

# THE VILLAGES AT SUPERSTITION SPRINGS OFFICE CONDO AVAILABLE FOR LEASE

6632 E BASELINE RD STE 102 | MESA, AZ 85206



# Property Summary

Address	6632 E Baseline Rd, Ste 102 Mesa, AZ 85206
Business Park	The Villages at Superstition Springs
Suite Size	1,986 SF
Year Built	2006
Zoning	C-O, City of Mesa
Parking Ratio	5.26/1,000
Tenancy	Single
Available	07/01/26



## About the Property

The suite features a highly functional, purpose-built medical layout, including a reception and waiting area, a large open physical therapy treatment area, kitchenette, breakroom with laundry facilities, and a dedicated storage room. This move-in-ready configuration is ideally suited for physical therapy and outpatient medical use, ensuring long-term usability, minimal future capital expenditure, and strong appeal to future healthcare tenants.

Strategically located along Baseline Road, parallel to US 60 and in close proximity to Loop 202, the property offers exceptional regional connectivity throughout Mesa, Tempe, Chandler, and the greater Phoenix metro. The Superstition Corridor is a well-established medical and professional hub, benefiting from strong population growth, dense surrounding residential neighborhoods, and sustained demand for outpatient healthcare services.



**Signage**  
Building



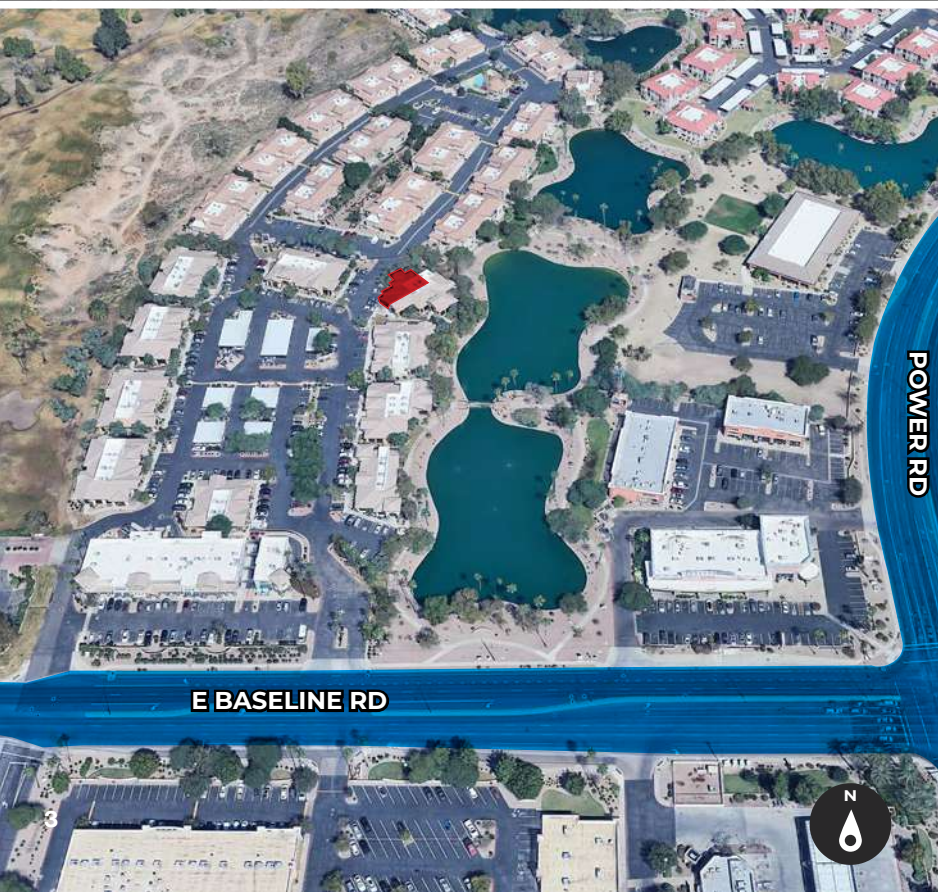
**US 60 & Loop 202**  
Close Proximity

# Suite 102

1,986 SF | \$22.50/SF/YR + \$5.69/SF/YR NNN

Available 07/01/26

- Reception
- Waiting Area
- Large Open Physical Therapy Area
- Kitchenette
- Break Room
- Laundry Facilities
- Storage Room

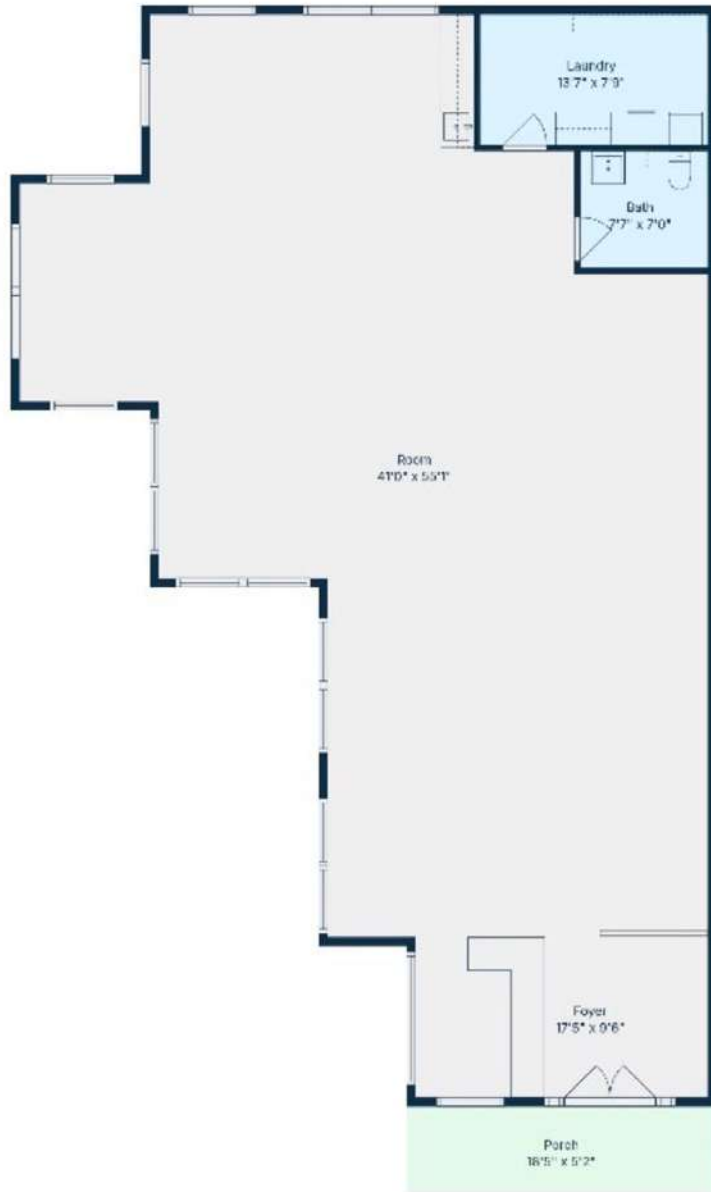


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June 11, 2026 11:20 AM

# SUITE 102

## Floor Plan



**1,986 SF | \$22.50/SF/YR + \$5.69/SF/YR NNN**  
**Available 07/01/26**

Move-in ready medical office condo featuring 1,986 SF with a purpose-built layout including reception, waiting area, large open physical therapy/treatment space, kitchenette, break room, laundry facilities, and storage room.

Prime Mesa location at 6632 E Baseline Rd, Suite 102, within The Villages at Superstition Springs, offering excellent access to US 60 and Loop 202 for convenient connectivity across the East Valley.

Lease rate: \$22.50/SF/YR + \$5.69/SF/YR NNN, with availability beginning July 1, 2026.

Situated in a strong healthcare corridor, near major medical facilities, retail centers, and dense residential neighborhoods, supporting sustained demand for outpatient healthcare and professional office users.

Located in a thriving Mesa submarket with 334,435 residents within 5 miles, 141,700 daytime employees, and a highly educated workforce, providing a strong customer and employee base.





E MAIN ST

E BROADWAY RD

**Banner Baywood Medical Center Heart Hospital**

COYOTE RUN GOLF COURSE

SUNLAND VILLAGE GOLF CLUB

**SUPERSTITION SPRINGS CENTER**

Walmart Save money. Live better. Red Lobster Olive Garden Burlington Applebee's BEST BUY OfficeMax Ashley HomeStore ULTA The Heeecake Factory macy's TJ-maxx pennys

**MESA PAVILIONS NORTH**

COSTCO WHOLESALE Wendy's T.J. Maxx TARGET DEL TACO K WinCo FOODS Freddy's STEAKBURGER Starbucks chili's FIVE GUYS DISCOUNT TIRE

E SOUTHERN AVE

**Banner Gateway Medical Center**

**SITE**



**SUPERSTITION SPRINGS**

fray's Jack in the Box Arby's 99¢ ONLY SONIC American Drive-In BIG O TIRES petco IHOP Pizza Hut

E BASELINE RD



SUNLAND VILLAGE EAST GOLF COURSE

**GREENFIELD GATEWAY**

Walmart Save money. Live better. EoS FITNESS BURGER KING DUNKIN' HOBBY LOBBY Wendy's Cane's Culver's

**HIGLEY MARKETPLACE**

BURGER KING DQ Starbucks McDonald's fray's SUBWAY

**MESA PAVILIONS SOUTH**

BURGER KING Harkins THEATRES OUTBACK STEAKHOUSE Krispy Kreme RED ROBIN

E GUADALUPE RD

N SOSSAMAN RD

HIGHLAND HIGH SCHOOL

SANTAN CHARTER HIGH SCHOOL

POWER COMMERCE PARK

250 ACRE Google DATA CENTER

E WARNER RD

S GREENFIELD RD

HIGLEY RD

S POWER RD



101

51

101

17

Glendale

60

101

10

10

Phoenix

17

143

Tempe

202

87

Mesa

60

FUTURE 202

10

101

**SITE**

202

Chandler

202

Queen Creek



# Location Overview

## Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

**#1** City for Economic Growth  
(250K-500K Population)  
[\(Coworking Cafe, 2024\)](#)

**#5** Most Neighborly Large City  
[\(Neighbor.com, 2024\)](#)

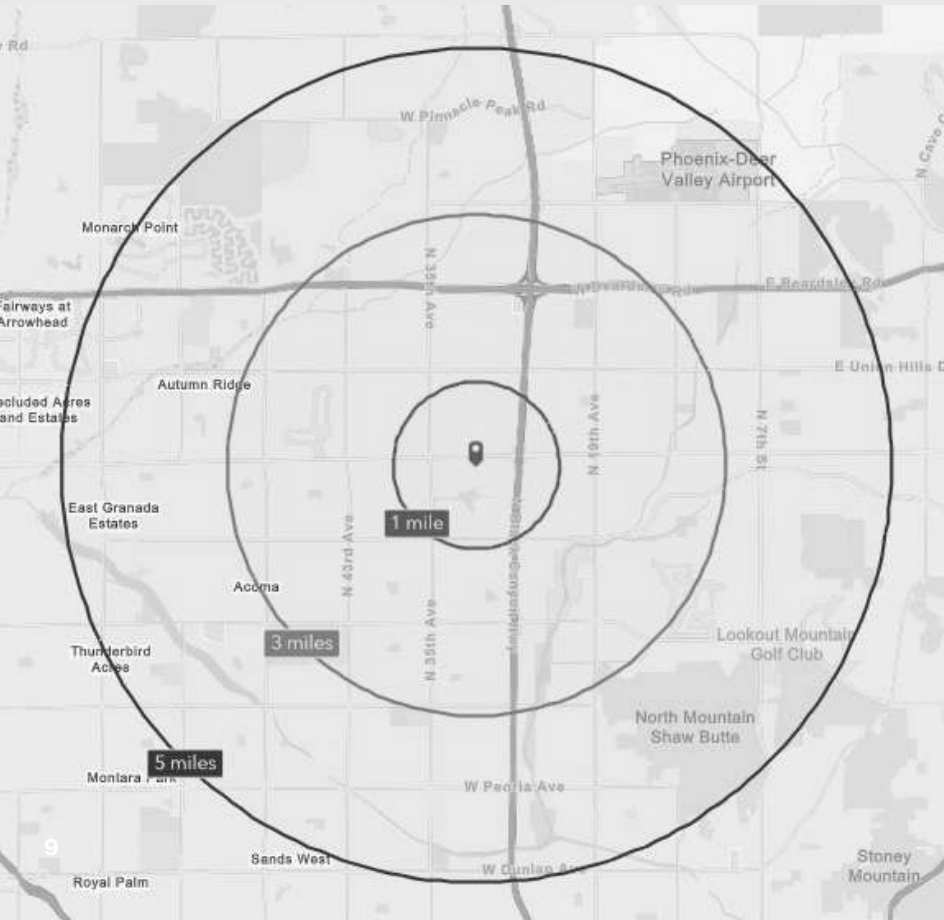
**#11** Best-Run City in the US  
[\(WalletHub, 2025\)](#)

**TOP 40** Cities with the Best Public Schools in the US  
[\(Niche, 2024\)](#)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	15,889	144,341	334,435
 Households	6,173	56,163	130,267
 Average Household Income	\$79,143	\$83,563	\$84,881
 Median Home Value	\$309,403	\$300,229	\$317,495



## 5 Mile Highlights

**37.3**

Median Age

**141.7K**

Daytime Employees

**27%**

Bachelor's Degree or Higher

## A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

# THE VILLAGES AT SUPERSTITION SPRINGS OFFICE CONDO AVAILABLE FOR LEASE

6632 E BASELINE RD STE 102 | MESA, AZ 85206



## COMMERCIAL PROPERTIES INC.

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