

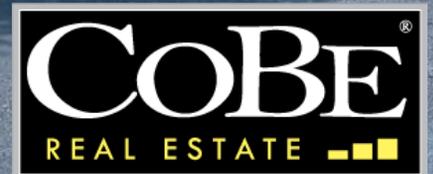


FOR LEASE | OFFICE

# GATEWAY VILLAGE MEDICAL OFFICE

4915 E Baseline Rd Ste 109, Gilbert, AZ 85234

TJ Zaharis Partner & Designated Broker | 480.610.2400 | [tj@coberealestate.com](mailto:tj@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF:	2,114 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Building Size	5,386
Building Class:	B
Year Built:	2006
Zoning:	SC
Cross Streets:	Baseline Rd & Higley Rd

## VIRTUAL TOUR

### PROPERTY OVERVIEW

This versatile commercial space is thoughtfully designed to support a wide range of professional uses—it features a welcoming reception area, two convenient restrooms, two exam rooms, two private offices, a built-in back office, and an open bullpen/work room that fosters collaboration. Strategically located at the high-profile intersection of Baseline Road and Higley Road in Gilbert, the property benefits from excellent traffic exposure of 51,481 VPD.

### PROPERTY HIGHLIGHTS

- Includes Reception Area, 2 Restrooms, 2 Exam Rooms, 2 Private Offices, 1 Back Office, and a Bullpen
- Less than 1 mile from Banner Gateway Medical Center
- Prime Gilbert location at Baseline & Higley (51,000+ VPD)
- Average household income over \$140,000 within 1 mile

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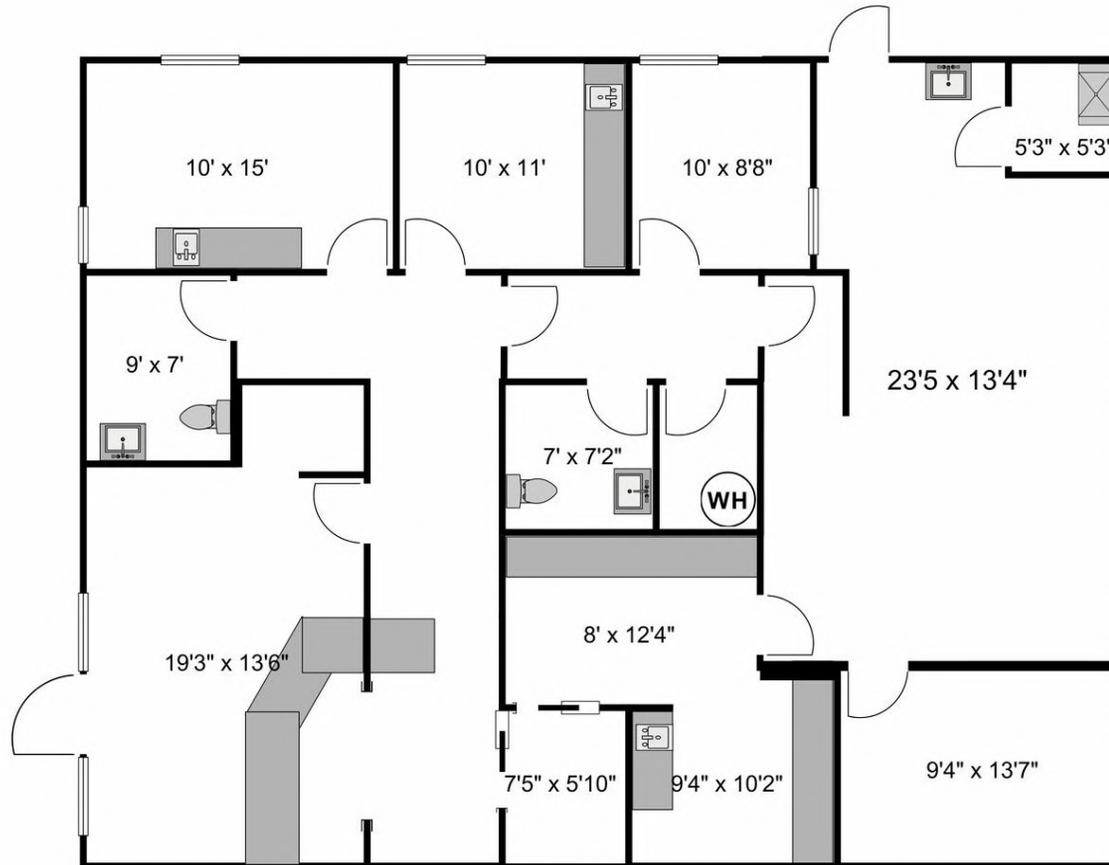
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4915 E Baseline Rd #109  
RSF 2,114

Original Floorplan



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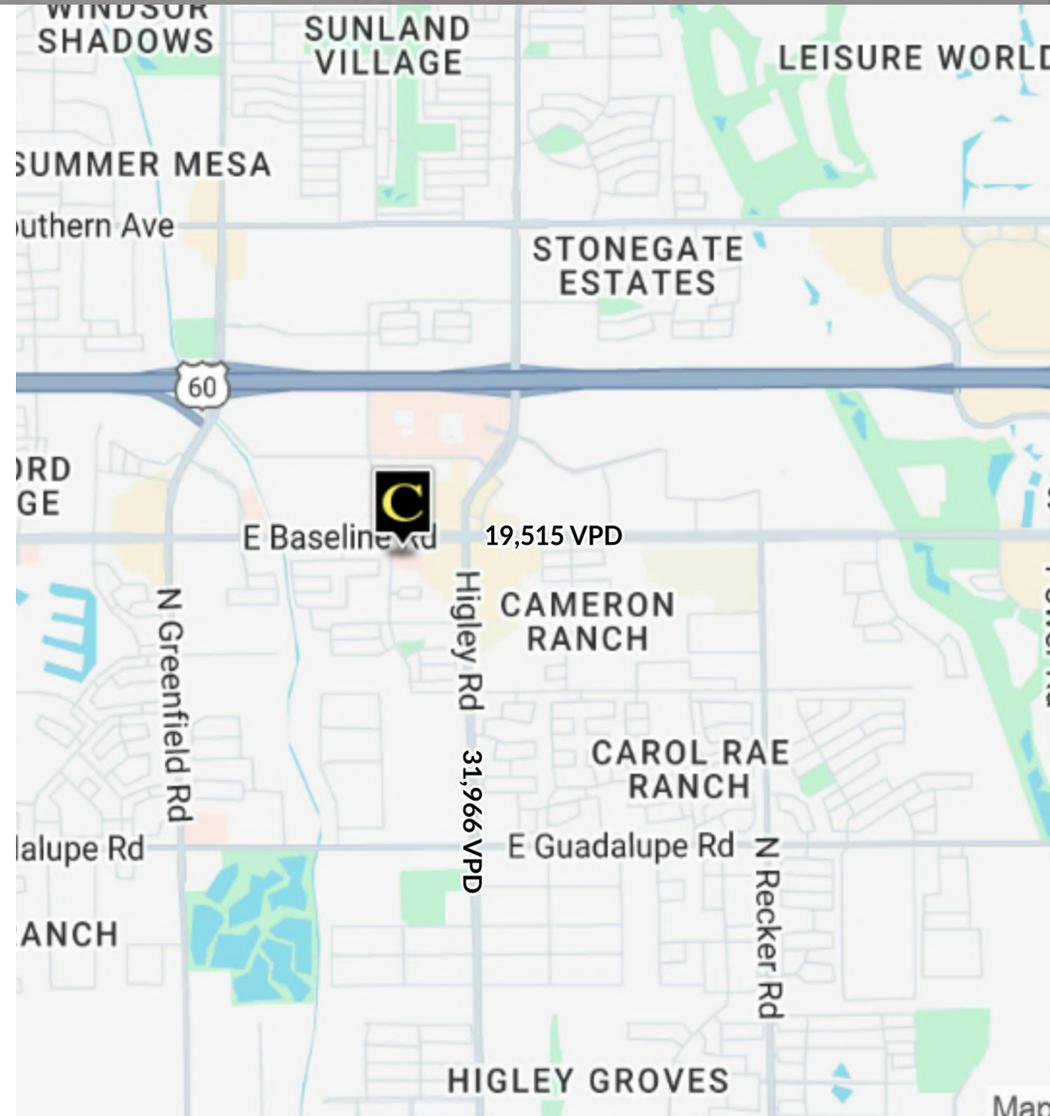
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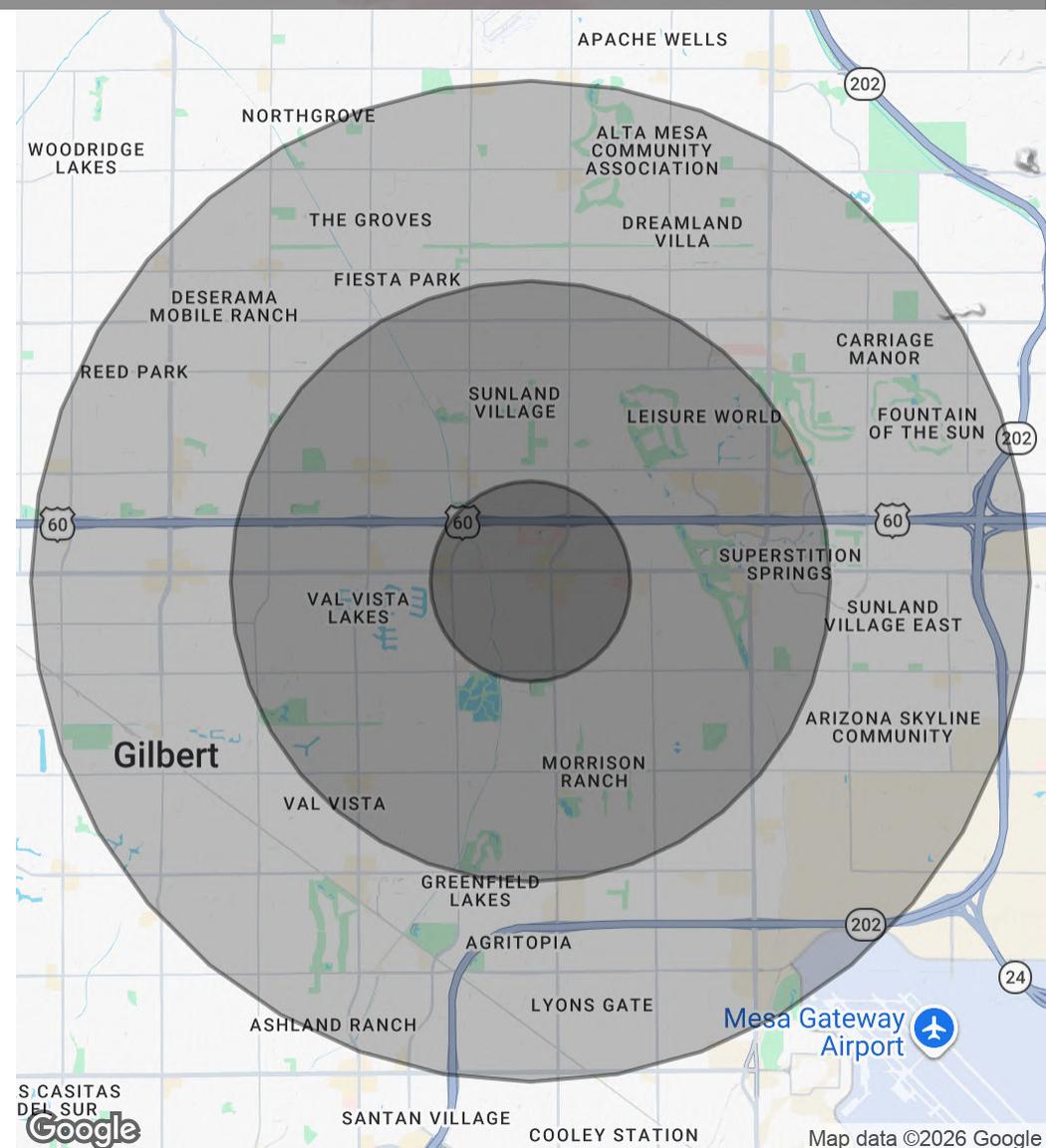
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,543	123,913	324,702
Average Age	36	41	41
Average Age (Male)	35	40	40
Average Age (Female)	37	42	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,532	46,378	123,602
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$141,788	\$122,587	\$112,714
Average House Value	\$680,103	\$524,079	\$468,313

Demographics data derived from AlphaMap



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