

FOR LEASE

WILDFLOWER VILLAGE

3425 E BASELINE ROAD | GILBERT, AZ 85234

WILDFLOWERTM

EAT. SIP. ENJOY.



Bryn Norwood, Advisor
480.508.7442
bnorwood@levrose.com

Aaron Norwood, Partner
480.510.1353
anorwood@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS



LEASE RATE:
Call For Pricing



AVAILABILITY:
Suite 107: $\pm 1,886$ SF



PARKING:
5.76/1,000 SF



BUILDING SIZE:
 $\pm 12,376$ SF



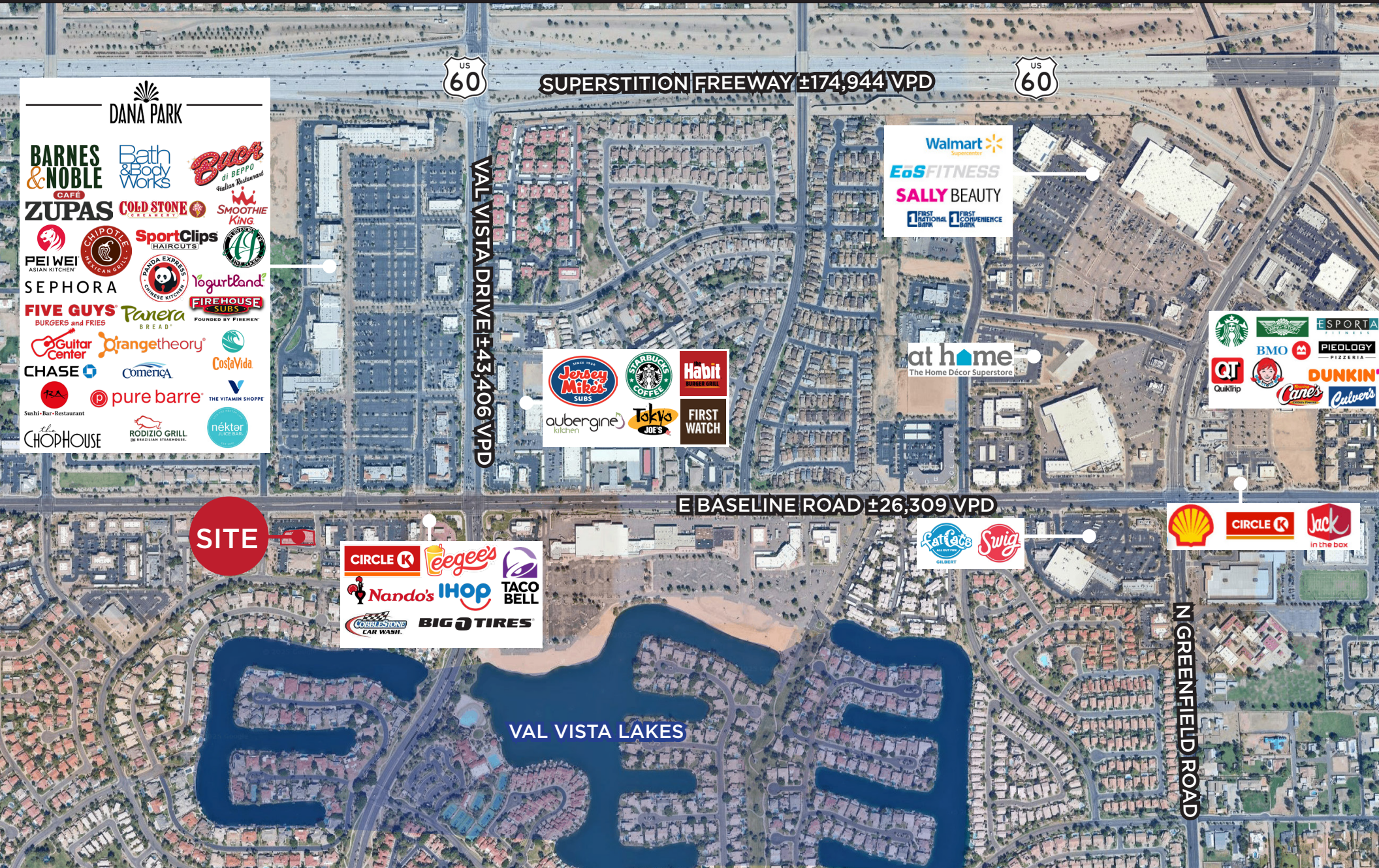
ZONING:
GC



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



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



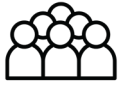
HOME VALUE (MEDIAN)

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

Info gathered via Costar.com



GILBERT CITY OVERVIEW



267K +
TOTAL POPULATION



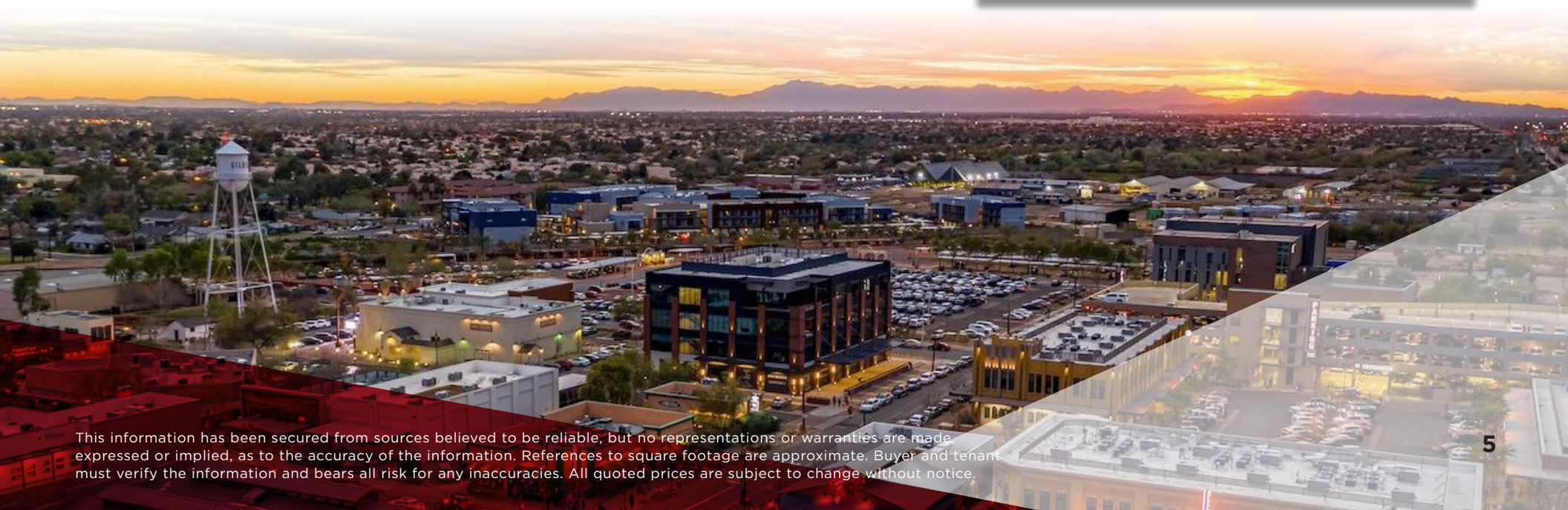
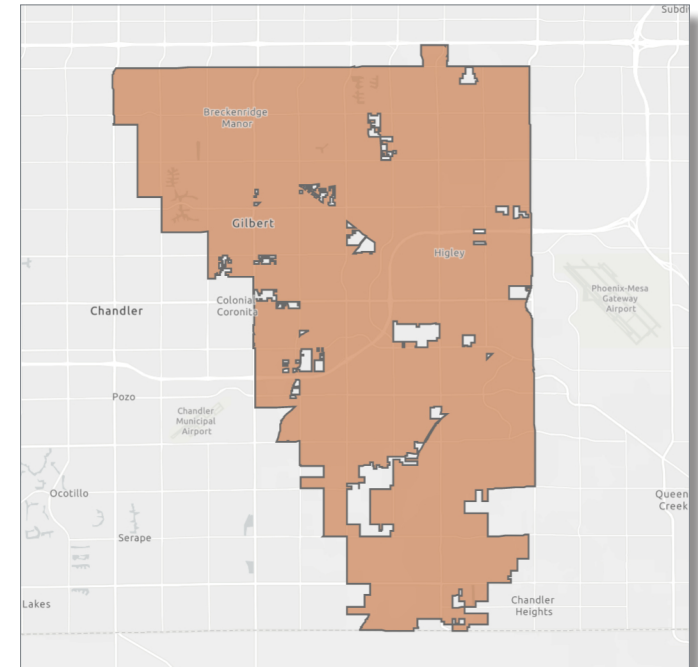
\$117K +
AVG HH INCOME

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.





LEV ROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES