

THE VILLAGES AT SUPERSTITION SPRINGS

6632 E BASELINE RD STE 102 | MESA, AZ 85206

SALE PRICE: \$675,000 (\$339.88/SF)



1,986 SF Single-Tenant Office Condo located in The Village at Superstition Springs



For More Information, Please Contact an Exclusive Listing Agent:

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 **COMMERCIAL
PROPERTIES INC.**
Locally Owned. Globally Connected. COMTAC

Executive Summary

CPI is pleased to present the opportunity to acquire 6632 E Baseline Rd, Suite 102, a 1,986 SF **office condo** located within the highly desirable Superstition Corridor of Mesa. This offering represents an **ideal owner/user opportunity**, well-suited for a medical practitioner or healthcare business seeking to control their real estate costs and build long-term equity in a supply-constrained East Valley submarket.

The suite will be delivered vacant, providing a **rare turnkey solution** for an incoming practice. It features a highly functional, purpose-built layout, including a reception and waiting area, a large open physical therapy treatment area, a kitchenette, a 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 immediate usability and minimal capital expenditure for a new owner.

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.

With limited new medical office supply in the corridor, 6632 E Baseline Rd, Suite 102 offers a rare opportunity to acquire a **premium healthcare asset** and establish a permanent home for your growing practice.

Property Highlights

This offering presents a rare opportunity to acquire a move-in-ready medical office condo, providing an exceptional foundation for a healthcare provider to establish or expand their practice.



1,986 SF
Suite Size



\$5.69/SF
NNN's



2006
Year Built



C-O
Zoning



Signage
Building



B
Building Class



5.26/1,000
Parking Ratio



US 60 & Loop 202
Close Proximity

Submarket Overview

Superstition Corridor Office

The Superstition Corridor office submarket is a well-established East Valley professional and medical hub, supported by dense surrounding residential neighborhoods and strong regional accessibility. With a total inventory of approximately 6.4 million SF—a small fraction of the 194 million SF metro-wide office market—the corridor benefits from its infill nature and limited ability to expand. As of Q1 2026, the submarket's 14.0% vacancy rate reflects recent absorption trends rather than oversupply, with no net new space delivered and -150,000 SF of net absorption over the past year, underscoring a market that is actively recalibrating toward higher-quality, well-leased assets.

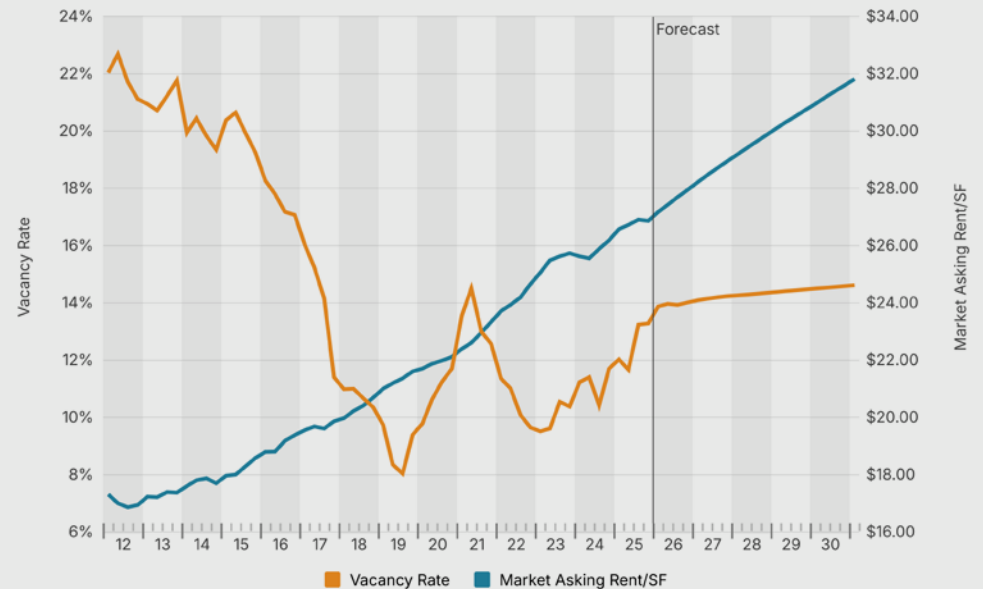
Stable Rents & Zero New Construction

Average asking rents in the Superstition Corridor are approximately \$27.00/SF, offering a value-oriented alternative to the broader Phoenix market, where rents average \$30.00/SF. Despite this pricing advantage, the submarket continues to outperform on growth, posting 2.6% year-over-year rent increases, exceeding the 2.3% metro-wide average. Critically, there is zero office space currently under construction, a meaningful constraint that protects existing assets from future competitive pressure. Historically, the submarket averaged just 11,000 SF under construction annually, reinforcing the long-term supply limitations that support rental stability and pricing power.

A Selective, Flight-to-Quality Investment Environment

The Superstition Corridor is experiencing a clear flight to quality, as tenants and investors prioritize smaller-scale, well-located, and fully leased properties. While availability sits at 15.6%, demand remains concentrated in stabilized assets with functional layouts and service-oriented tenancy. In this environment, properties offering secure in-place income are increasingly scarce and highly sought after, positioning stabilized medical and professional office investments as compelling long-term holds within an increasingly selective market.

Market Asking Rent Per Square Feet



\$2.8M

Average Market
Sale Price



\$42.9M

12-Month
Sales Volume



\$26.89/SF

Average Asking
Rent

Suite 102

±1,986 SF
\$675,000 (\$339.88/SF)



Efficient & Functional Layout

The 1,986 SF suite is well-suited for a medical or physical therapy user, offering a highly functional and efficient floor plan. The layout includes a welcoming reception and waiting area, a large open physical therapy treatment area, a kitchenette, a dedicated breakroom with laundry facilities, and a separate storage room. This move-in-ready configuration is ideal for an owner/user in the healthcare space, offering an immediate operational footprint and supporting long-term practice growth..

Accelerated Depreciation Analysis

2026 Cost Segregation Benefit

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce their current income tax liabilities. The primary goal of cost segregation is to assign costs to specific building components and improvements that can be classified as personal property or land improvements, which have shorter depreciation periods than the overall building structure itself.

This allows property owners can depreciate these assets over 5, 7, or 15 years instead of the standard 39 years for commercial properties.

Benefit Analysis Highlights

28%

Basis reallocated
to short-life assets

\$187M

Estimated 1st-year
taxable income deduction

100%

Eligible bonus
depreciation rate

Metrics presented by:



LAYNE
COST SEGREGATION

	Without Cost Segregation	With Cost Segregation	
1st-year Depreciation	\$12,940	\$187,500	+1,349%
Depreciation claimed years 1-5	\$78,220	\$234,500	+199%

Disclaimer: This slide is not to be taken as tax advice. All tax benefit figures are estimated projections from a cost segregation professional.



6632 E Baseline Rd, Suite 102 presents an attractive owner/user opportunity to acquire a stabilized medical office condo in a highly desirable East Valley location. This offering combines a turnkey medical layout with strong market fundamentals and exceptional freeway connectivity, making it well-suited for a healthcare practitioner seeking to own their real estate and build long-term wealth.

- **Move-In Ready Configuration:** The property is purpose-built for physical therapy and outpatient medical use. By bypassing the time and high costs associated with medical build-outs, a new owner can begin treating patients and generating revenue from day one.
- **Exceptional Market Fundamentals:** Located within a high-demand medical and professional corridor, the property benefits from limited competing medical inventory and sustained demand for outpatient healthcare services. Controlling your real estate in this submarket protects your practice from rising lease rates and provides a hedge against inflation.
- **Unrivaled Strategic Location:** Situated along Baseline Road, parallel to SR-60 and in close proximity to Loop 202, the property offers excellent regional access throughout Mesa, Tempe, Chandler, and the greater Phoenix metro. This central East Valley location provides convenient accessibility for patients and employees alike, reinforcing the site's long-term desirability.







E BASELINE RD

POWER RD



E MAIN ST

E BROADWAY RD

Banner Baywood Medical Center Heart Hospital

SUPERSTITION SPRINGS CENTER

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

MESA PAVILIONS NORTH

COSTCO WHOLESALE
TARGET
WinCo FOODS
DISCOUNT TIRE
Wendy's
DEL TACO
Freddy's STEAKBURGERS
chili's
FIVE GUYS
Starbucks
Chipotle

COYOTE RUN GOLF COURSE

SUNLAND VILLAGE GOLF CLUB

E SOUTHERN AVE

Banner Gateway Medical Center

SITE



SUPERSTITION SPRINGS

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

E BASELINE RD

SUNLAND VILLAGE EAST GOLF COURSE



GREENFIELD GATEWAY

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

HIGLEY MARKETPLACE

BURGER KING
DQ
Starbucks
McDonald's
fray's
Subway
Chick-fil-A
Hardee's

MESA PAVILIONS SOUTH

BURGER KING
Harkins THEATRES
OUTBACK STEAKHOUSE
Red Lobster
Wendy's
Krispy Kreme DOUGHNUTS
RED ROBIN

E GUADALUPE RD

N SOSSAMAN RD

S GREENFIELD RD

HIGLEY RD

HIGHLAND HIGH SCHOOL

SANTAN CHARTER HIGH SCHOOL

POWER COMMERCE PARK

S POWER RD

250 ACRE
Google
 DATA CENTER

E WARNER RD



101

51

101

17

Glendale

60

Scottsdale

Phoenix

87

101

10

10

17

143

202

60

202

10

101

SITE

202

202

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**

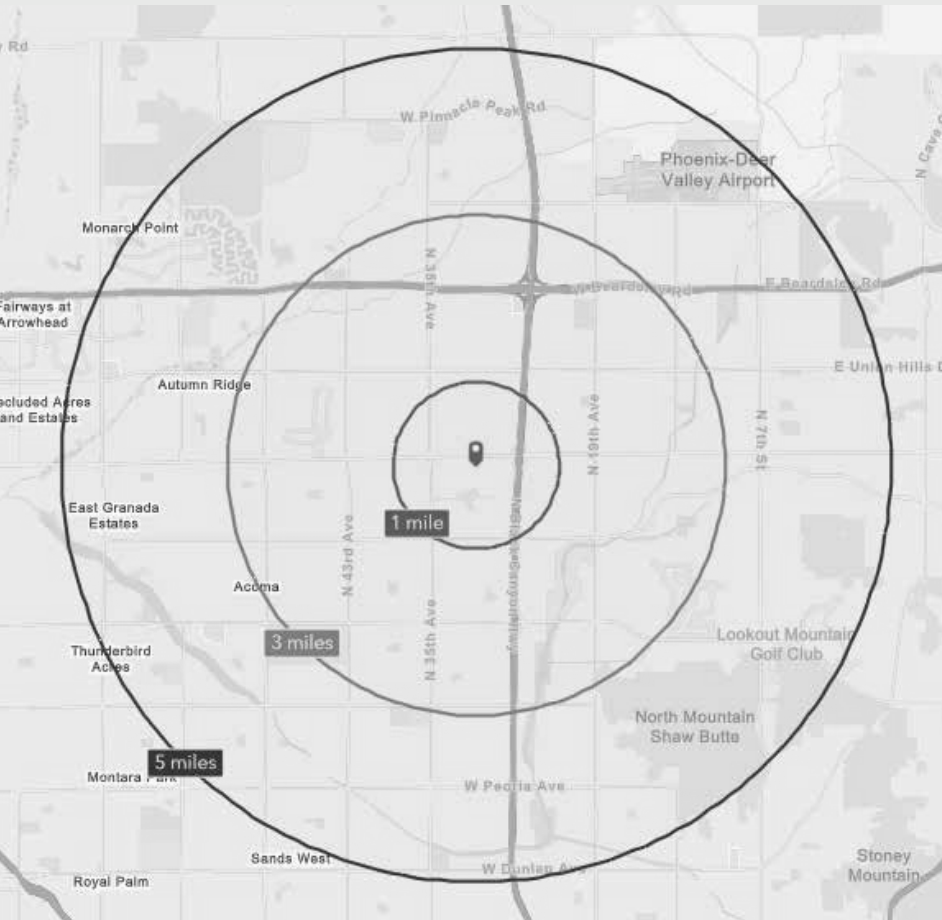
**Cities with the Best Public
Schools in the US**

[\(Niche, 2024\)](#)



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.

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