



FOR SALE | OFFICE

BAYWOOD MEDICAL PLAZA CONDOMINIUM

6641 E Baywood Suite A-1, Mesa, AZ 85206

TJ Zaharis VP, Designated Broker / 480.610.2400 / tj@coberealestate.com

Greg Marek Senior Advisor / 480.610.2400 / greg@coberealestate.com



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Baywood Medical Plaza Condominium

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PROPERTY SUMMARY

Sale Price:	\$284,999
Cap Rate:	8.4%
Unit Size:	1,478 SF
Building Class:	B
Zoning:	LC
Cross Streets:	West of SWC Power Rd & Baywood Ave

PROPERTY OVERVIEW

1,478 SF condominium with Pharmacy Tenant Available for sale at \$284,999. Great parking ratios, covered parking, building and monument signage available.

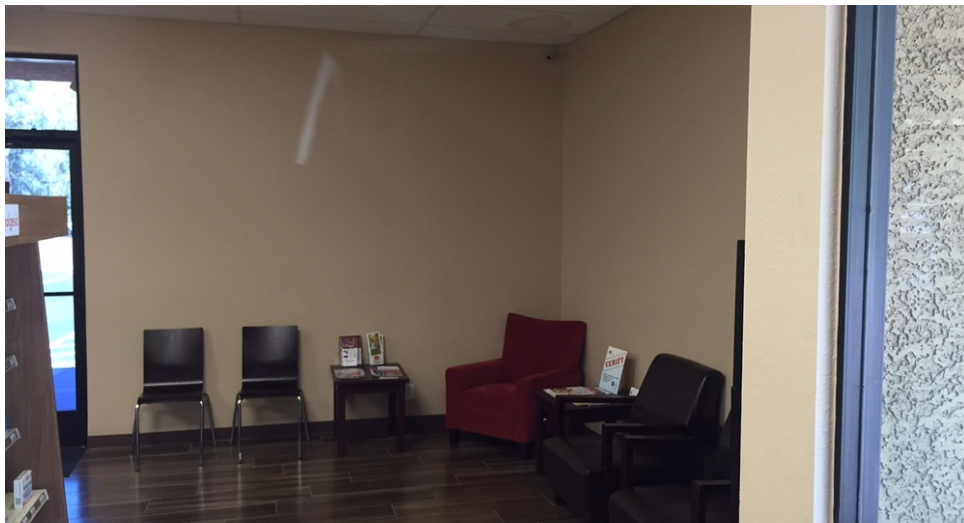
PROPERTY HIGHLIGHTS

- 1,478 SF Medical or General Office Available for Sale at \$284,999
- Great Location Directly Across the Street From Banner Baywood Medical Center
- Great Investment Opportunity- 8.4% CAP Rate
- Ample Parking with Easy Access
- Covered/Reserved Parking Available
- Building and Monument Signage Available
- Within 1.5 Miles of the US 60 Superstition Freeway
- Close Proximity to Superstition Springs Mall, Restaurants and Retail

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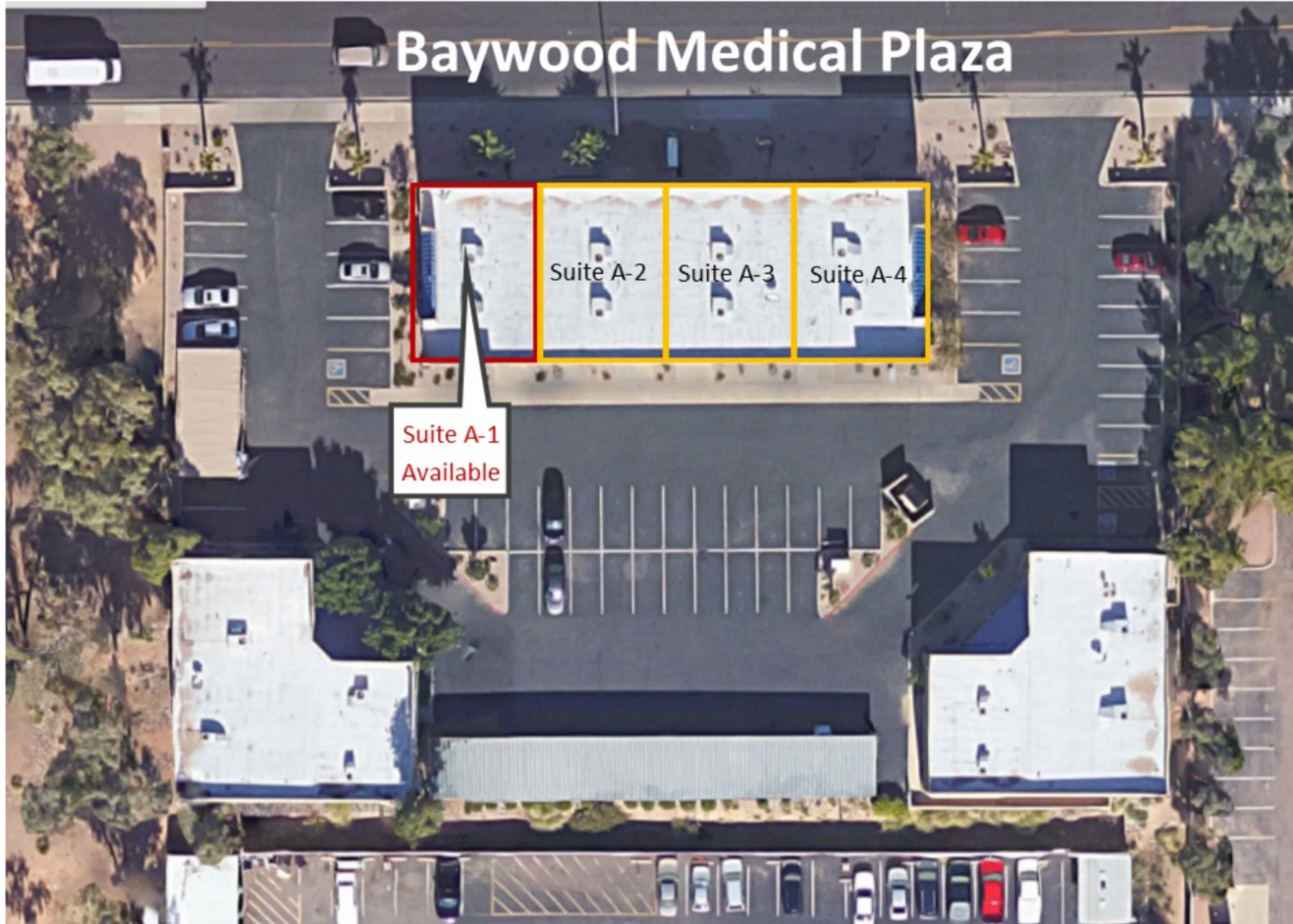
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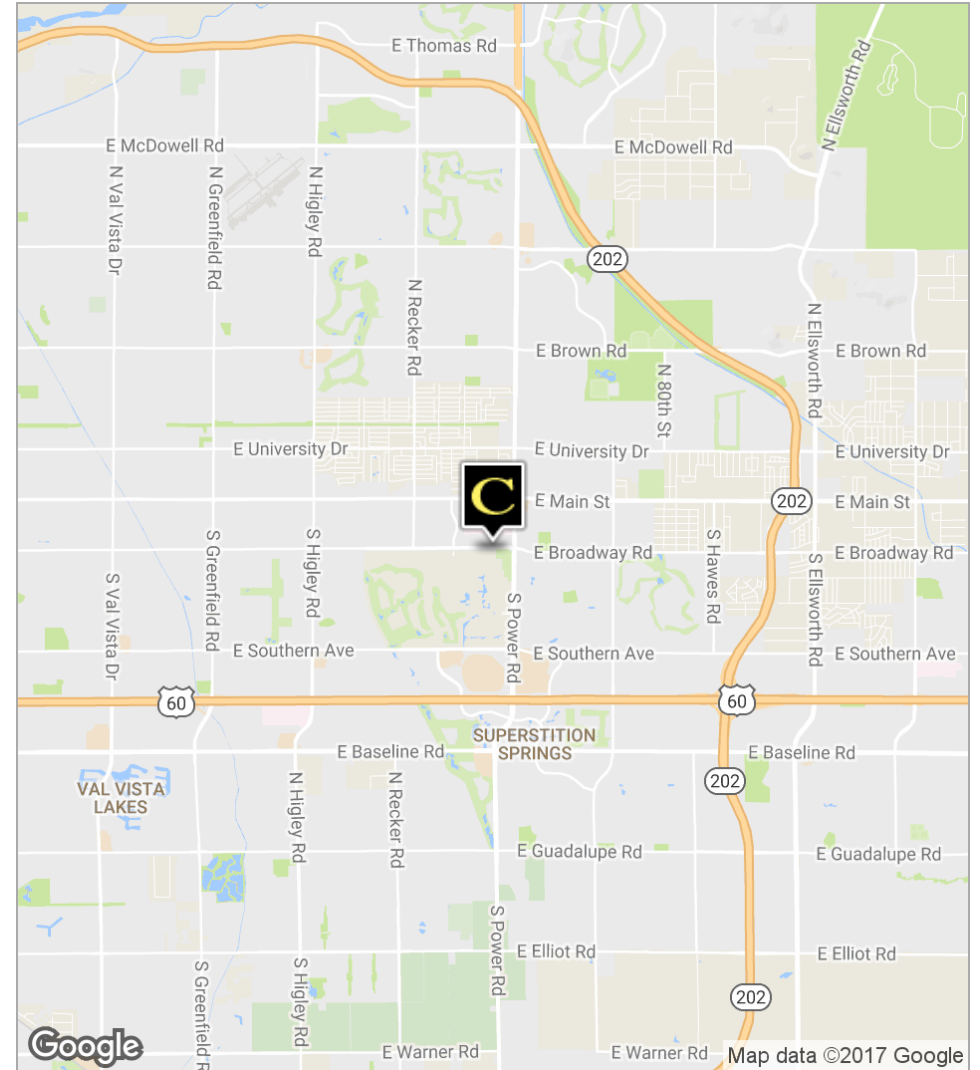
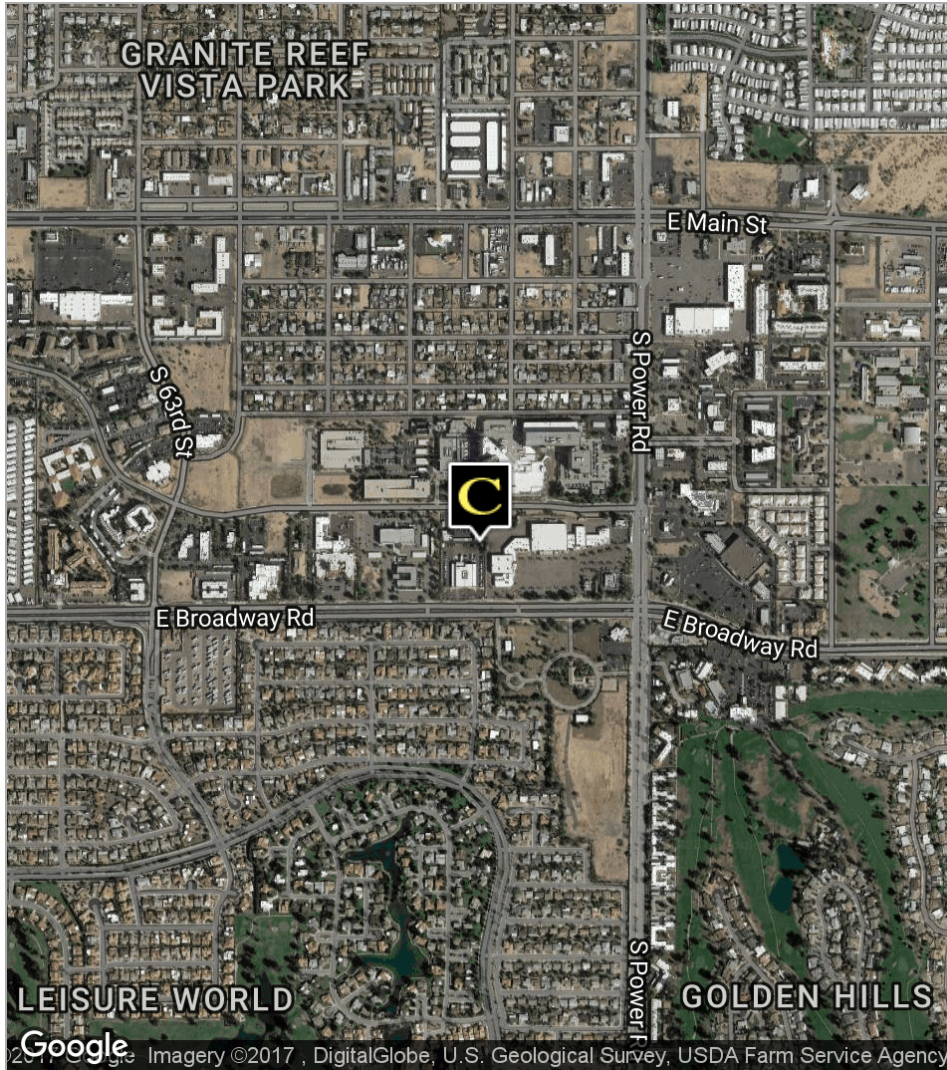
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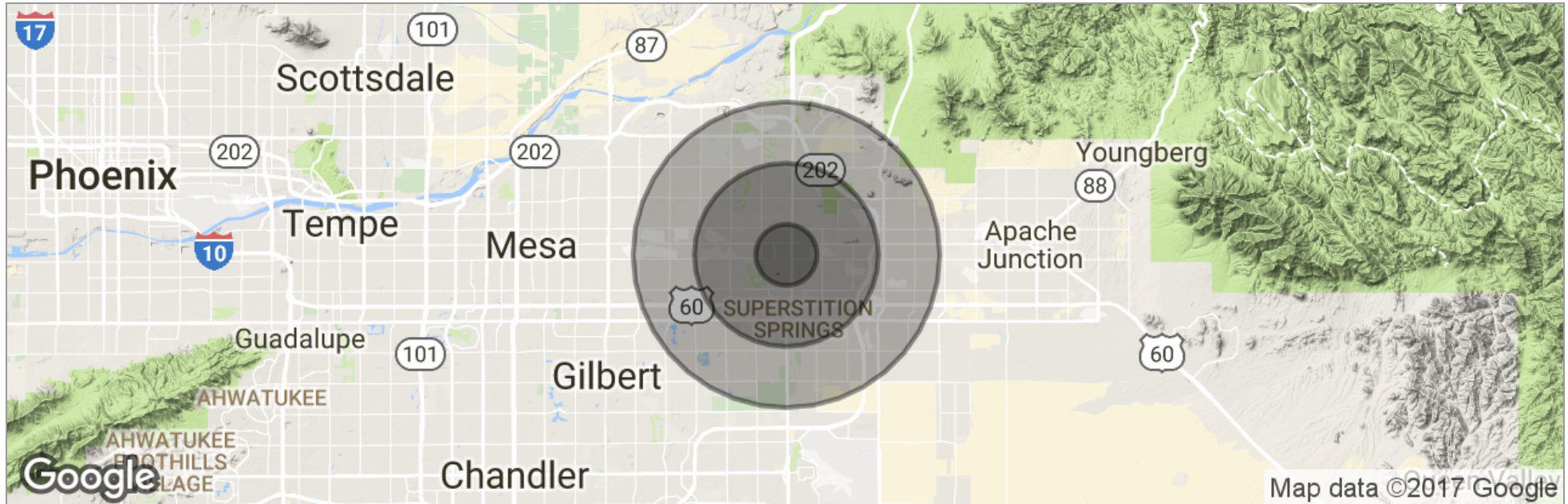
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	1 Mile	3 Miles	5 Miles
Total Population	10,816	101,492	243,393
Population Density	3,443	3,590	3,099
Median Age	54.4	47.2	43.1
Median Age (Male)	51.6	45.6	42.1
Median Age (Female)	55.6	48.4	44.3
Total Households	5,163	44,235	98,544
# of Persons Per HH	2.1	2.3	2.5
Average HH Income	\$44,759	\$56,969	\$65,644
Average House Value	\$154,618	\$175,884	\$203,287

* Demographic data derived from 2010 US Census