

Banner Urgent Care

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

N/NWC Gilbert Rd & Southern Ave | Mesa, AZ 85204

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LOCATION DESCRIPTION

N/NWC Gilbert Rd & Southern Ave - Mesa

PROPERTY HIGHLIGHTS

- 3,600 SF Freestanding Property for Sale or Lease on ±0.44 Acres
- High Visibility with 125 feet of Frontage along Gilbert Rd and over 83K VPD at the intersection
- Built Out Urgent Care
- Surrounded by Major Retailers such as Target, Big 5 and Harbor Freight
- Half Mile North of the US 60
- Densely Populated Residential Area around the corner from Mesa High School with ±3,475 Students

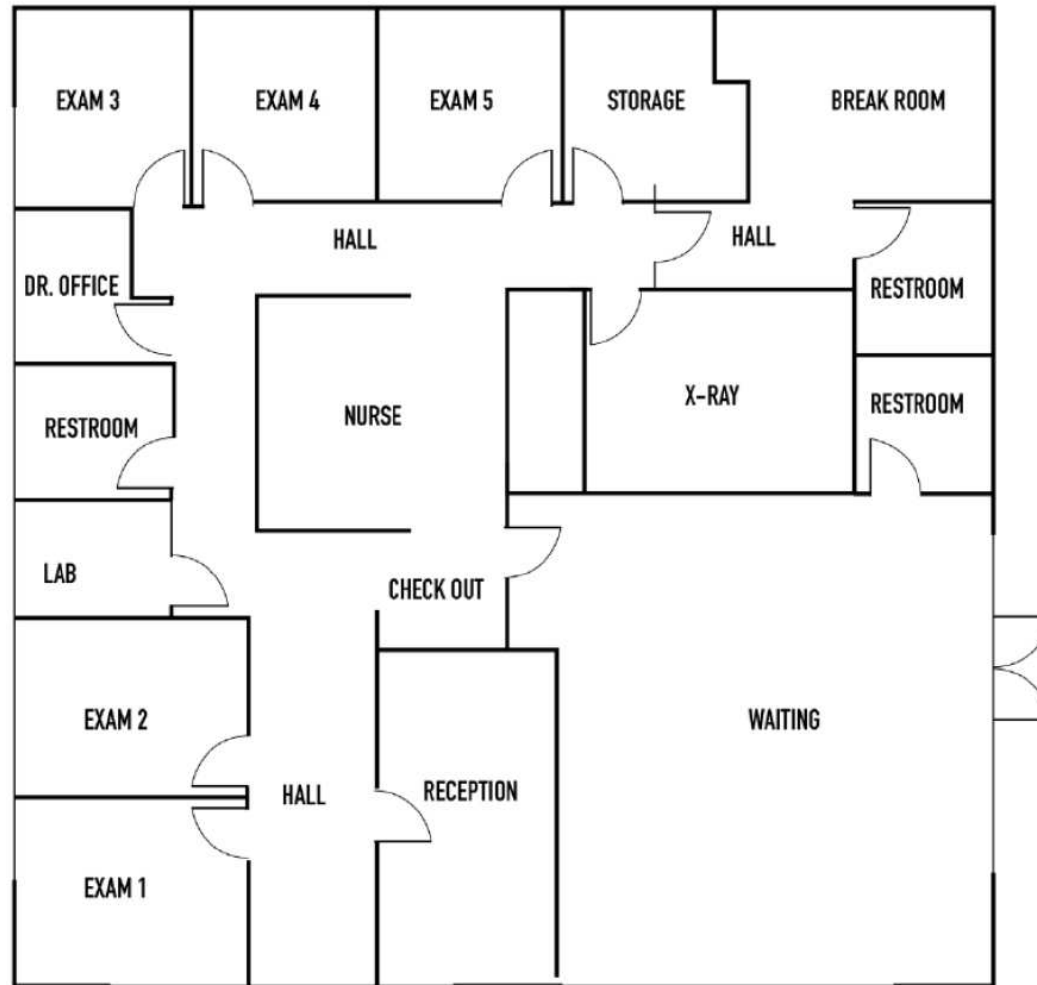
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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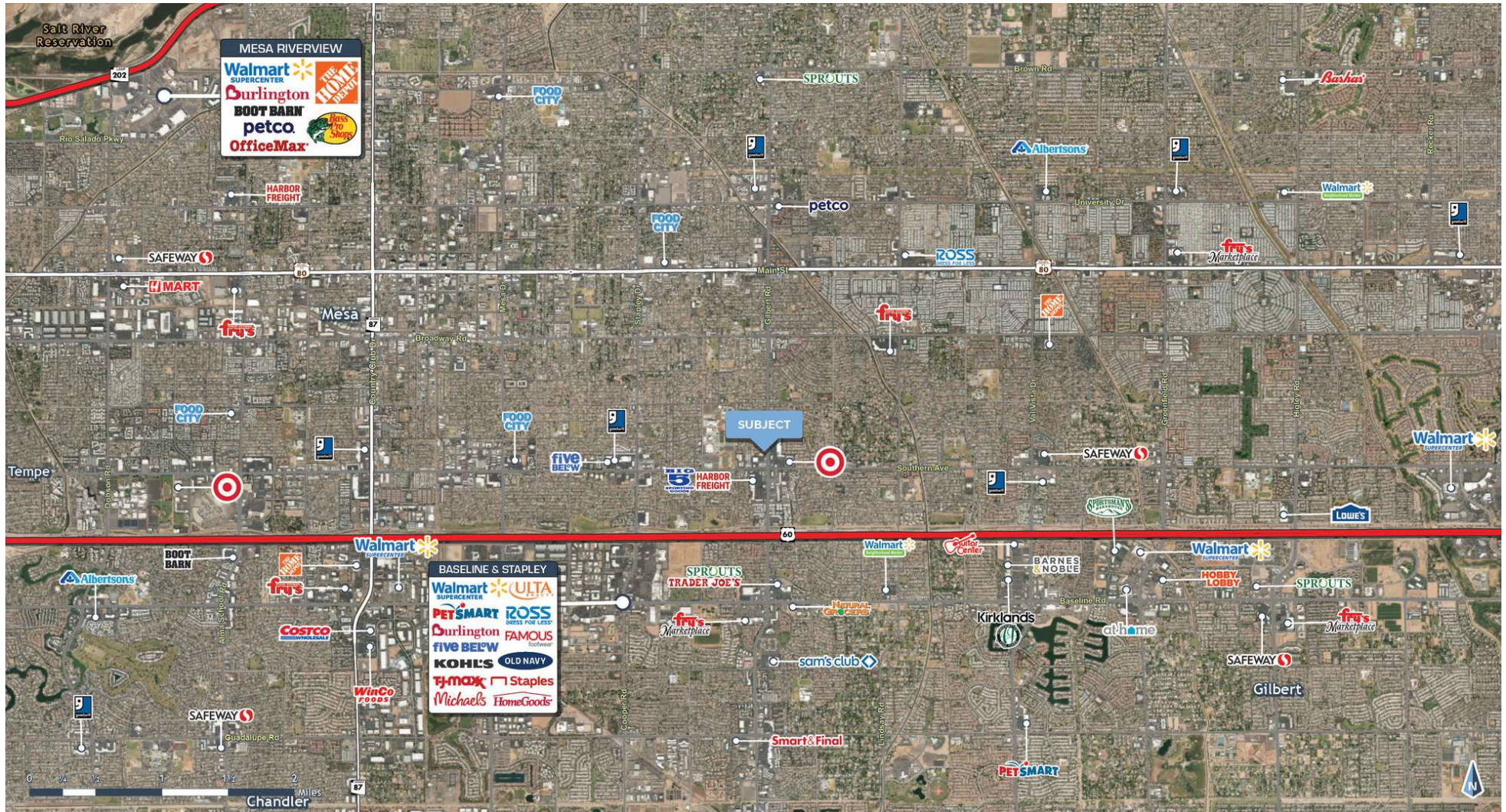
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	21,055	154,848	398,229
Median Age	32.6	34.7	36.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$76,504	\$75,039	\$79,095
Average	\$90,207	\$96,453	\$106,066



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	441	5,850	13,258
Employees	4,681	73,499	161,207
Daytime Population	15,117	160,541	383,530



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	34.4%	38.3%	44.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	57.2%	56.8%	63.1%
Services	20.2%	20.4%	17.6%
Blue Collar	22.7%	22.8%	19.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,397	57,014	151,304
Median Home Value	\$399,353	\$412,873	\$439,175

* 2024 Demographic data derived from ESRI

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