

For Lease: Single-Tenant Medical Office Building

8405 East Baseline Road | Mesa, AZ

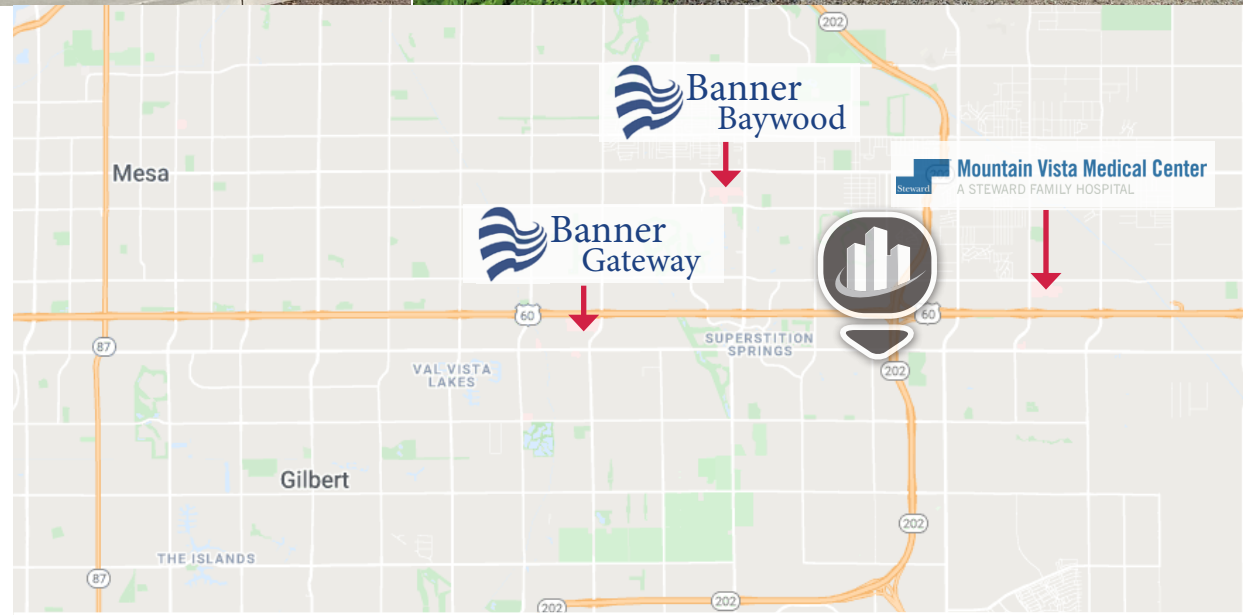
BASELINE CROSSINGS



Highlights

- Fully Built-out Second Generation Medical Office in Baseline Crossing POA
- Floorplan Includes Reception, Lab, 8 Exam Rooms, 2 Bathrooms and 2 Offices
- Located in Dense Demographic Area Immediately off SR-202 and US-60
- Parked at 4.98/1,000 with 4 Covered and Reserved Parking Spaces

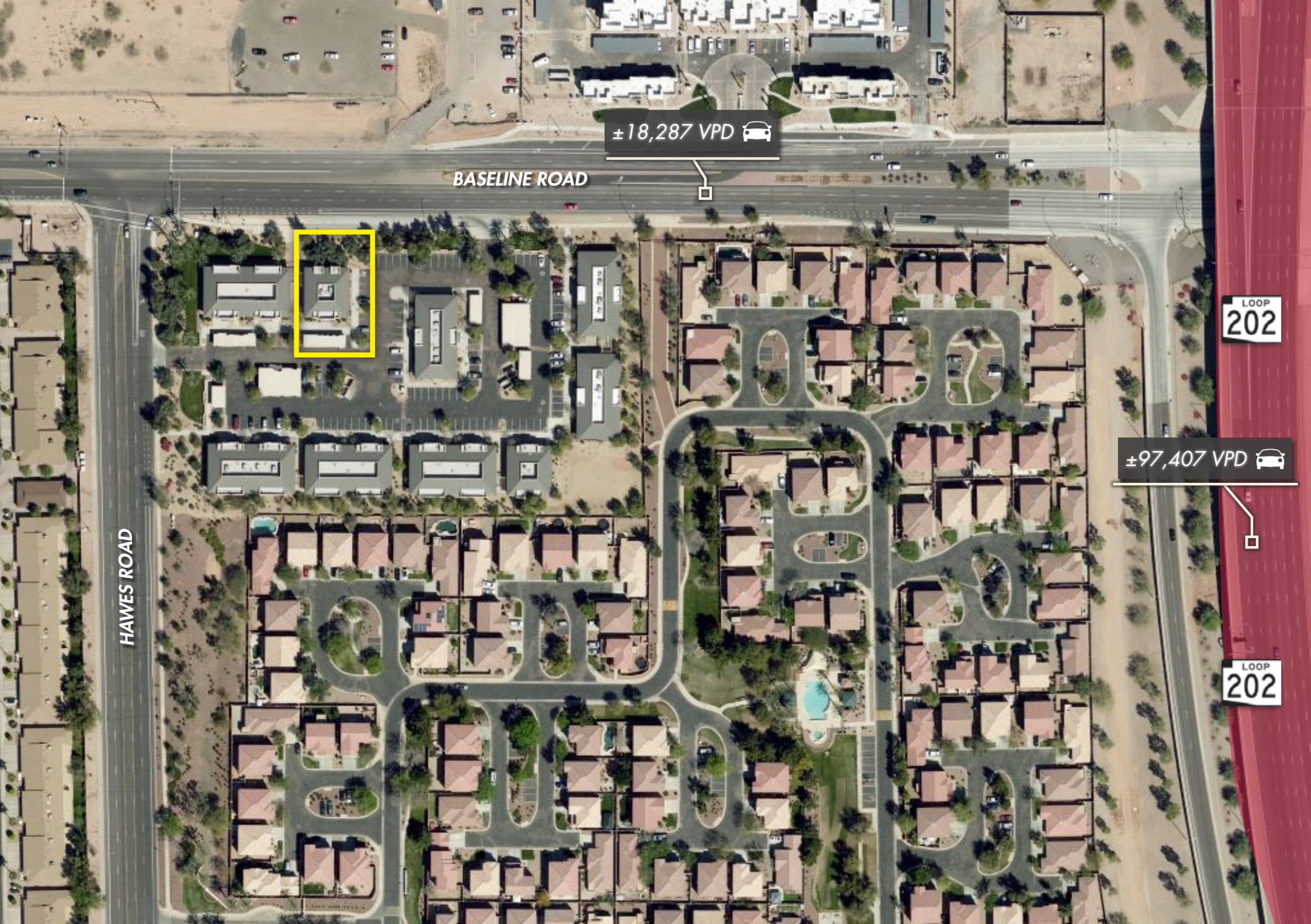
LEASE RATE	\$22.00/SF NNN
BUILDING SIZE	3,740 SF
YEAR BUILT	2008
ZONING	C-O, Mesa
CROSS STREETS	Loop-202 and Baseline Road



This 3,740 SF medical office space in the Baseline Crossing Office Development was built in 2008 and is a former Banner Children's clinic. This is a perfect fit for medical practices looking for an east Mesa location. This stand-alone office condo has Baseline Rd frontage and is located immediately off of SR-202 near US-60, Mountain Vista Medical Center, ASU Polytechnic, Mesa Gateway Airport in a high demographic residential area. The floorplan has a reception with sick and well waiting rooms, lab, 8 Exam rooms, 2 restrooms and 2 private offices. This office is currently being offered at \$22.00 PSF NNN.

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±18,287 VPD 

BASELINE ROAD



±97,407 VPD 

LOOP
202

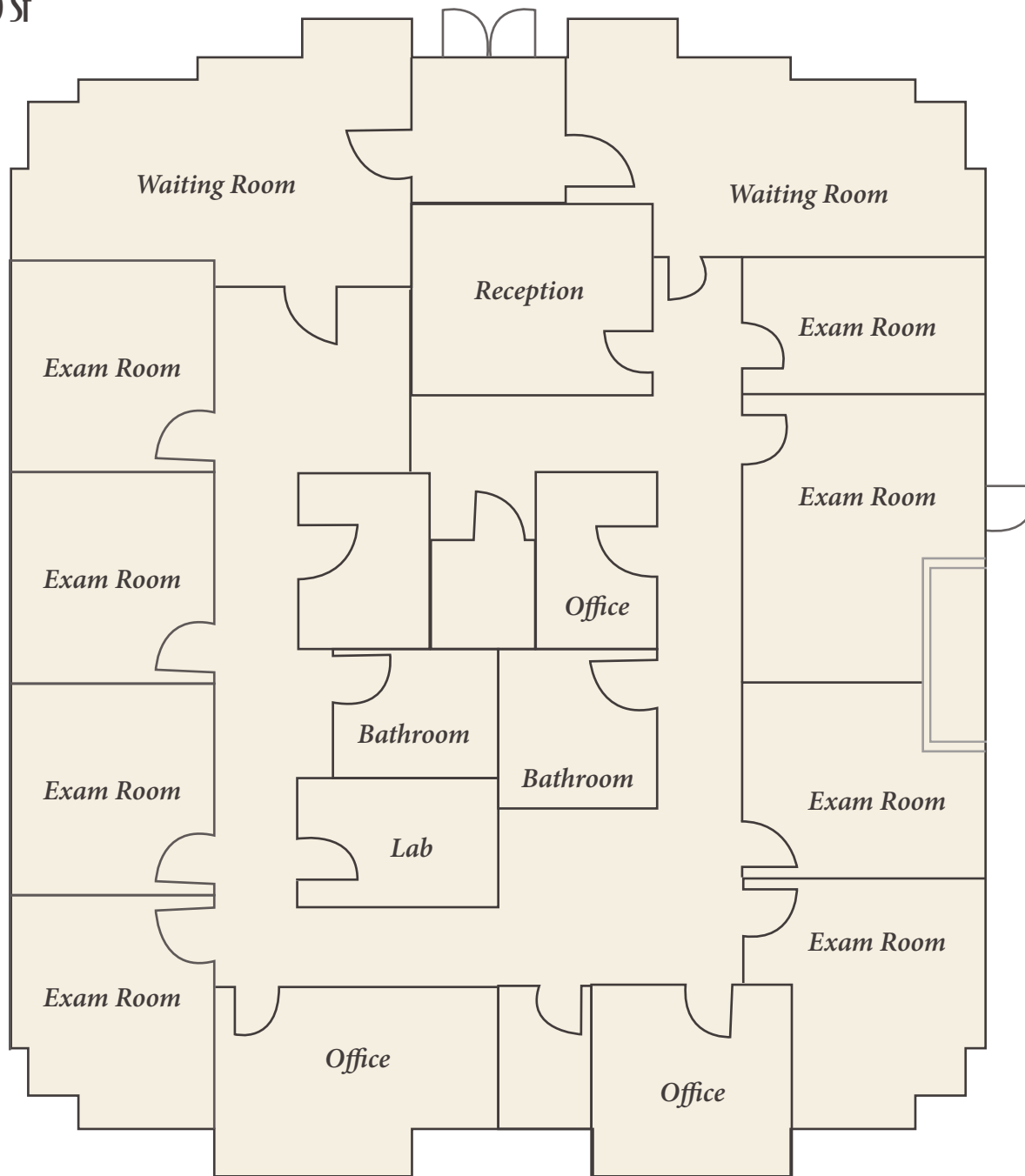
LOOP
202

HAWES ROAD

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3,740 SF



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FUTURE COMMERCIAL

FUTURE RESIDENTIAL

SUPERSTITION SPRINGS CENTER

macy's Dillard's
ROSS TJ-maxx
DRESS FOR LESS

WinCo FOODS
TARGET FLOOR & DECOR
PETS MART
sears

COSTCO WHOLESALE

THE HOME DEPOT
Harkins THEATRES

goodwill

POWER SQUARE

BASELINE ROAD 18,287 VPD

SUBJECT

HAWES ROAD

LOOP 202

60

92,976 VPD

97,407 VPD

BROADWAY ROAD

SOUTHERN AVENUE

GUADALUPE ROAD

CVS pharmacy

Walmart Neighborhood Market
DOLLAR TREE

Walgreens

CVS pharmacy

2,714 STUDENTS
DESERT RIDGE HIGH SCHOOL

Bashas'

CRISMON GATEWAY FOR SA DEVELOPMENT OPPORTUNITY

HAMPTON SQUARE DEVELOPMENT

Mountain Vista Medical Center

178 BEDS

2,570 STUDENTS
Skyline High School
CREATING A LEGACY OF EXCELLENCE

fray's

LOWE'S

STEWART

FRAY'S

POWER ROAD

SOSSAMAN ROAD

ELLSMORTH ROAD

CRISMON ROAD

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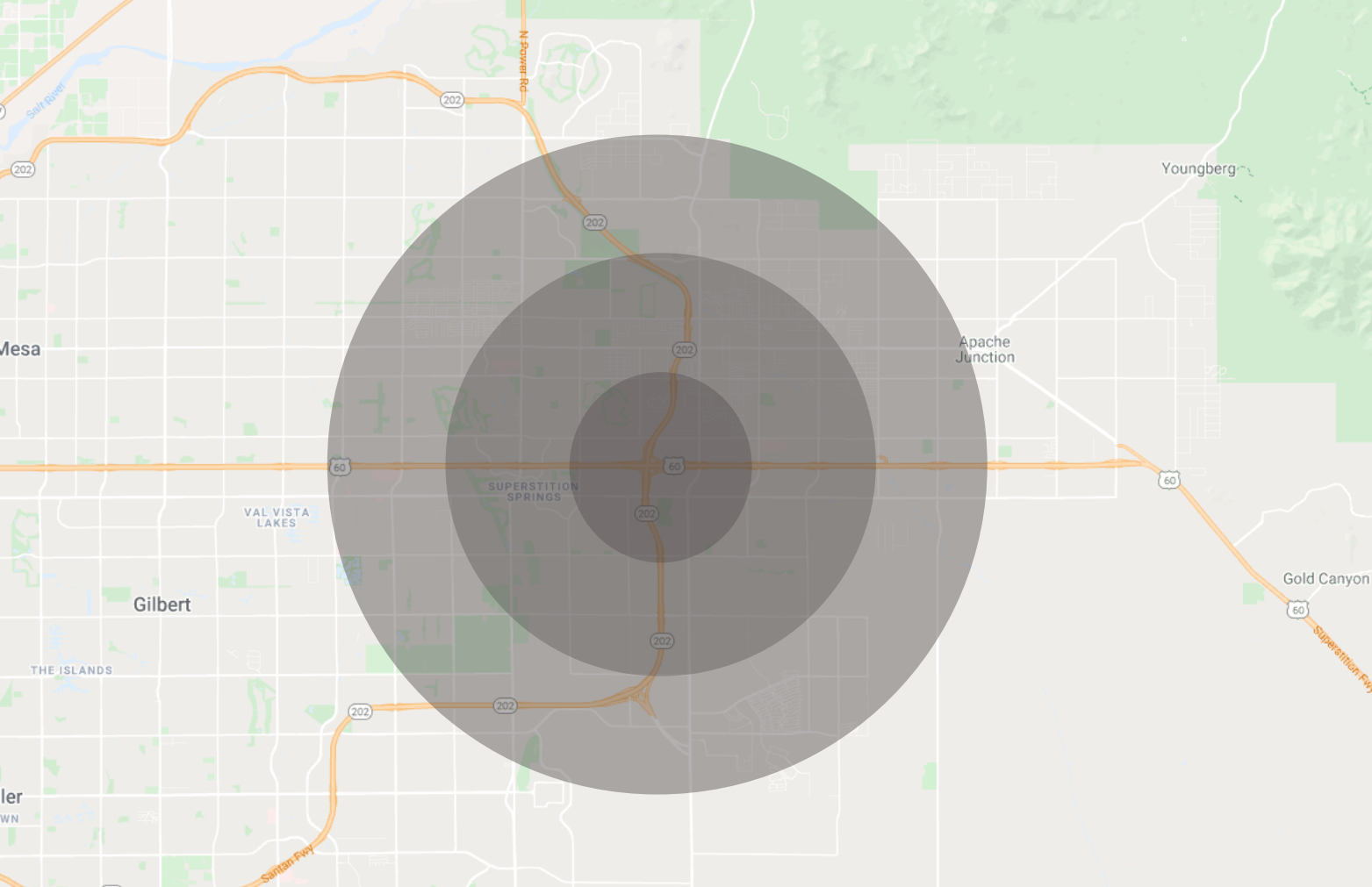
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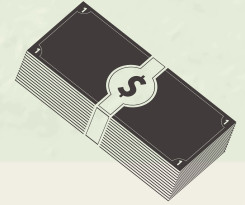
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299,881
DAYTIME POPULATION
 FIVE MILES



\$83,859
AVG HH INCOME
 FIVE MILES



40.9
AVERAGE AGE
 FIVE MILES

2020 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	13,430	122,889	299,881
POPULATION	12,552	99,572	244,128
AVG HOUSEHOLD SIZE	2.39	2.56	2.59
AVG HOUSEHOLD INCOME	\$67,056	\$78,063	\$83,859
MEDIAN AGE	48.9	41.3	40.9

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