

Banner Urgent Care

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

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

BRYAN BABITS

602.931.4491
bbabits@w-retail.com

KATIE WEEKS

602.368.1372
kweeks@w-retail.com

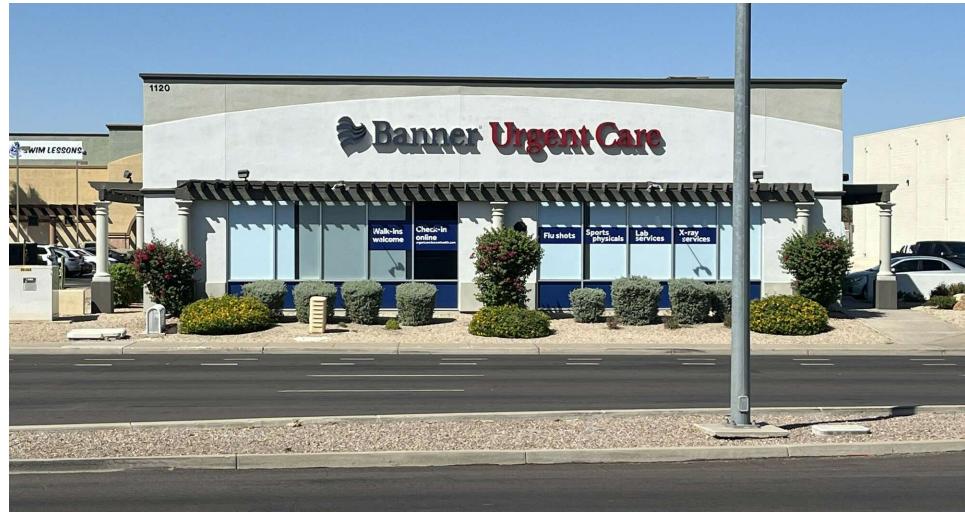
WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

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



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 $\pm 3,475$ Students

AREA CO-TENANTS

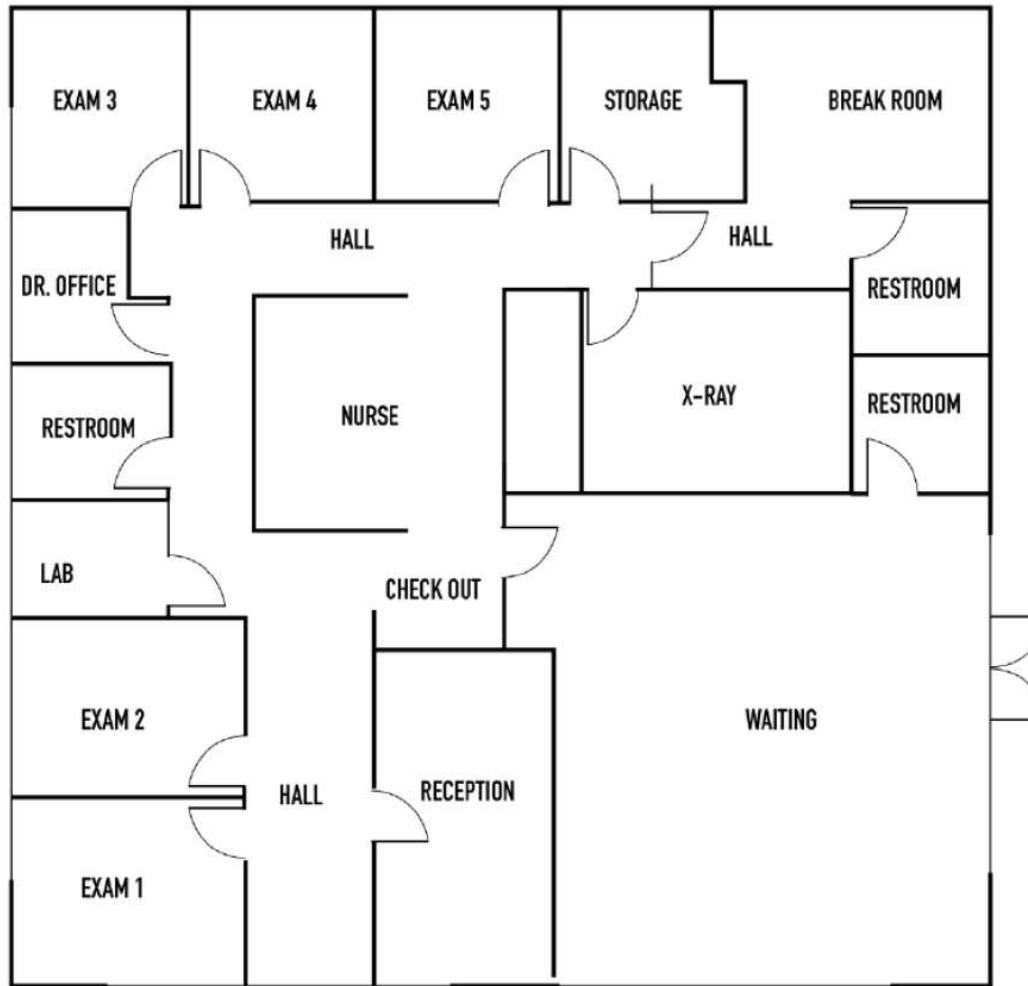


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm 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.

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

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

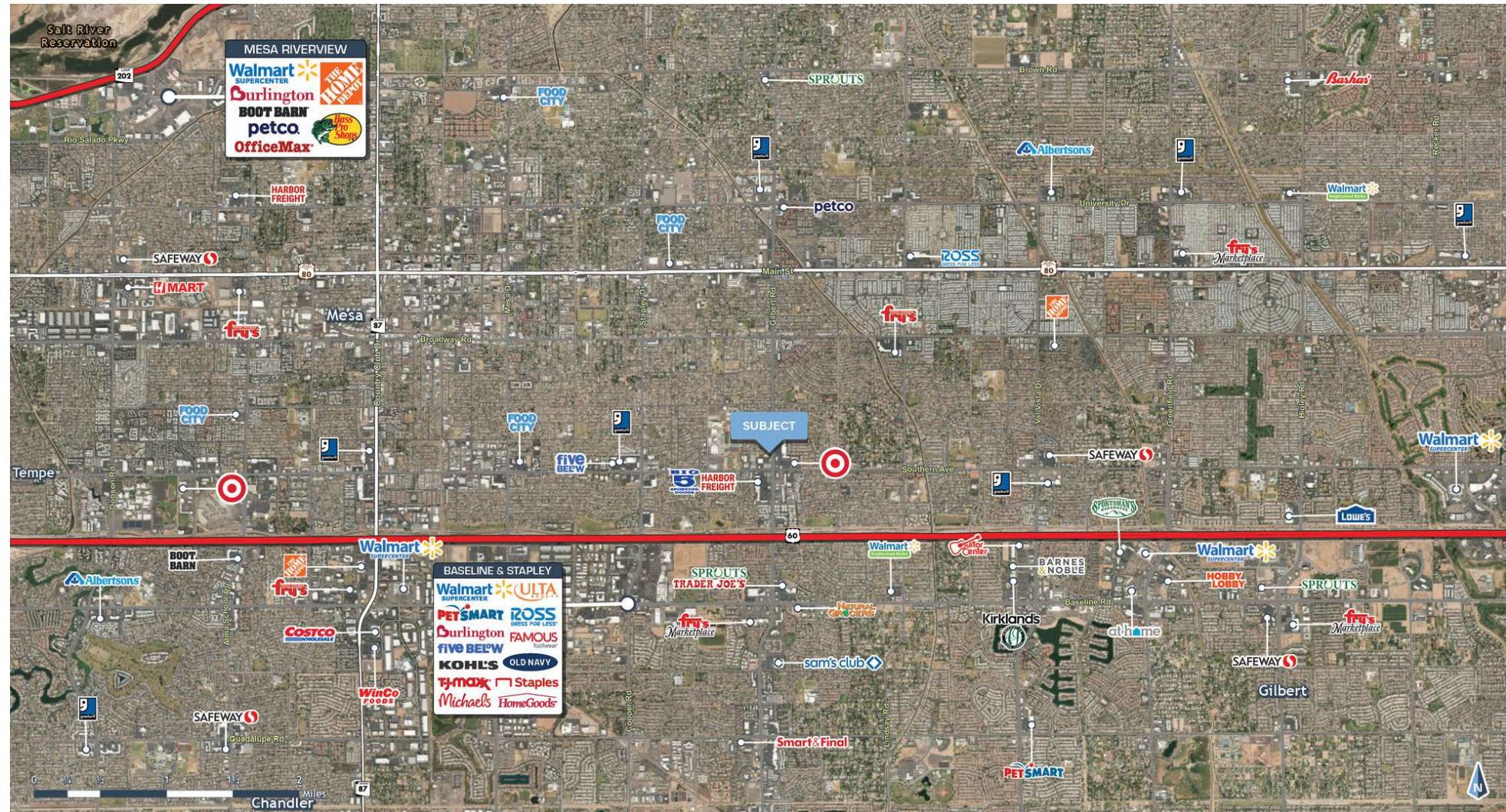


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm 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.

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

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



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.

FREESTANDING PROPERTY FOR SALE OR LEASE

1120 S GILBERT RD

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



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.

1120 S GILBERT RD

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

 POPULATION			 HOUSEHOLD INCOME			 DAYTIME WORKFORCE		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Area Total	21,055	154,848	398,229	Median	\$76,504	\$75,039	\$79,095	Total Businesses
Median Age	32.6	34.7	36.2	Average	\$90,207	\$96,453	\$106,066	Employees
								Daytime Population
 EDUCATION			 EMPLOYMENT			 HOUSEHOLD STATISTICS		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Percentage with Degrees	34.4%	38.3%	44.6%	White Collar	57.2%	56.8%	63.1%	Households
				Services	20.2%	20.4%	17.6%	Median Home Value
				Blue Collar	22.7%	22.8%	19.3%	

* 2024 Demographic data derived from ESRI

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.