

FOR SALE – TWO-TENANT BUILDING OWNER-USER OR INVESTMENT OPPORTUNITY

7561 E Baseline Rd | Mesa, AZ 85209



Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com



AERIAL VIDEO

TEAM JSA
JONES SOLDO ALLEN

For More Information
Please Contact:



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07.15.26

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FREESTANDING BUILDING AVAILABLE FOR SALE/LEASE

Address	7561 E Baseline Rd Mesa, AZ 85209
Building Size	±26,636 SF
Suite 1 SF	±17,100 SF
Suite 2 SF	±9,536 SF
Year Built	1998 (Renovated in 2021)
Tenancy	Multi-Tenant
Frontage	Signalized Intersection E Baseline Rd & S Sossaman Rd
Signage	Monument & Building
Zoning	LC
Clear Height	18'
AC	100%
Grade Level Doors	1 (14' x 14')
Sprinklered	Yes



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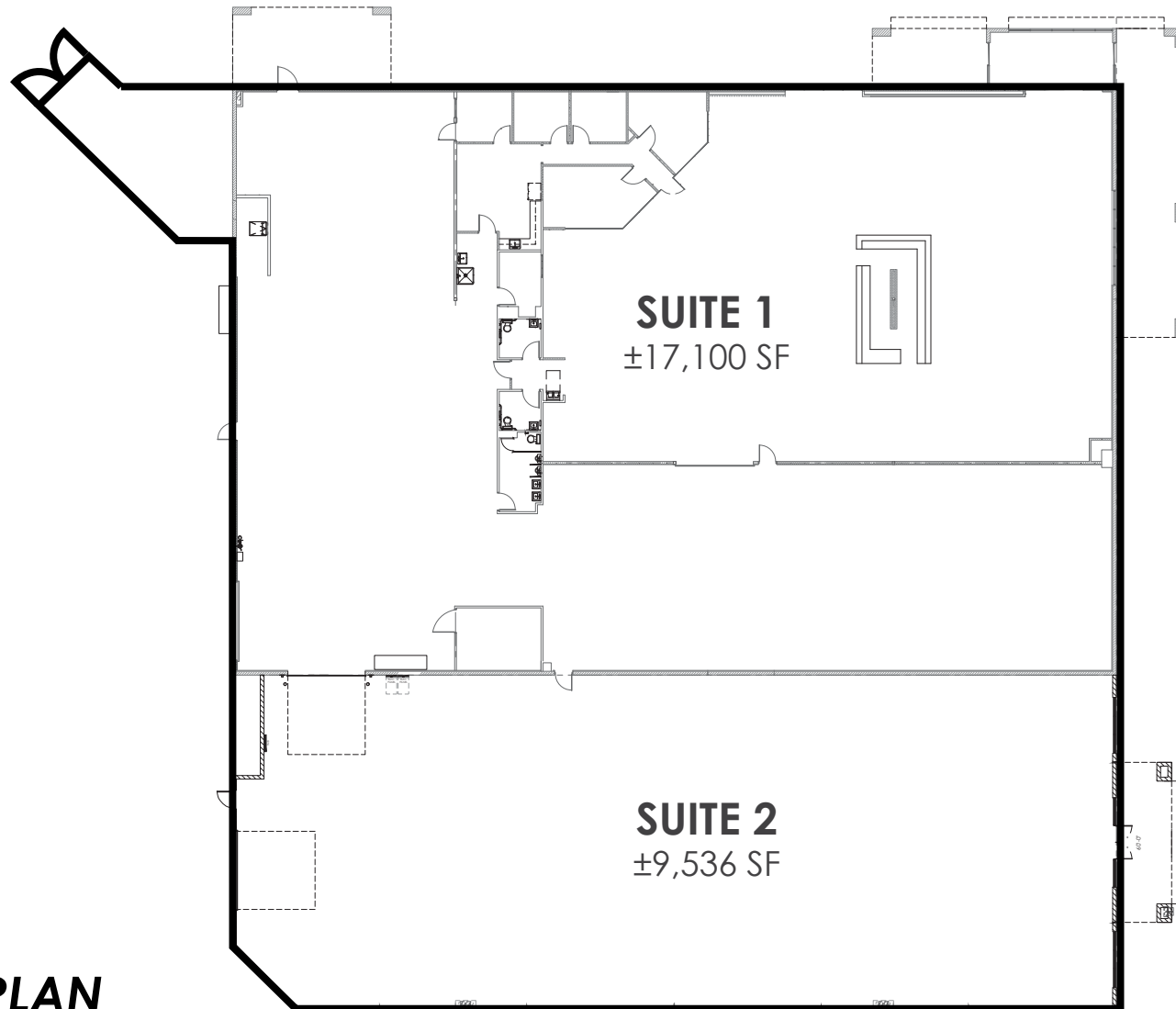
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FLOOR PLAN

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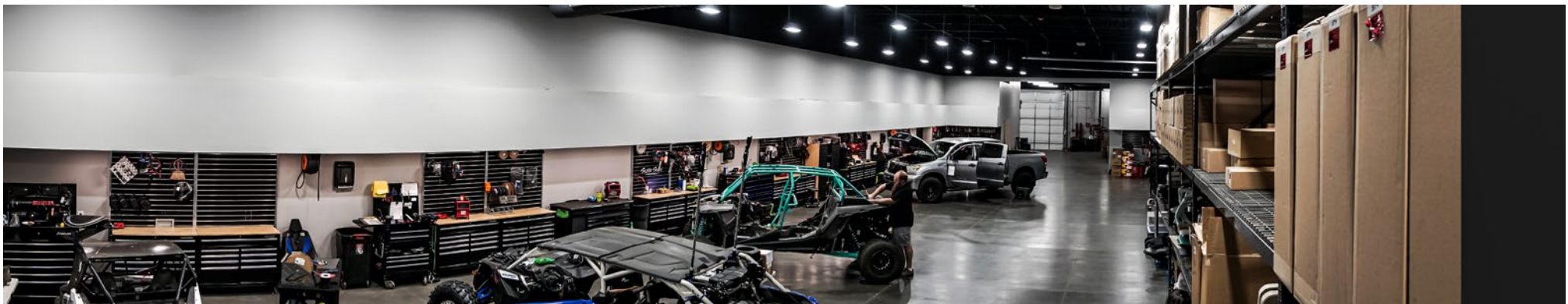
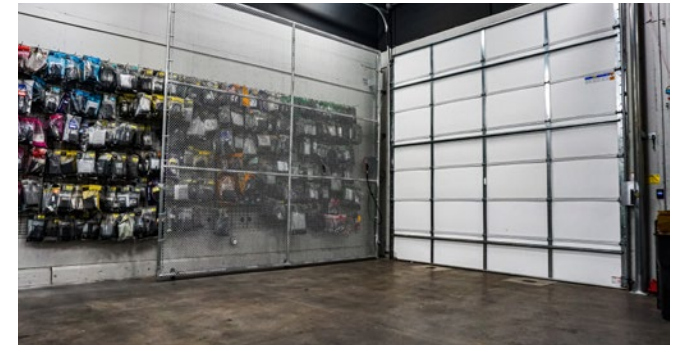
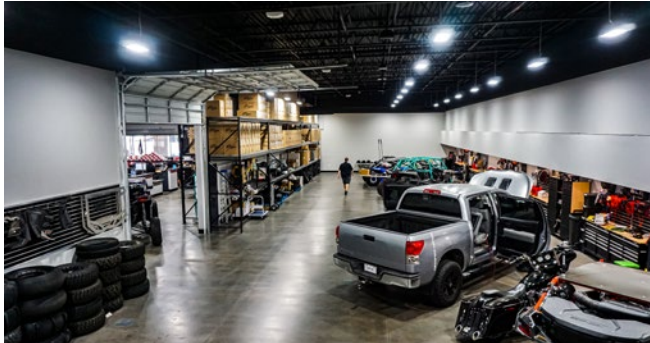
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1 NEARBY TENANTS



3 AREA HIGHLIGHT

Located in Mesa's highly desirable Superstition Springs trade area, 7561 E. Baseline Rd. benefits from one of the East Valley's fastest-growing commercial and residential markets. The property offers excellent access to US-60 and Loop 202 and is surrounded by the

2 DEMOGRAPHICS

Population (2025):

Households:

Total Businesses:

1 MILE

15,843

6,609

638

3 MILE

105,176

42,126

5,154

5 MILE

282,151

108,523

12,560



rapidly expanding communities of Mesa, Gilbert, Queen Creek, and Apache Junction. Continued population growth, strong household incomes, and the area's expanding industrial, manufacturing, aerospace, and logistics sectors continue to drive demand for commercial real estate. Combined with a large consumer base, a skilled workforce, and an abundance of national retailers, restaurants, and major employers, this location offers outstanding long-term growth potential for businesses and investors alike.

4 PROXIMITY MAP

TEMPE

30 MIN DRIVE
19 Miles

SCOTTSDALE

35 MIN DRIVE
23 Miles

GILBERT

16 MIN DRIVE
9 Miles

CHANDLER

24 MIN DRIVE
20 Miles

PHOENIX

35 MIN DRIVE
27 Miles

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Offering Memorandum Disclaimer

This Offering Memorandum is provided solely for the purpose of evaluating the potential purchase or leasing of the Property. It may not be copied, distributed, disclosed to any third party, or used for any other purpose without the prior written consent of Commercial Properties Inc. ("CPI") or the Owner.

CPI is the Owner's exclusive representative for the sale of the Property. Any projections, estimates, or other information contained herein are provided for informational purposes only and are not guarantees of future performance. Recipients should not rely on this Offering Memorandum as a statement of fact and should rely only on the representations and warranties contained in a fully executed Real Estate Purchase Agreement.

The information contained herein is subject to change without notice. Neither the Owner nor CPI makes any representation or warranty as to the accuracy or completeness of the information provided, and recipients are encouraged to conduct their own independent investigation and due diligence regarding the Property.



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