

MEDICAL/OFFICE CONDO AVAILABLE FOR SALE

THE VILLAGES AT SUPERSTITION SPRINGS

6638 E BASELINE RD | SUITE 101/102 | MESA, AZ 85206



SALE PRICE: \$1,193,955 (\$415 PSF)

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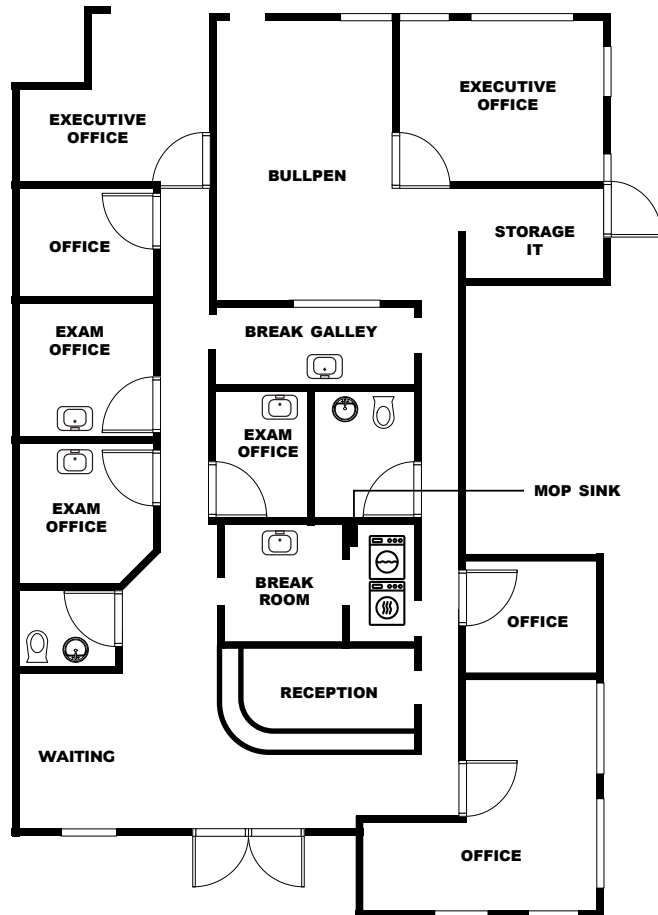
THE VILLAGES AT SUPERSTITION SPRINGS



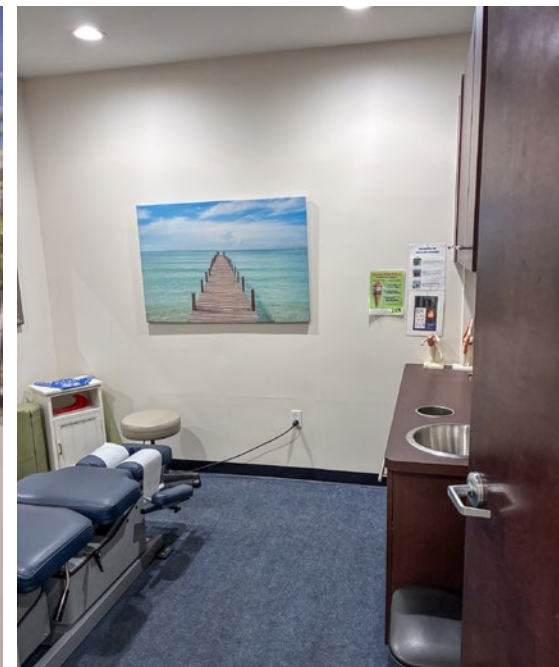
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FLOOR PLAN - SUITE 101/102: ±2,877 SF



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THE VILLAGES AT SUPERSTITION SPRINGS



HIGHLIGHTS

- Suite 101/102: $\pm 2,877$ SF
- Build-out: Reception, 4 Offices, 4 Exam Rooms, Break Room, Bullpen, Storage Room, and (2) Restrooms
- 7.93/1,000 Parking Ratio
- Four (4) Covered Parking Spaces
- Zoning: O-S, City of Mesa
- 2006 Construction
- Located at Baseline & Power Rd
- Less Than 1/2 Mile from US Route 60

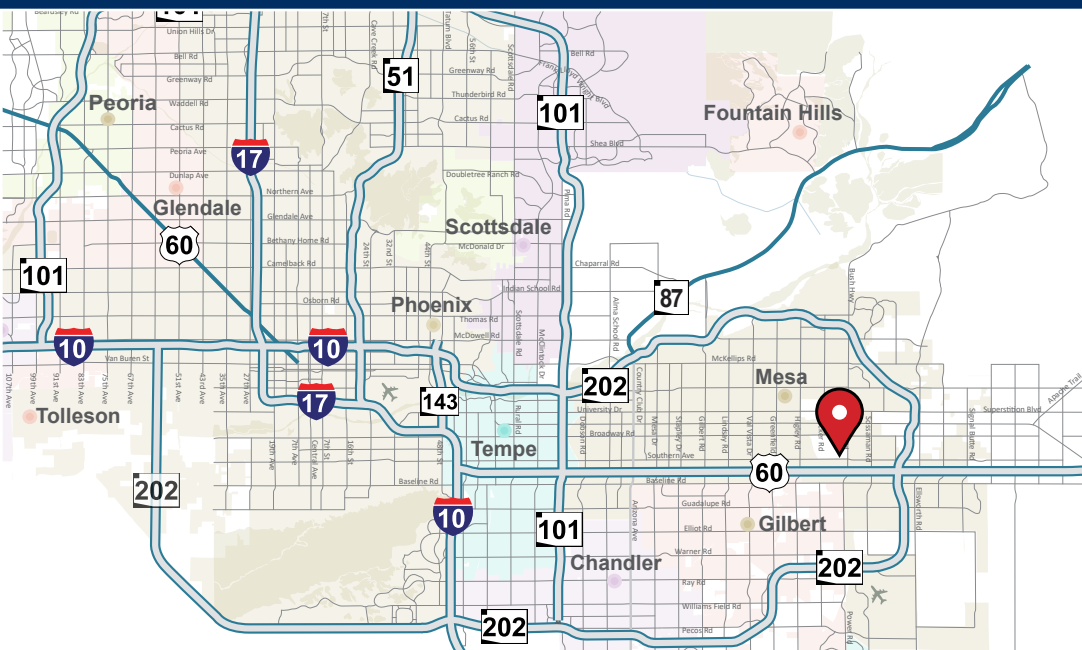
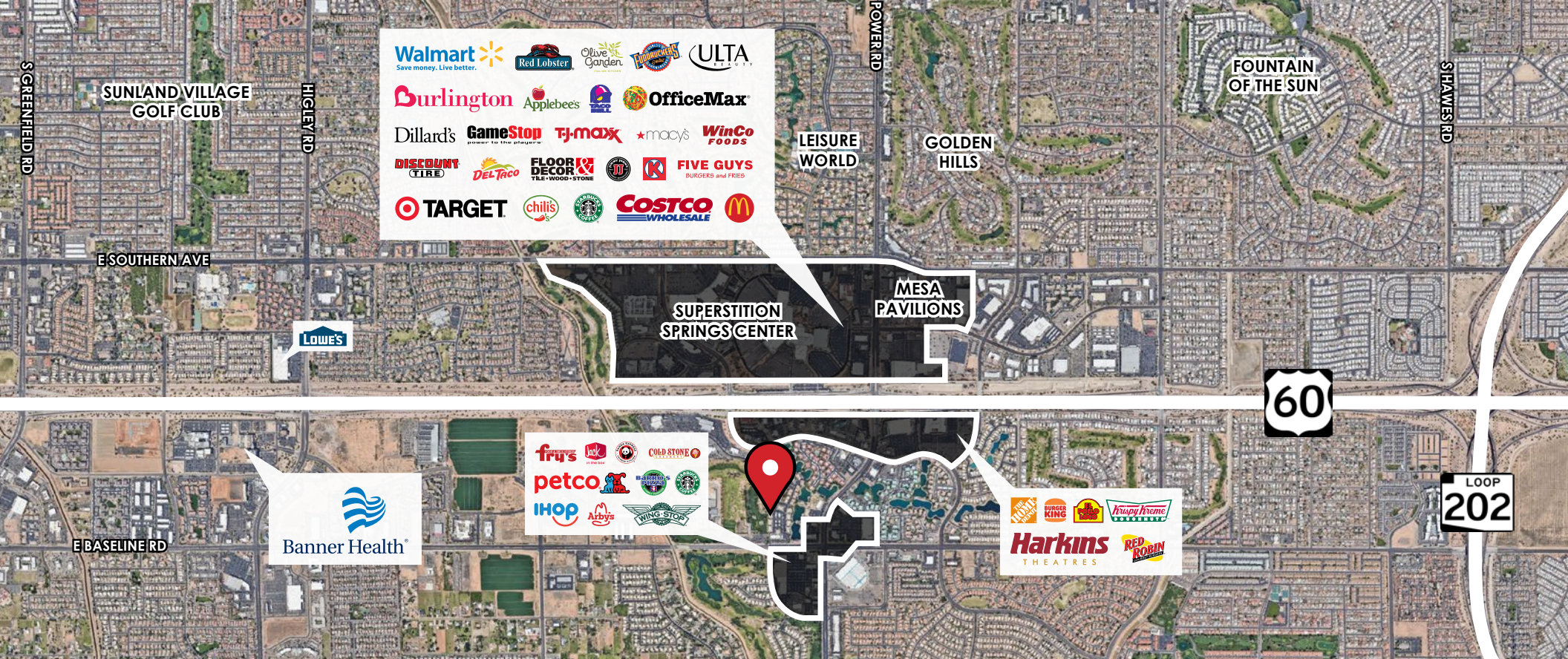
SUMMARY

Price: \$1,193,955

Total Suite SF: $\pm 2,877$ SF

- Roof replaced in 2025 (HOA covers roof maintenance)
- Two HVAC units replaced within the last two years
- Four covered, reserved parking spaces





DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	9,478	110,079	307,297
Median Age	36.5	44.2	41
Bachelor's Degree or Higher	30%	32%	31%
2024 Households	3,466	44,582	129,602
Renter Occupied HHs	1,597	14,426	37,080
Avg Household Income	\$94,126	\$90,298	\$92,971
Median Household Income	\$76,854	\$70,286	\$73,033
Median Home Value	\$413,288	\$330,275	\$336,826