



Move In Ready Suite for Lease



Gilbert Township Villas

1757 E BASELINE RD #138, GILBERT, AZ 85233

PRESENTED BY:

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OFFERING SUMMARY

GILBERT TOWNSHIP VILLAS

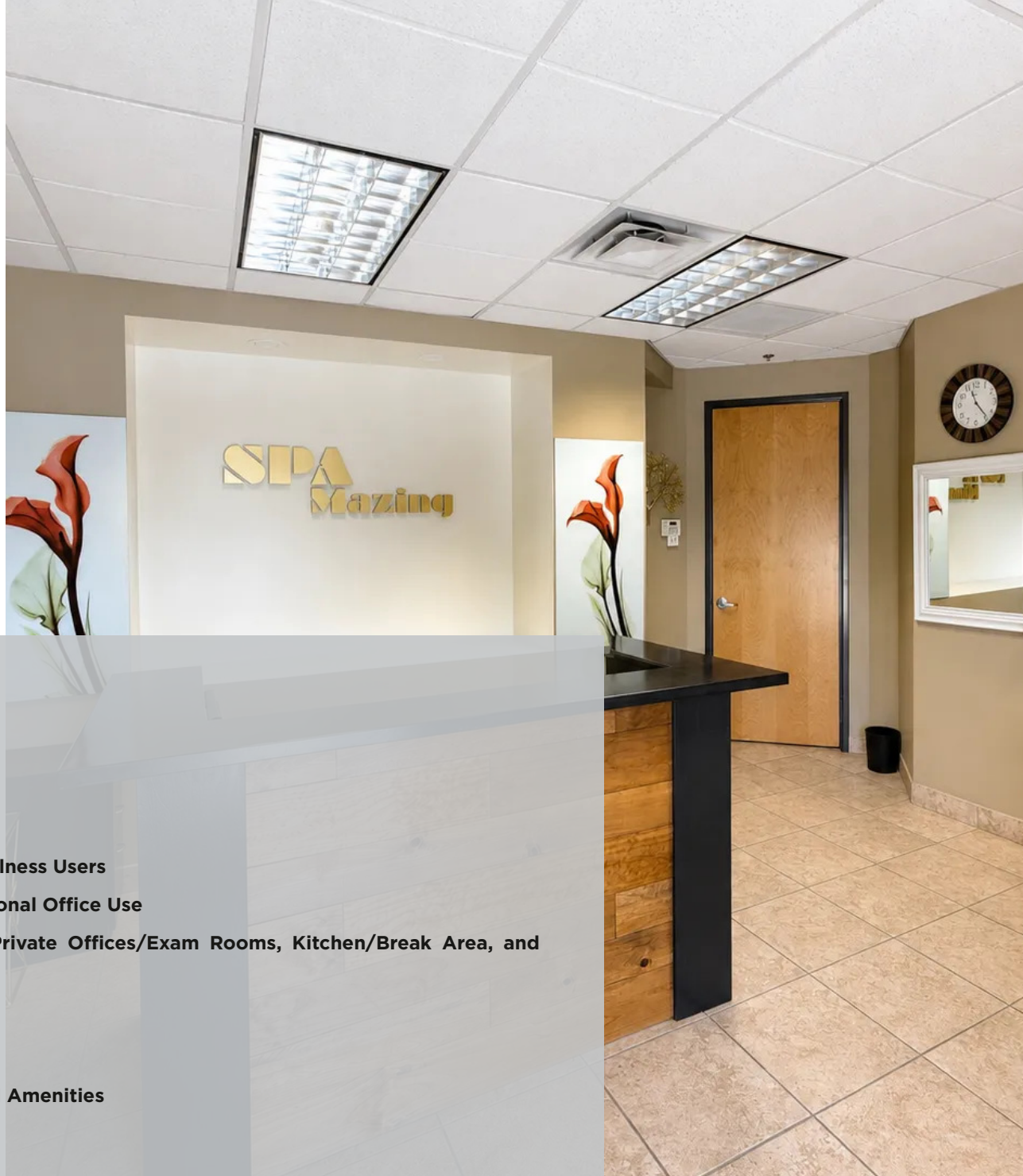
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GILBERT, AZ 85233

OFFERING SUMMARY

LEASE RATE:	\$3,400 per month (MG)
UNIT SIZE:	1,285 SF
PARKING:	2 covered, reserved

PROPERTY HIGHLIGHTS

- Move-In Ready Condition
- Plug-and-Play Opportunity for Medical, Aesthetics, or Wellness Users
- Also Well Suited for Traditional Administrative or Professional Office Use
- Functional Layout with Reception/Waiting Area, Four Private Offices/Exam Rooms, Kitchen/Break Area, and Private Restroom
- Convenient Location Along the Baseline Road Corridor
- Immediate Access to the US 60 Freeway
- Surrounded by Strong Demographics and Abundant Retail Amenities



FLOOR PLAN



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

The subject suite is located within Gilbert Township Villas, an office condominium development situated along the Baseline Road corridor between Gilbert Road and Stapley Drive in Gilbert, Arizona. The location provides convenient access to the US 60 Freeway and is surrounded by a wide variety of retail, dining, and service amenities. Its central East Valley location offers efficient connectivity to Downtown Phoenix, Phoenix Sky Harbor International Airport, Scottsdale, Tempe, Arizona State University, and the rapidly growing Southeast Valley, including the Phoenix-Mesa Gateway Airport area.

SITE PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,722	60,057	148,515
AVERAGE AGE	35.9	35.2	35.3
AVERAGE AGE (MALE)	34.8	33.4	34.1
AVERAGE AGE (FEMALE)	36.8	36.7	36.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,814	21,837	53,483
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$102,254	\$105,739	\$101,445
AVERAGE HOUSE VALUE	\$409,062	\$410,915	\$395,447

2023 American Community Survey (ACS)

