

# MULTI-TENANT MEDICAL OFFICE

INVESTMENT OPPORTUNITY



**1818 E BASELINE RD | MESA, AZ 85204**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

**MATT ZACCARDI**

D: 480.966.7625

M: 602.561.1339

[MZACCARDI@CPIAZ.COM](mailto:MZACCARDI@CPIAZ.COM)

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12 7 22

# MEDICAL OFFICE BUILDINGS AVAILABLE FOR SALE

**Address** 1818 E Baseline Rd  
Mesa, AZ 85204

**Building Sizes**

	<u>Building A</u>
	Suite 101A: ±2,400 SF
	Suite 102A: ±1,900 SF
	<u>Building B</u>
	Suite 101B: ±2,778 SF
	Suite 102B: ±2,022 SF
	±9,100 SF Total

**Year Built** Building A: 1996  
Building B: 2007

**Tenancy** Multi-Tenant

**Sprinklers** Yes

**Parcel Number** 139-09-003A

**Frontage** Gilbert Rd & Baseline Rd

**Floors** Two (2)



## INCOME PRODUCING OWNER/USER INVESTMENT

Commercial Properties, Inc., is pleased to offer for sale **1818 E Baseline Rd** within the city of Mesa and on the border of Gilbert, AZ, a vibrant city and a premier location in the center of Arizona and the heart of the Southwest.

This multi-tenant, medical office investment offers a great owner/user investment opportunity with income to subsidize the carrying costs. The property is located east of Gilbert Road and South of the US-60 Superstition Freeway. The property features easy access to shops and restaurants.

**SALE PRICE: \$2,868,000 (\$315 PSF)**



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# TENANT PROFILE / VALUE ANALYSIS

1818 E BASELINE RD  
MESA, AZ 85204



Achieve a confident, healthier and more beautiful you.  
Discover the Pinnacle Difference for yourself today.

With 90+ locations in 11 states, Pinnacle Dermatology is the largest multi-state female-founded and owned dermatology network in the U.S. Thanks to her vision for a dermatology model that provided higher standards of patient care, Pinnacle Dermatology founder Dr. Lapinski laid the foundation for who we are today.

<https://pinnacleskin.com/>

## Year Forward 1/7/23 to 1/6/24

Tenant:	Pinnacle Skin
Property:	1818 E. Baseline Road Bldg B, Mesa, AZ 85204
Lease Commencement:	1/7/2022
Square Footage:	4,800
Term:	60

Months	NNN Lease Rate	NNN Rate/Month	NNN Rate/Yr
1/7/22 to 1/6/23	\$19.00	\$7,600.00	\$91,200.00
1/7/23 to 1/6/24	\$19.00	\$7,600.00	\$91,200.00
1/7/24 to 1/6/25	\$20.00	\$8,000.00	\$96,000.00
1/7/25 to 1/6/26	\$20.00	\$8,000.00	\$96,000.00
1/7/26 to 1/6/27	\$21.00	\$8,400.00	\$100,800.00

Love the skin you're in  
Make an appointment and experience the Pinnacle difference for yourself!

MAKE AN APPOINTMENT



Approximately 9,500 of people in the U.S. are diagnosed with skin cancer every day. That's why we're committed to skin cancer awareness and prevention.

### Comprehensive skin care you can count on.



A world of care under one roof  
From medical dermatology to Mohs surgery, we improve quality of care with our "one roof" model. Let us put our services to work for you and begin to love the skin you're in.

MAKE AN APPOINTMENT



Proactive care is at our core  
As a national leader in medical, surgical and cosmetic skin care, Pinnacle Dermatology is committed to providing quality skin health care services to every patient we treat.

LEARN MORE

### Your health is more than skin-deep.

We're dedicated to helping you achieve — and maintain — your skin's best health through an Annual Total Body Skin Exam.

**1 in 5**  
Approximate number of Americans who will develop skin cancer in their lifetime.\*

**99%**  
Percentage of skin cancer cases curable if detected early enough.\*\*

**39,483**  
The number of skin cancer cases detected by our Annual Total Body Skin Exams in the past 12 months\*\*\*

# SITE PLAN

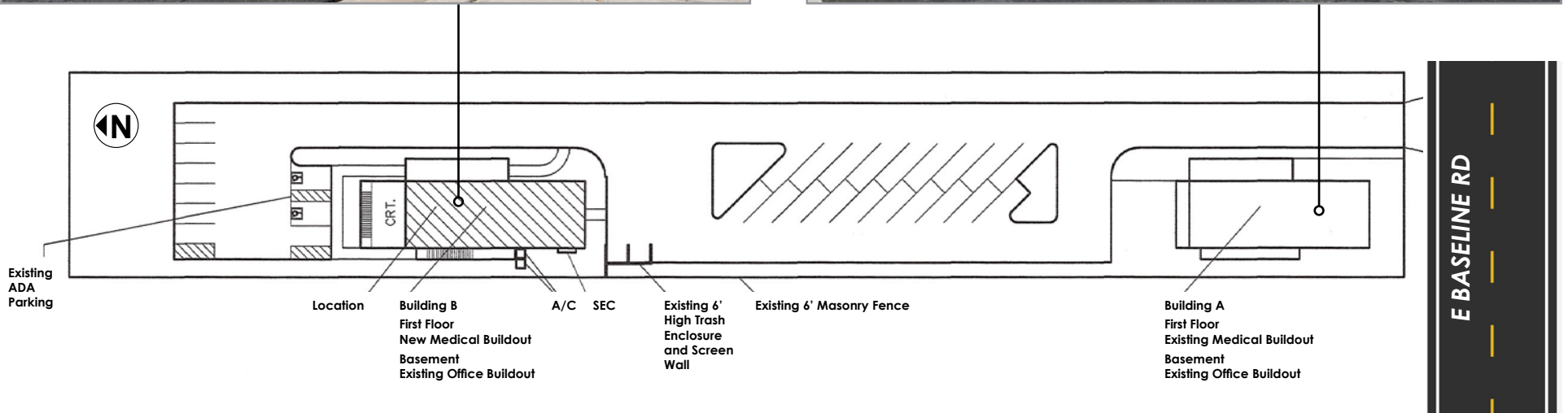
**1818 E BASELINE RD  
MESA, AZ 85204**



**BUILDING B**



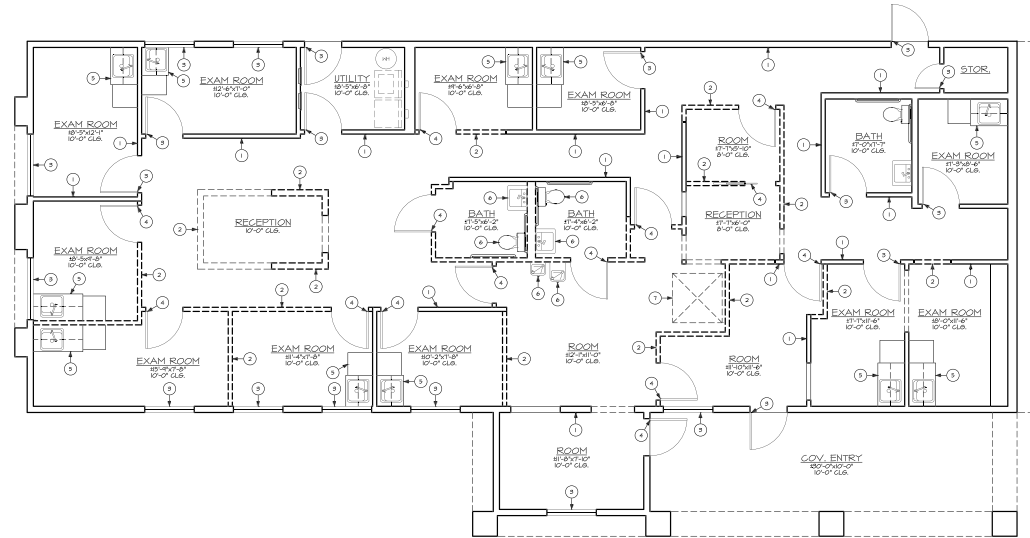
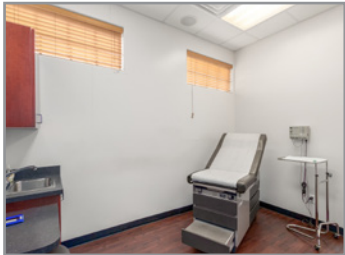
**BUILDING A**



## ■ SUITE 101A

LAYOUT INCLUDES:

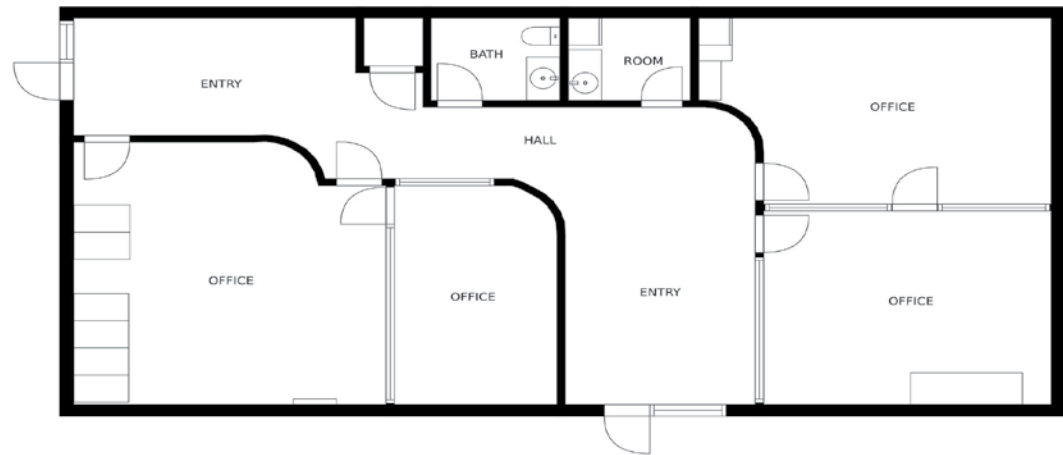
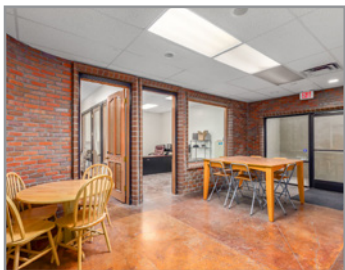
Reception/Waiting Area, 11 Exam rooms, 3 Administrative Offices, Nurse Stations, Storage Closet, and 3 Rest Rooms



## ■ SUITE 102A

LAYOUT INCLUDES:

Reception, 4 Offices, and 2 Restrooms



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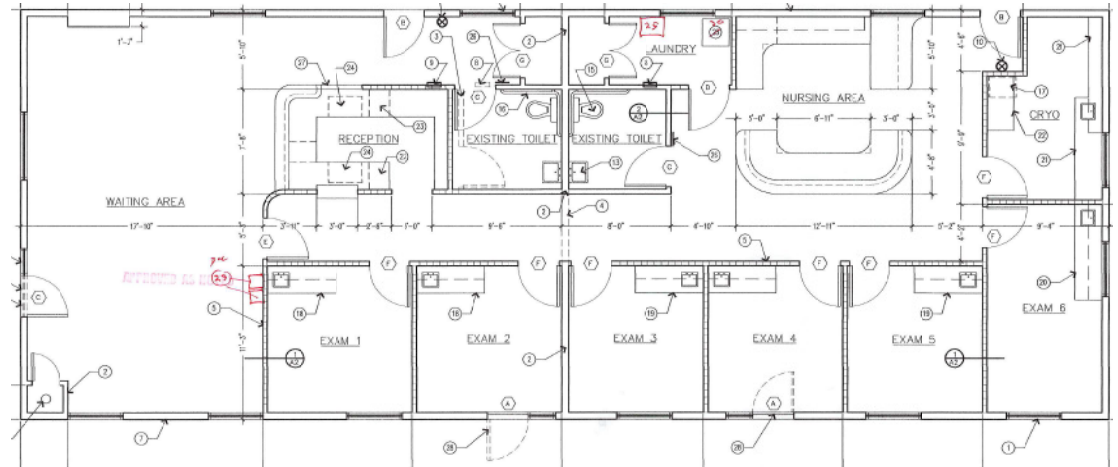
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## ■ SUITE 101B

LAYOUT INCLUDES:

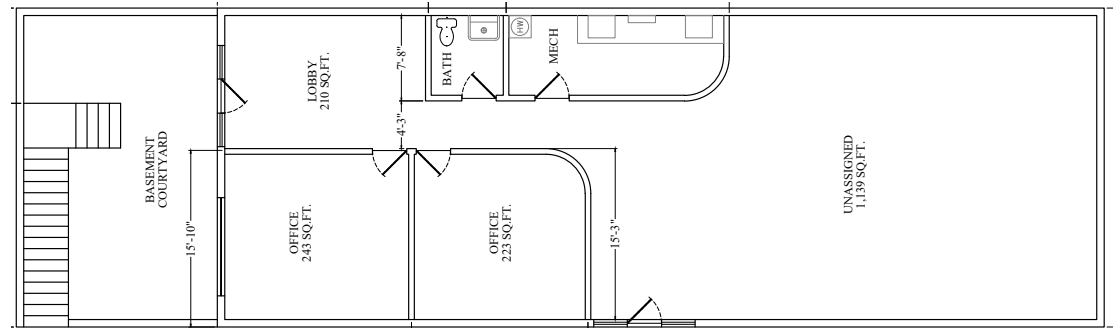
Reception, Waiting Room, 7 Exam Rooms, Nurse Stations, Laundry Room, 2 Restrooms, and 2 Storage Rooms



## ■ SUITE 102B

LAYOUT INCLUDES:

Reception, 2 Offices, Mechanical Room, Show Room, and Restroom



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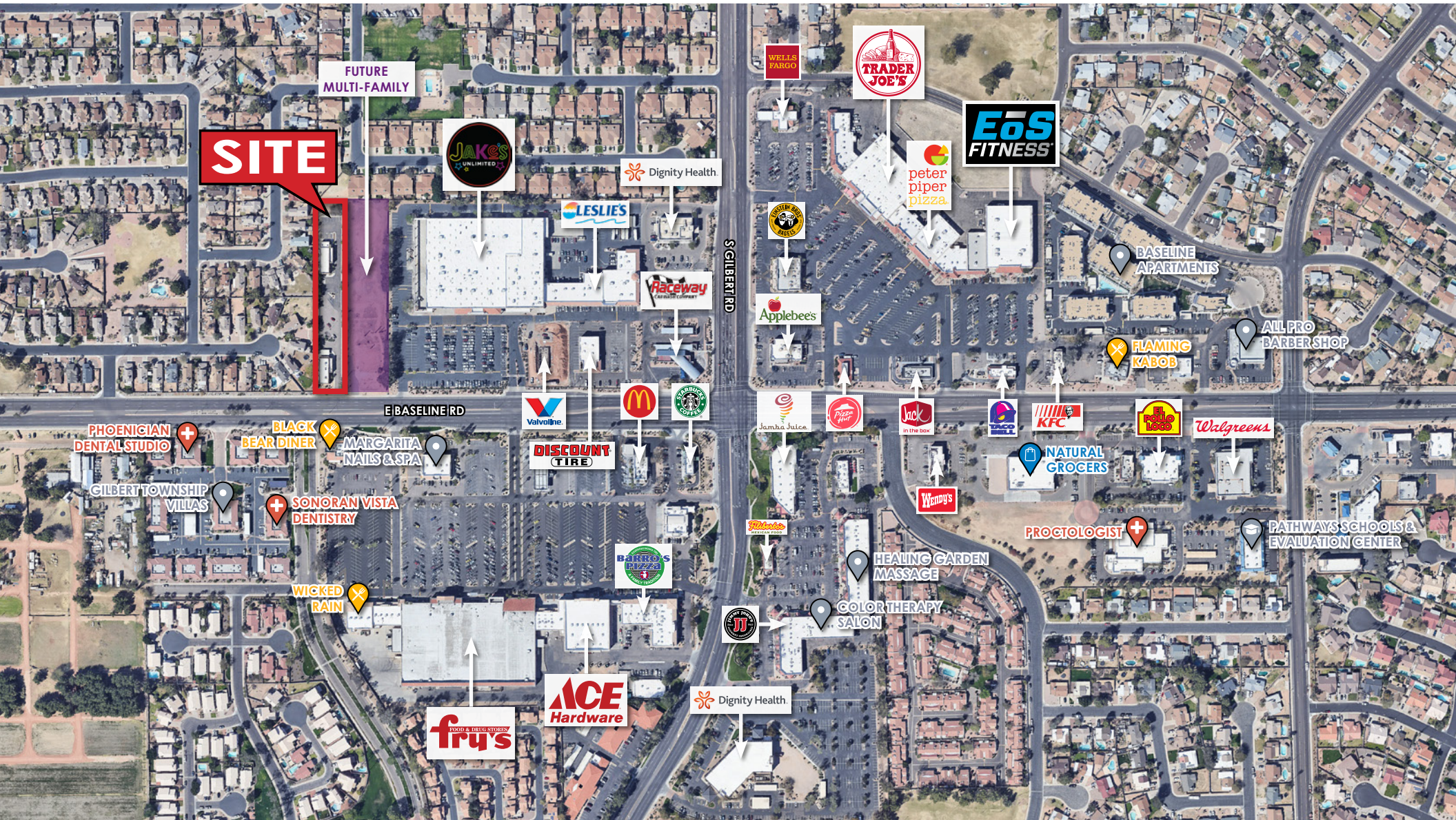
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# AERIAL VIEW

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### MATT ZACCARDI

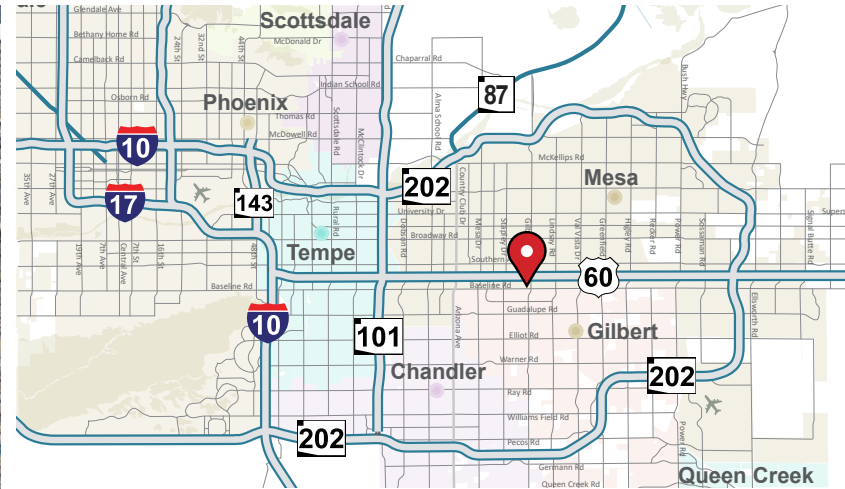
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# AREA MAP

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# DISCOVER - HERITAGE MARKETPLACE / DOWNTOWN GILBERT

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## SHOP

- Arizona Hardwood Flooring Supply**  
15 N Gilbert Rd  
480-632-9111  
azwood.com
- AZ Beauty Babes**  
20 N Gilbert Rd, Ste A  
602-647-4004
- The Body Shop**  
217 N Gilbert Rd, Ste 101  
480-725-6103  
thebodyshopgilbert.com
- C&I's Antiques and Garden**  
40 N Gilbert Rd  
480-539-0401  
facebook.com/cjsantiquesandgarden
- Candle Chemistry**  
325 N Ash St  
candlechemistry.com
- Cycle Ave**  
213 N Gilbert Rd  
480-249-6157  
cycle-ave.com
- Daniel's Jewelry**  
20 N Gilbert Rd, Ste C  
480-580-2800  
facebook.com/danielsjewelry  
oldtowngilbert/
- The Dog Spaw**  
335 N Gilbert Rd, Ste 106  
480-471-8884  
dogspawaz.com
- Fifth Estate Tattoo**  
60 W Vaughn Ave, Ste 104  
480-539-4280  
fifthestatetattoo.com
- Flashback Antiques**  
225 N Gilbert Rd  
480-503-2255  
facebook.com/flashbackantiques
- Forever French Baby**  
207 N Gilbert Rd, Ste 13  
foreverfrenchbaby.com
- Functional Fitness**  
213 N Gilbert Rd  
480-503-2307  
funkfit.com
- Gilbert Barber and Beauty Salon**  
211 N Gilbert Rd  
480-892-3033  
facebook.com/gilbertbarbersince1951/
- Gilbert Convenience Mart**  
118 N Gilbert Rd  
480-926-4478
- Heritage & Home**  
207 N Gilbert Rd, Ste 13  
heritageandhomegilbert.com
- Norwood Furniture**  
216 N Gilbert Rd  
480-892-0174  
norwoodfurniture.com
- Pedego Gilbert**  
459 N Gilbert Rd, Unit 1  
602-793-1175  
pedegoelectricbikes.com/dealers/  
gilbert
- Rocket Fizz**  
350 N Gilbert Rd, Ste 2  
480-219-6981  
rocketfizz.com
- State Forty Eight**  
325 N Ash St, Gilbert  
statefortyeight.com
- Studio 223**  
223 N Gilbert Rd  
480-892-2808  
studio223az.com
- Tuft & Needle**  
50 W Vaughn Ave, Ste 104  
877-842-2586  
tuftandneedle.com

## EXPLORE

- American Legion Post #39**  
206 N Gilbert Rd  
480-892-7038  
azlegion39.org
- The Art House - Gilbert**  
36 N Gilbert Rd  
480-818-5831  
thearthousegilbert.com
- Art Intersection**  
207 N Gilbert Rd, Ste 201  
480-361-1118  
artintersection.com
- Boys & Girls Club of the East Valley**  
44 N Oak St  
480-813-2020  
clubzona.org
- Gallery 4**  
10 S Gilbert Rd  
480-361-1118  
theartgallery4.com
- Gilbert Chamber of Commerce**  
119 N Gilbert Rd, Ste 101  
480-892-0055  
gilbertaz.com
- Gilbert Community Center**  
130 N Oak St  
480-593-6290  
gilbertaz.gov
- Gilbert Farmers Market**  
Saturdays: 8 - 12 pm, Year-round  
gilbertmarket.com
- Hale Centre Theatre**  
50 W Page Ave  
480-497-1181  
haletheatrearizona.com
- HD SOUTH | Home of the Gilbert Historical Museum**  
10 S Gilbert Rd  
480-926-1577  
hdsouth.org
- Park University**  
92 W Vaughn Ave  
480-214-2100  
park.edu/life-park/gilbert/
- Rumble Boxing Gym**  
325 N Ash St  
rumbleboxinggym.com/location/gilbert
- University of Arizona**  
92 W Vaughn Ave  
520-626-3808  
nursing.arizona.edu/bsn-curriculum

## DINE

- The Bar**  
365 N Gilbert Rd  
thebarphx.com
- Barrio Queen**  
388 N Gilbert Rd  
480-534-5025  
barrioqueen.com
- Bergies Coffee Roast House**  
309 N Gilbert Rd  
480-497-3913  
bergiescoffee.com
- Clever Kai**  
60 W Vaughn Ave, Ste 101  
480-306-4237  
thecleverkai.com
- Creamistry**  
335 N Gilbert Rd  
creamistry.com
- Culinary Dropout**  
383 N Gilbert Rd  
480-418-3980  
culinarydropout.com
- Dierks Bentley's Whiskey Row**  
325 N Gilbert Rd  
480-476-8595  
dierkswhiskeyrow.com/gilbert
- Farmhouse Restaurant**  
228 N Gilbert Rd  
480-926-0676  
farmhouseofgilbert.com
- Gypsy Coffee**  
50 W Vaughn Ave, Ste 107  
480-776-4960  
gypsyscup.com
- Hundred North Bar & Kitchen**  
100 N Gilbert Rd  
480-361-3536  
hundrednorthbar.com
- Joe's Real BBQ**  
301 N Gilbert Rd  
480-503-3805  
joesrealbbq.com
- Joyride Taco House**  
302 N Gilbert Rd  
480-632-8226  
joyridetacohouse.com
- Kaleidoscope Juice**  
60 W Vaughn Ave, Ste 105  
480-553-7143  
kaleidoscope.love/gilbert
- Level 1 Arcade Bar**  
60 W Vaughn Ave, Ste 107  
480-687-1192  
level1arcadebar.com
- Liberty Market**  
230 N Gilbert Rd  
480-892-1900  
libertymarket.com
- Lo-Lo's Chicken & Waffles**  
366 N Gilbert Rd  
480-207-5173  
loloschickenandwaffles.com
- O.H.S.O. Brewery + Distillery**  
325 N Gilbert Rd  
602-900-9004  
ohsbrewery.com
- Oregano's Pizza Bistro**  
328 N Gilbert Rd  
480-882-9336  
oreganos.com
- The Park**  
33 E Hearne Way  
ohsbrewery.com/gilbert
- The Parlour Room**  
207 N Gilbert Rd, Ste 2  
parlourbar.com
- Petersen's Ice Cream & Café**  
366 N Gilbert Rd  
480-497-3878  
petersenicecream.com
- Pomo Pizzeria Napoletana**  
366 N Gilbert Rd  
480-878-2222  
pomopizzeria.com
- The Porch**  
312 N Gilbert Rd  
480-572-1298  
porchrestaurants.com
- Postino East**  
302 N Gilbert Rd  
480-632-2251  
postinowinecafe.com
- Prep & Pastry**  
313 N Gilbert Rd, Ste 100  
prepandpastry.com
- Romeo's Euro Café**  
207 N Gilbert Rd, Ste 105  
480-962-4224  
eurocafe.com
- Scoopwell's Dough Bar**  
325 N Ash St, Gilbert  
scoopwells.com
- Snooze A.M. Eatery**  
310 N Gilbert Rd  
480-664-4488  
snoozeeatery.com
- SoCal Fish Taco Company**  
219 N Gilbert Rd  
480-807-6225  
socalfishtacos.com
- Sotol Modern Cocktail Kit**  
313 N Gilbert Rd  
480-550-6300  
sotolmck.com
- SPCE Coffee**  
227 N Gilbert Rd  
spe.coffee
- SushiBrokers**  
350 N Gilbert Rd  
480-515-5000  
sushibrokers.com
- Topo**  
301 N Gilbert Rd, Bldg 1  
480-503-3805  
topoarizona.com
- The White Rabbit Bar**  
207 N Gilbert Rd  
480-750-0099  
twr.bar
- Zinburger**  
98 W Vaughn Ave  
480-387-5000  
zinburgeraz.com

Indicates Events in Gilbert

# Discover GILBERT ARIZONA

## ABOUT GILBERT, AZ

Gilbert is a community with agricultural roots that show-up in the local food scene and in uniquely handcrafted creations. It boasts a family-friendly vibe and an emerging nightlife, all of which has been created in alignment with the local love of great food, craft beer, Arizona wine, handmade goods, bike trails, open space, and our four-legged friends.

Incorporated in 1920, Gilbert grew up around the Arizona Eastern Railway and quickly became known as the "Hay Shipping Capital of the World". More recently, Gilbert has received nods like, "Phoenix's Coolest Suburb", and a "Top 5 Foodie Neighborhood in Metro Phoenix", known for its people food more than it alfalfa. Gilbert is also consistently recognized as one of the safest cities and best places to live in the U.S.

Gilbert has become a livable city and a foodie hub with agriculture woven into the fabric, never truer than with the Farm at Agritopia. Here, community farming is combined with u-pick orchards, a farmers market, and produce that ends up on the menus of the restaurants within sight of where it was grown. Not to mention two Food Network featured restaurants, a craftsman marketplace, and a winery and brewery onsite.

What else? Just an internationally known birding area in the Riparian Preserve, golf courses, entertainment venues, goat yoga, outstanding open-air shopping, and paths to connect it all.

All this adds up to Gilbert being an ideal home base for Arizona explorations. With 22 national parks (including the Grand Canyon) and 35 state parks, Arizona has vast outdoor space and attractions to explore, many with an hour to a day-trip away from Gilbert.

## HERITAGE DISTRICT

Some of the best food in metro Phoenix is found in Gilbert's Heritage District, surrounding the iconic water tower along Gilbert Road. Thirty restaurants dot the district with local favorites, farm-to-table creations, and outdoor patio seating throughout.



With a population of nearly 500,000, Mesa is the 36<sup>th</sup> largest city in the U.S., 3<sup>rd</sup> largest in Arizona, and 2<sup>nd</sup> largest in the Phoenix-Mesa metro area. Larger than Miami, Minneapolis, Atlanta and St. Louis, Mesa covers 138 square miles inside a 21-city region with a population of 4.4 million, projected to be 6 million by 2030.

<b>Year Incorporated</b>	1883
<b>Elevation</b>	1,255'
<b>Cost of Living Index</b>	96.8
<b>Average High/Low Temperature</b>	86 / 57
<b>Median Age</b>	35.7
<b>Average Household Income</b>	\$65,418
<b>Number of Mesa Households</b>	177,960
<b>Rainfall and Sunshine</b>	
Average yearly rainfall (inches)	9.29
Average yearly days of sunshine	301 more than San Diego or Miami Beach.

### POPULATION

		(Projected)	
<b>Population</b>	<b>2016</b>	<b>2021</b>	
<b>Mesa</b>	475,274	506,663	
<b>Arizona</b>	6,877,016	7,303,983	
		(Projected)	
<b>Pop. Growth</b>	<b>1990-2000</b>	<b>2000-2010</b>	<b>2010-2020</b>
<b>Mesa</b>	35.5%	16.6%	11.7%
<b>Arizona</b>	40.0%	31.4%	11.1%

### Mesa Population by Age

<b>Age</b>	<b>2016</b>
<b>15-34</b>	28%
<b>35-54</b>	23.5%
<b>55-74</b>	20%
<b>75-85+</b>	7.3%

Source: ESRI Community Analyst, 2016

### EDUCATIONAL ATTAINMENT

**Within a 30-Minute Drive of Downtown Mesa**  
530,000+ professionals, 42.8% (age 25+) with an associate's degree or higher.

<b>Associate's Degree</b>	8.5%
<b>Bachelor's Degree</b>	21.6%
<b>Graduate's Degree</b>	12.7%

Source: ESRI Community Analyst, 2016

### AVAILABLE LABOR FORCE

	<b>Mesa</b>	<b>Phx. Metro</b>
<b>Labor Force</b>	233,793	2,253,682
<b>Unemployment Rate</b>	4.1%	4.1%

### Within a 30-Minute Drive of Downtown Mesa

<b>Population</b>	1,890,732
<b>Households</b>	733,131
<b>Labor Force (16+)</b>	893,426

Source: Bureau of Labor Statistics, ESRI Community Analyst, 2016

### MESA'S LARGE EMPLOYERS

Banner Health System	9,573
The Boeing Company	4,200
Mesa Community College	1,951
Empire Southwest	782
American Traffic Solutions	600
Salt River Project	592
ASU Polytechnic	560
Santander	503
Able Aerospace	500
Mountain Vista Medical Center	500
National General Lender Services	470

Source: MAG Employer Database, Dunn & Bradstreet, 2016

### RECENT ANNOUNCEMENTS

*Niagara Bottling will be investing \$76 million in a new 450,000 sq. ft. facility in Mesa creating 45 to 55 new jobs.*

*DuPont Fabros Technology purchased an undeveloped 56.5 acre site in Mesa's Elliot Road Technology Corridor with plans to develop a data center campus with capacity for up to 1 million square feet.*

*Dexcom opened a 216,000 sq. ft. medical technology manufacturing facility bringing 500 new jobs to Mesa in 2017.*

### ABOUT MESA, AZ

Mesa is a city on the move with an abundance of freeways, highways, and state routes strategically located along commerce corridors and current and future population centers.

The region's freeways enhance Mesa's accessibility and connectivity. Loop 101 runs along Mesa's west border and Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa, and minutes away are Interstates 10, 17, and 8, as well as state routes 51, 74, 85, and 88 linking Mesa to other Arizona markets, California, and Mexico. Union Pacific and Burlington Northern Santa Fe Railroad operate rail terminals in the Phoenix-Mesa metro area. Both intermodal facilities offer trailer and container capabilities.

Utility, water, and sewer services are excellent in the City of Mesa. Electricity and natural gas are available at levels necessary to support high-volume commercial users with prices equal to, or below, national averages.

Some of the best food in metro Phoenix is found in Gilbert's Heritage District, surrounding the iconic water tower along Gilbert Road. Thirty restaurants dot the district with local favorites, farm-to-table creations, and outdoor patio seating throughout.

### TWO AIRPORTS

Both Mesa Falcon Field Airport and Phoenix-Mesa Gateway Airport offer a diverse portfolio of aerospace, defense, aviation, and other high-tech industries. The airports also host supporting operations such as MRO, cargo, and R&D activities.

### LIGHT RAIL

Valley Metro light rail serves a 26-mile line in the Phoenix-Mesa metro area from north Phoenix to central Mesa. Currently, Mesa has five stops with two more being added as the line is extended approximately two miles from Downtown Mesa to Gilbert Road.



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## DEMOGRAPHIC SUMMARY

1818 E Baseline Rd, Mesa, Arizona, 85204

Ring of 5 miles

### KEY FACTS

406,990

Population



152,992

Households

34.8

Median Age

\$57,742

Median Disposable Income

### EDUCATION

10%

No High School Diploma



23%  
High School Graduate



35%  
Some College



32%  
Bachelor's/Grad/Prof Degree

### INCOME



\$69,211

Median Household Income



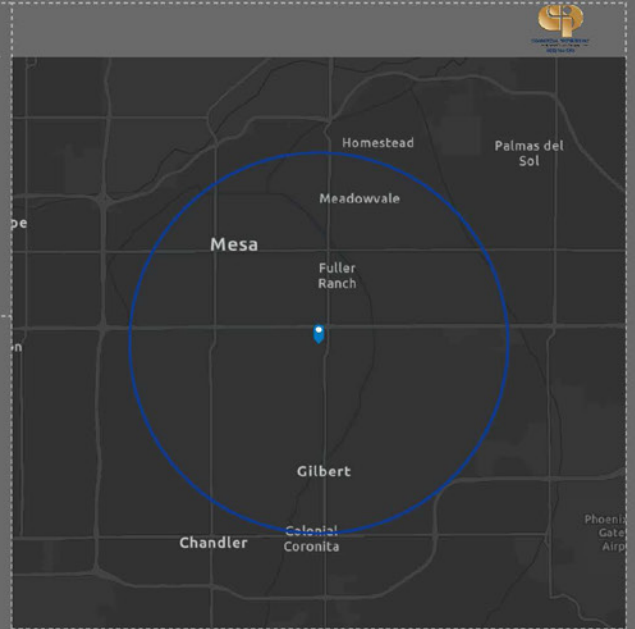
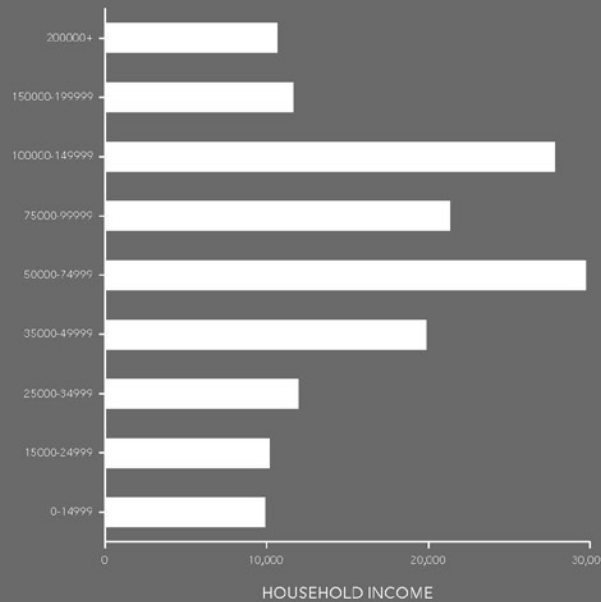
\$35,804

Per Capita Income



\$122,805

Median Net Worth



### EMPLOYMENT



67%

White Collar



20%

Blue Collar



16%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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