
PARCEL NUMBER	304-07-985
SIZE	±1.53 Acres
FRONTAGE	337' on E Baseline Rd (with 1 curb cut)
ZONING	C-BP
SALE PRICE	\$1,067,376
PRICE PSF	\$16.00



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 07 31 25



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**Banner Health.**  
Gateway Medical Center

**Residence INN**  
BY MARRIOTT

*Hampton*  
Inn & Suites

**LOWE'S**



**E BASELINE RD**

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# ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	13,329	115,982	330,463
2029 POPULATION PROJECTION	14,437	125,876	358,945
ANNUAL GROWTH 2024-29	1.7%	1.7%	1.7%
MEDIAN AGE	33.5	41.6	40.1
BACHELOR'S DEGREE OR HIGHER	34%	34%	31%
2024 HOUSEHOLDS	4,660	44,578	127,449
2029 HOUSEHOLD PROJECTION	5,062	48,545	138,931
AVG HOUSEHOLD INCOME	\$111,508	\$98,275	\$94,300
MEDIAN HOUSEHOLD INCOME	\$94,938	\$75,578	\$73,715
MEDIAN HOME VALUE	\$435,872	\$370,285	\$343,639
MEDIAN YEAR BUILT	1997	1992	1992
OWNER OCCUPIED HHS	2,681	33,866	96,185
RENTER OCCUPIED HHS	2,381	14,679	42,746
AVG HOUSEHOLD SIZE	2.8	2.5	2.5
TOTAL CONSUMER SPENDING	\$168.9M	\$1.5B	\$4.3B
DAYTIME EMPLOYEES	7,254	48,472	90,262
BUSINESSES	1,415	6,905	12,970



**5535 E. BASELINE ROAD** is strategically located near major amenities and transportation arteries. The proximity to Banner Gateway Medical Center provides immediate access to a substantial employment base and a growing healthcare sector. Additionally, the nearby Superstition Springs Center offers a diverse range of retail, dining, and entertainment options, enhancing the appeal of the location for future development. Easy access to the US-60 freeway ensures convenient connectivity to the broader Phoenix metropolitan area, facilitating the movement of goods and people.

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