

±3,142 SF MEDICAL/DENTAL SUITE AVAILABLE FOR LEASE

NEC of E Baseline Rd and S Greenfield Rd
Mesa, Arizona

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VELOCITY RETAILGROUP

INVERNESS MEDICAL PLAZA



FOR LEASE: SUITE 208 - ±3,142 SF

Property Highlights

- Located on the established Arizona Spine and Joint Hospital campus, surrounded by complementary medical providers.
- Convenient access to US-60 via Greenfield Road, providing connectivity throughout the East Valley
- Situated within an established medical corridor near Banner Gateway Medical Center and other healthcare services.
- Ideal location for medical, specialty healthcare, or professional office users seeking proximity to an established healthcare network.
- Convenient Southeast Mesa location with access to surrounding residential neighborhoods and a growing East Valley patient base.
- Rental Rate: asking $25/sf with estimated NNN expenses $8.00

Traffic Counts

E Baseline Rd	23,717 CPD
S Greenfield Rd	32,230 CPD
Total	**55,947 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	12,739	129,234	357,927
Median Household Income	$150,414	$129,537	$125,988
Estimated Households	5,036	52,103	139,806

Source: SitesUSA

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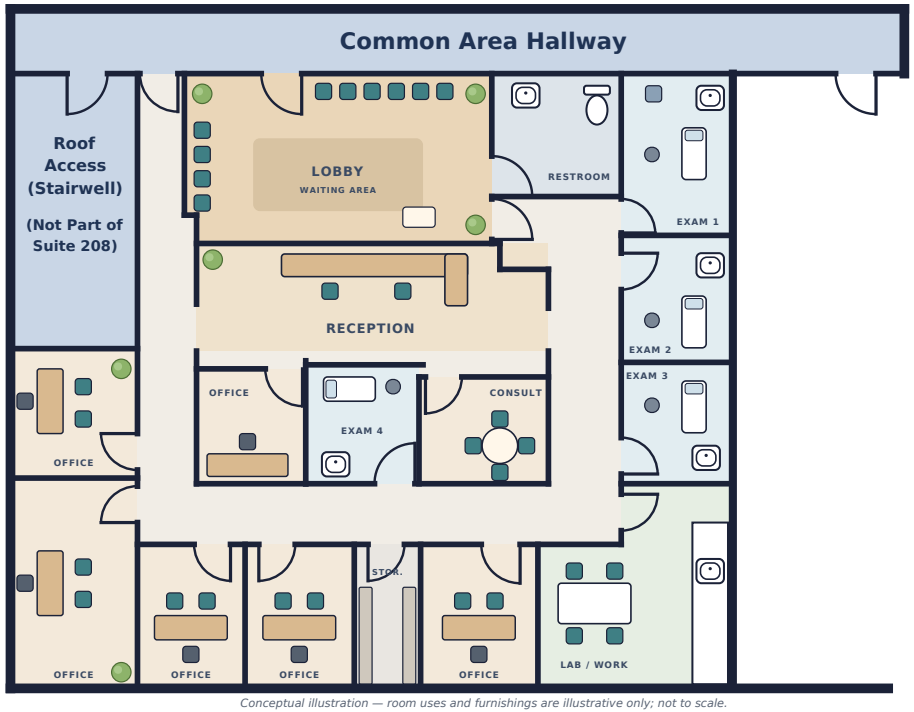
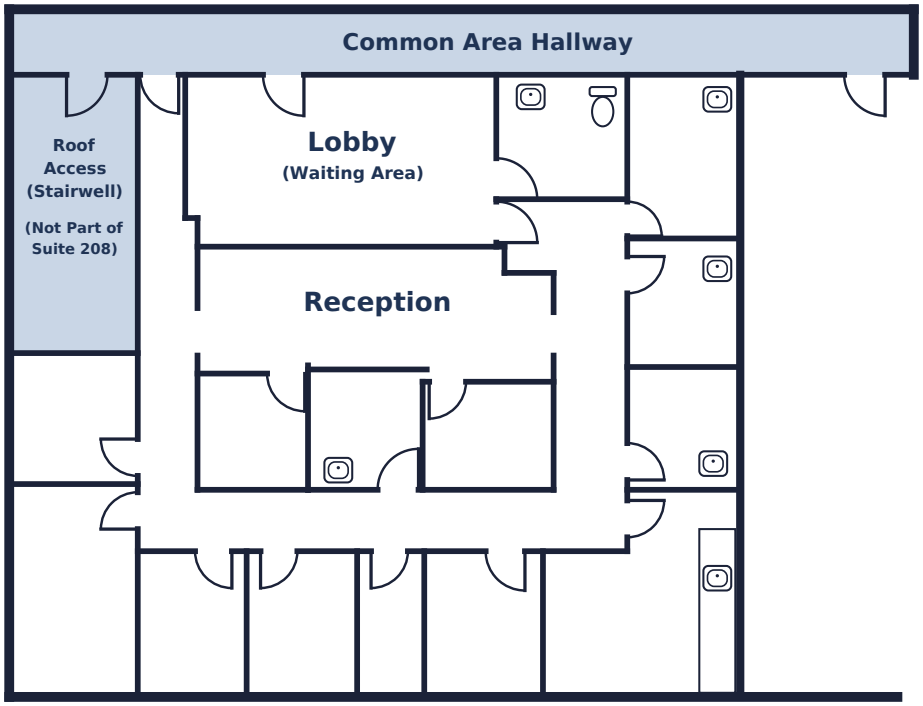
SITEPLAN



Conceptual illustration — room uses and furnishings are illustrative only; not to scale.



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(±3,142 SF)

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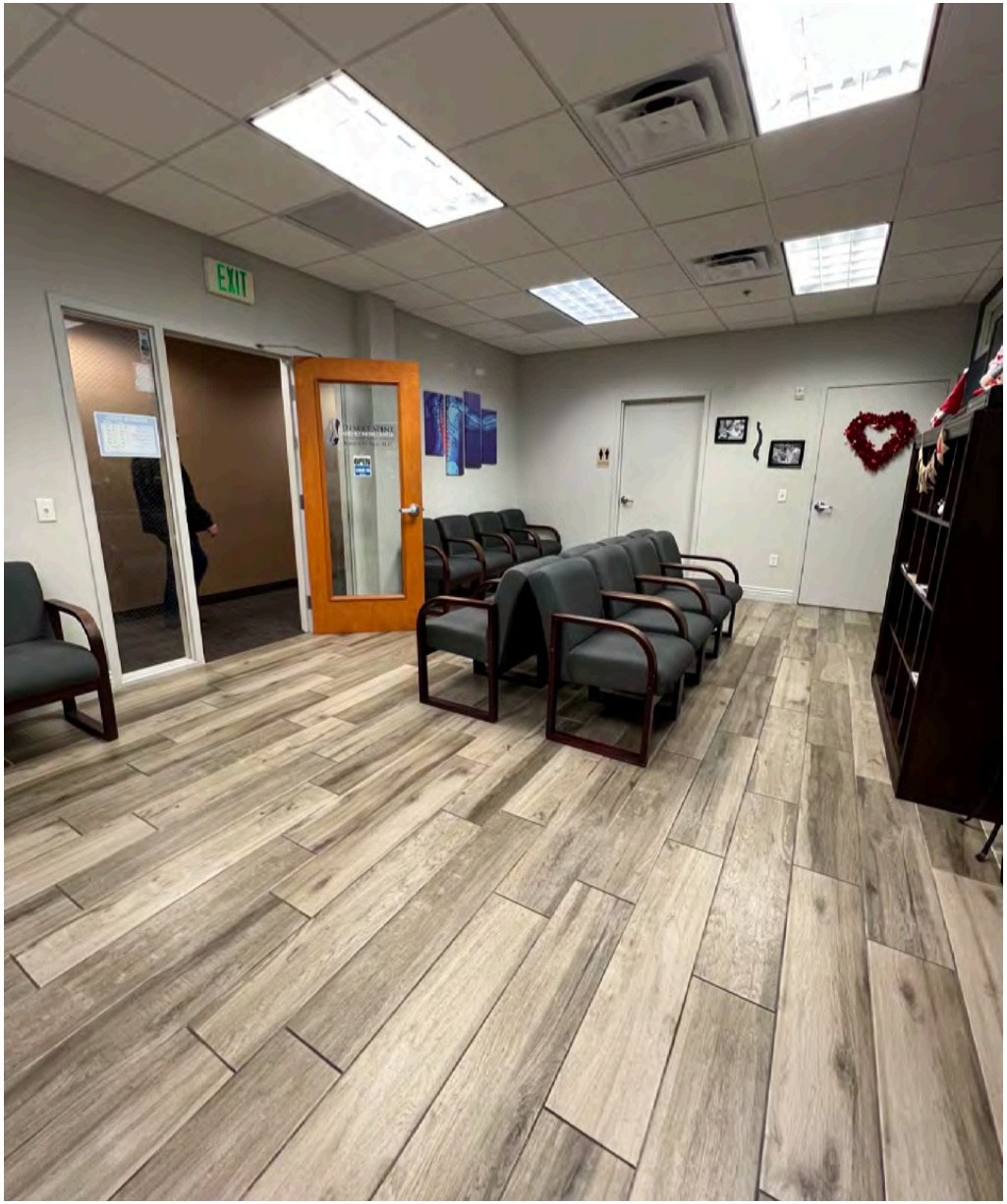
PHOTOS





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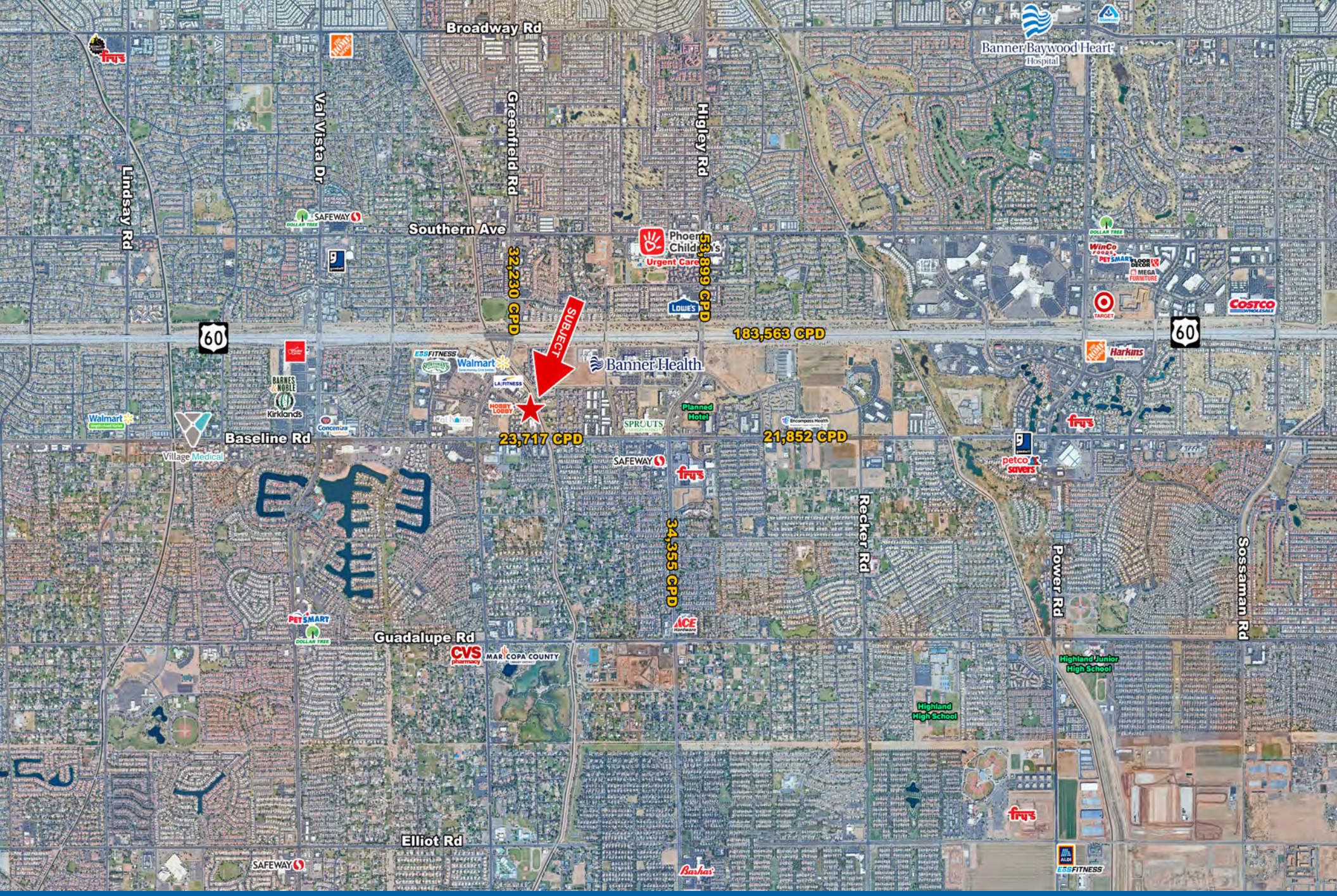

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
2026 TOTAL POPULATION	12,739	129,234	357,927
2026 TOTAL HOUSEHOLDS	5,036	52,103	139,806
MEDIAN HOUSEHOLD INCOME	$150,414	$129,537	$125,988
2026 MEDIAN HOME VALUE	$540,574	$420,487	$441,505
2026 TOTAL EMPLOYEES	9,461	37,999	109,519
2026 TOTAL BUSINESSES	1,288	6,011	15,780

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VELOCITYRETAILGROUP

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