

# FOR LEASE

WILDFLOWER VILLAGE  
3425 E BASELINE ROAD | GILBERT, AZ 85234

WILDFLOWER™

EAT. SIP. ENJOY.



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## OFFERING DETAILS



 **LEASE RATE:**  
Call For Pricing

 **AVAILABILITY:**  
Suite 107: ±1,886 SF

 **PARKING:**  
5.76/1,000 SF

 **BUILDING SIZE:**  
±12,376 SF

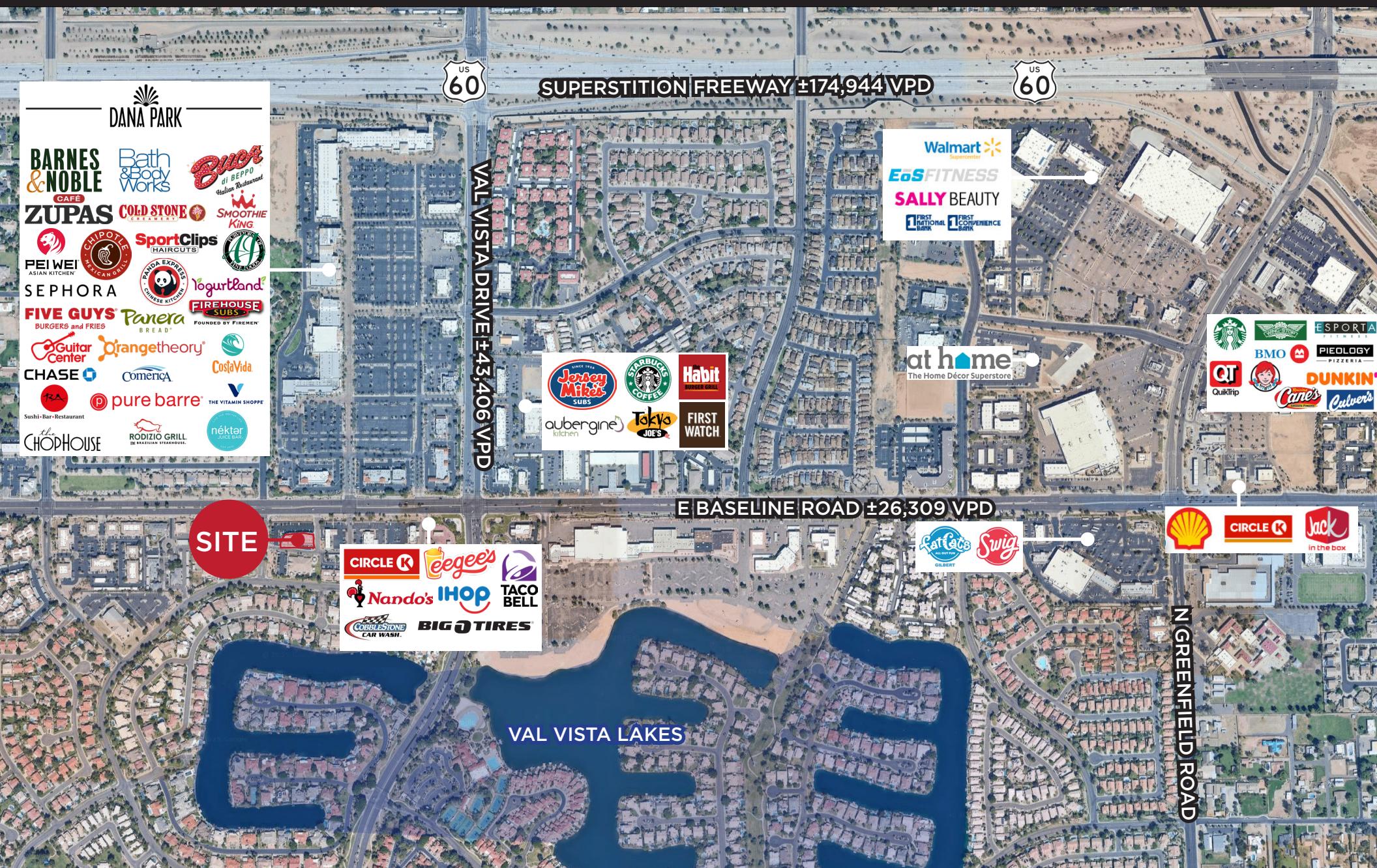
 **ZONING:**  
GC

 **YEAR BUILT:**  
2017

## PROPERTY HIGHLIGHTS

- Located across from Dana Park with tenants including AJ's Fine Foods, Barnes & Noble, Guitar Center, Sephora, and RA Sushi Bar
- Monument Signage Available along Baseline Rd
- Near Busy Val Vista (43,209 VPD) and Baseline Road (26,309 VPD) intersection
- Immediate access to US-60

# AERIAL



# DEMOGRAPHICS

## 3425 E BASELINE ROAD



### POPULATION

	1 MILE	3 MILES	5 MILES
2024	15,431	138,075	366,751
2029	16,610	149,517	396,655



### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	5,767	52,757	133,826
2029	6,214	57,354	145,149



### AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$111,828	\$93,437	\$98,111



### EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	6,245	46,530	143,277



### BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	1,128	7,435	17,343

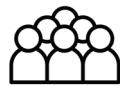


### HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$428,049	\$352,340	\$365,487

Info gathered via Costar.com





**267K +**  
TOTAL POPULATION



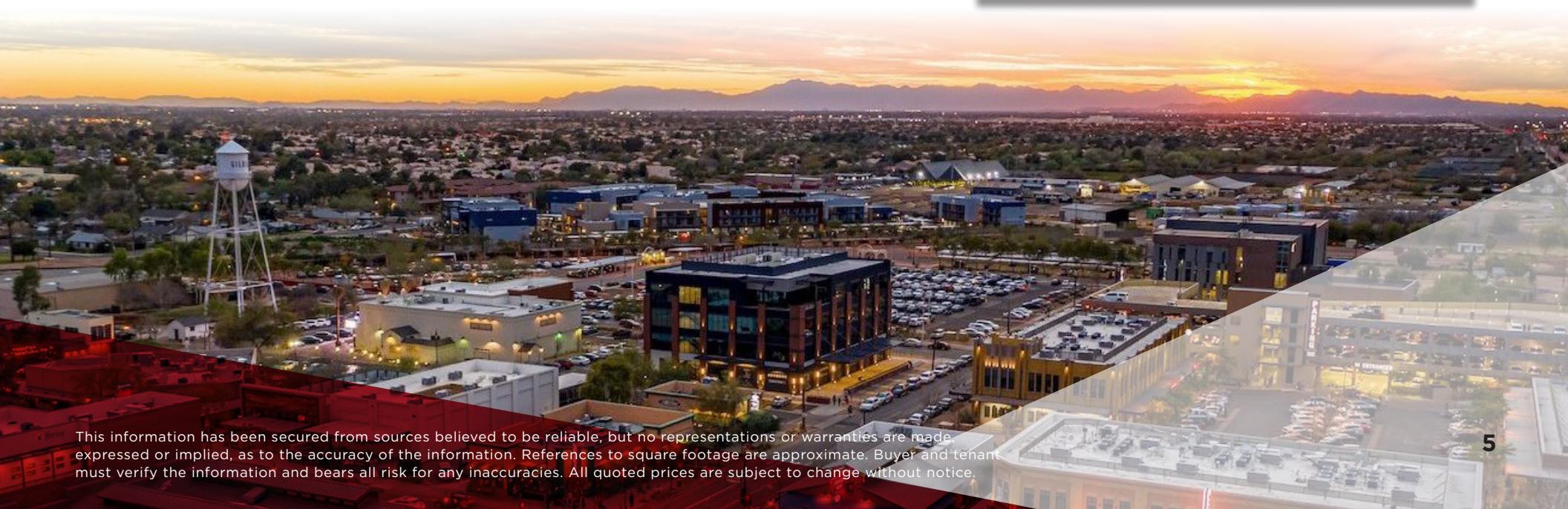
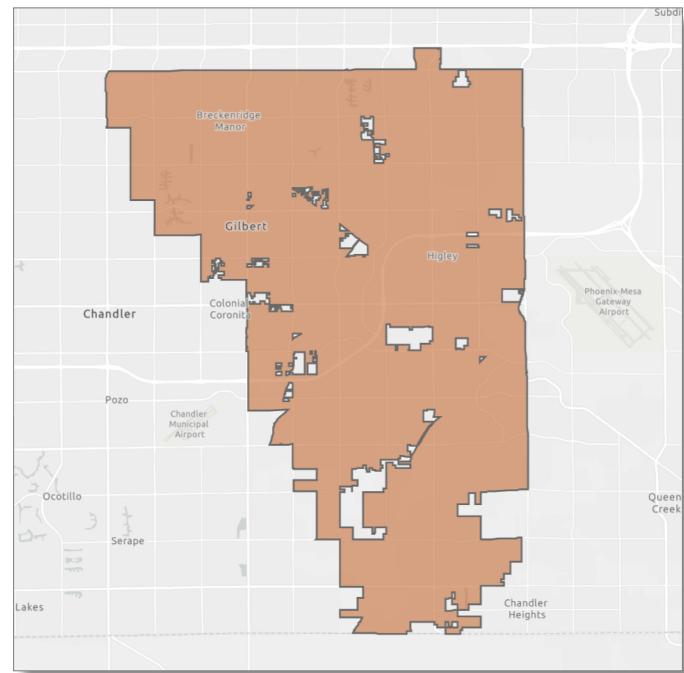
**\$117K +**  
AVG HH INCOME

## AFFLUENT POPULATION

Gilbert, Arizona's 5th largest city, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

## HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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