



FOR LEASE | MEDICAL OFFICE

BAYWOOD MEDICAL OFFICE

6345 E BAYwood Ave, Mesa, AZ 85206

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PROPERTY SUMMARY

Available SF:	1,750 SF
Lease Rate:	\$23.50 SF/yr (NNN)
Building Size:	3,500 SF
Zoning:	OC
Suites Available:	4 Suites Available 5 Days/Week

DISTANCE TO:

Banner Health	2 Miles
US-60	.5 Miles
WinCo, Walmart, & Shopping Centers	2 Miles

VIRTUAL TOUR

PROPERTY OVERVIEW

Strategically positioned in Mesa's established Baywood medical corridor, this property is in a PRIME location directly adjacent to Banner Baywood Medical Center. But the location is just the start! With modern finishes and modern updates, this beautiful office will make **your patients look forward to going to the doctor**. Used by the main doctor for only a few hours each week, this shared medical office gives you access to multiple exam rooms and a doctor's office. Tenants will also benefit from common areas including a shared reception area, break room, and restrooms. Regular dates for access are outlined below.

PROPERTY HIGHLIGHTS

- Great location with easy access and parking for patients and staff
- Updated interior with modern finishes
- Shared Staff Areas: Reception, Break Room, Restrooms, & Doctor's Office
- Space Availability: daily access to staff areas | Access to 4 exam rooms Monday-Friday

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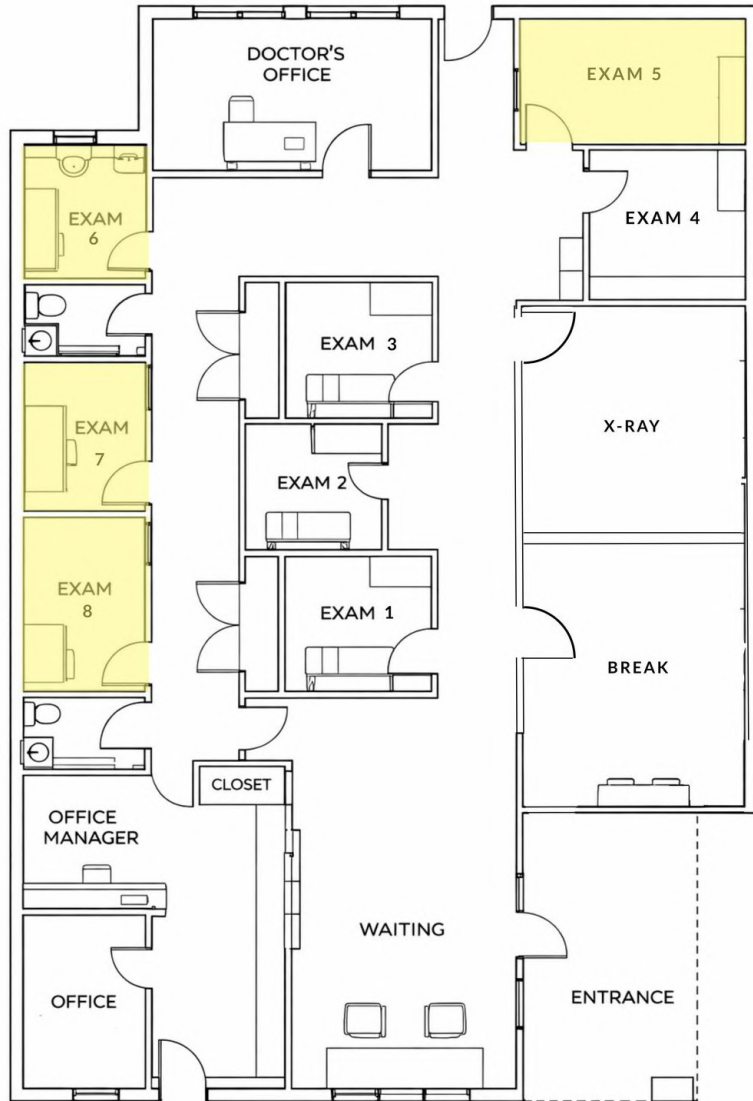
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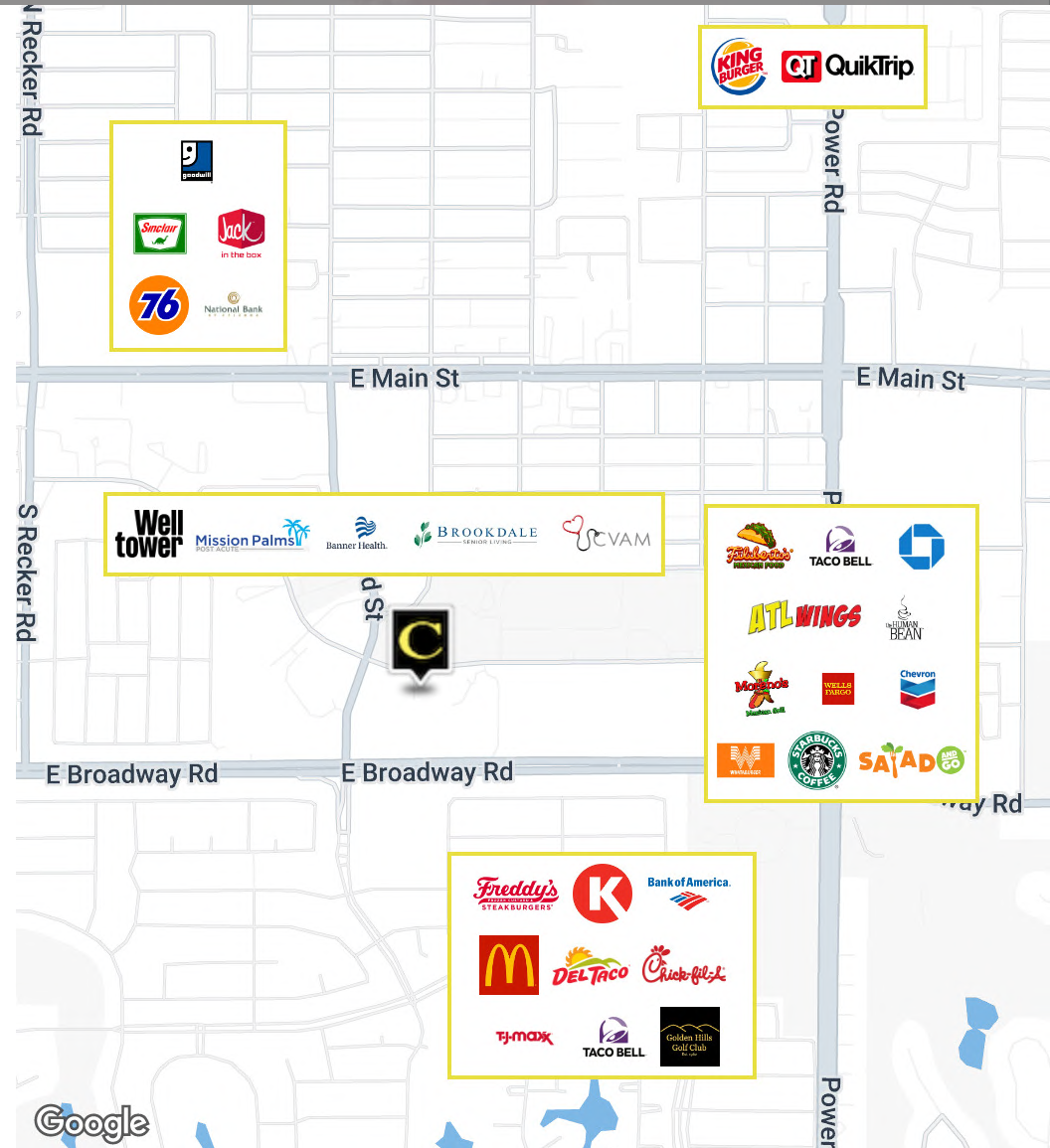
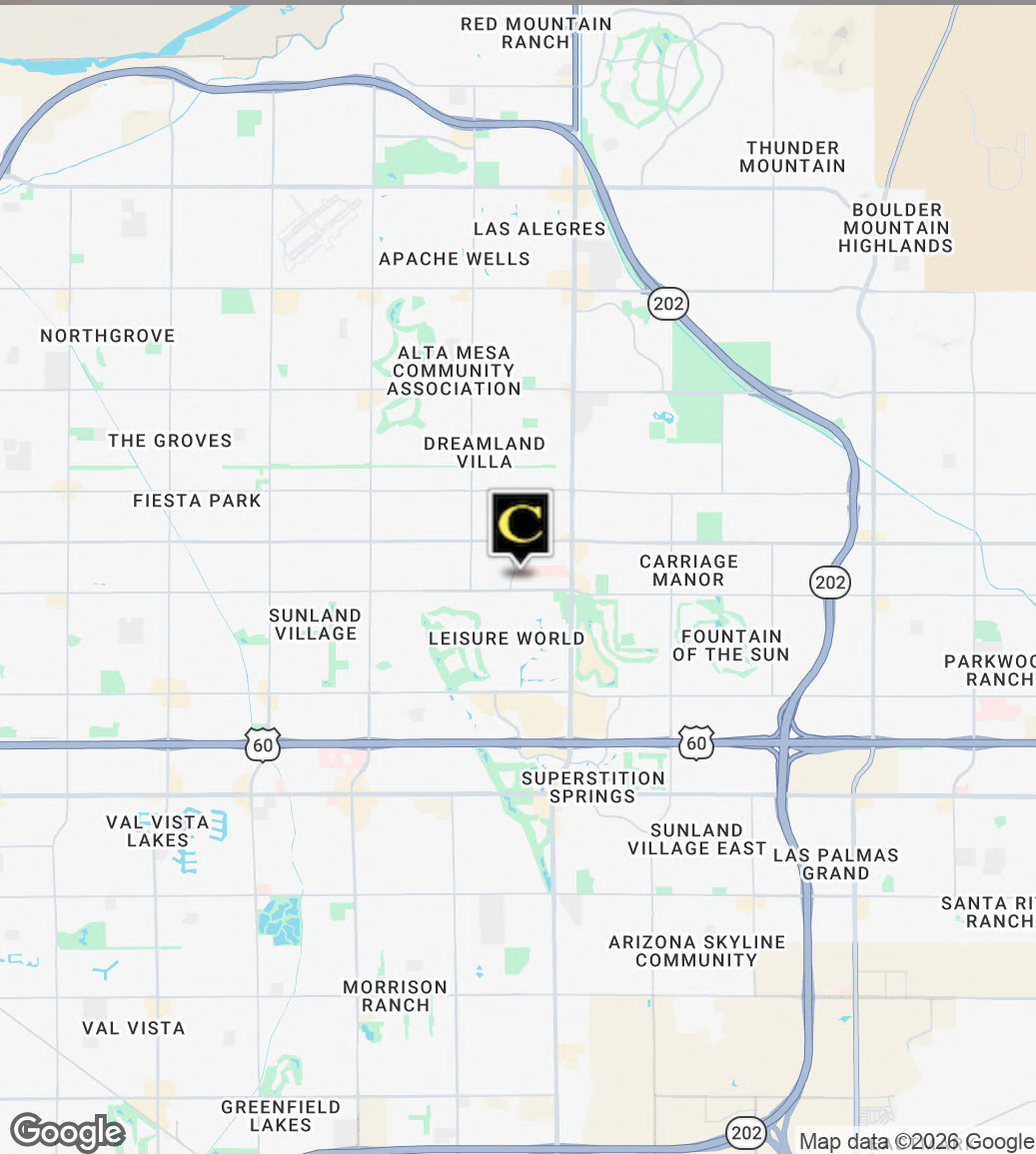
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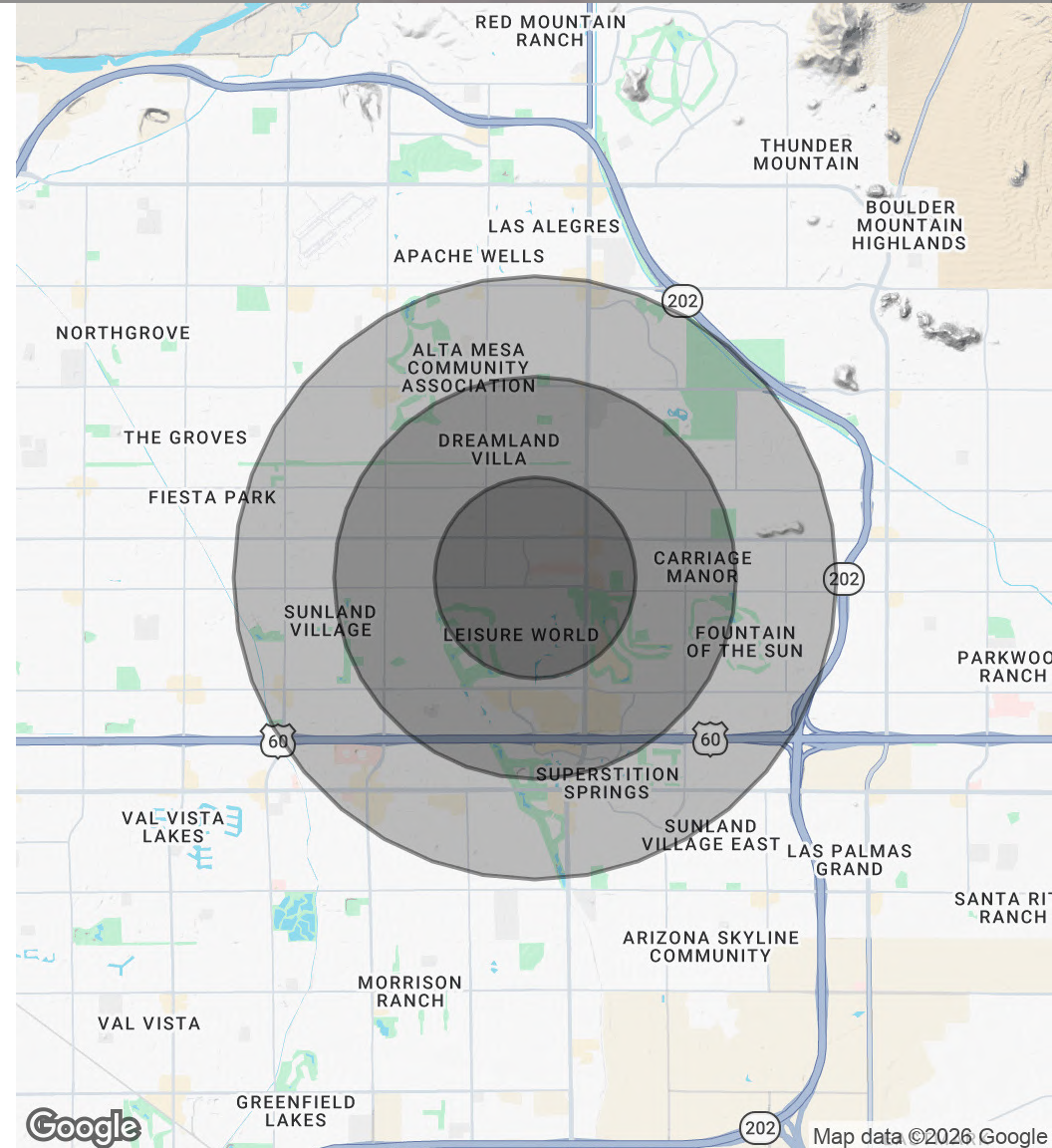
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,042	47,043	115,979
Average Age	59	52	47
Average Age (Male)	57	50	46
Average Age (Female)	60	54	49

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,479	21,843	50,513
# of Persons per HH	2	2.2	2.3
Average HH Income	\$79,003	\$82,417	\$92,607
Average House Value	\$282,361	\$334,197	\$377,017

2020 American Community Survey (ACS)



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