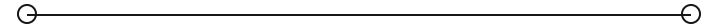


FOR SUBLEASE

1548 N Tech Blvd

GILBERT, AZ 85233



PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

RENT PRICE	\$6,179.81/Mo \$0.91/SF NNN
LEASE EXPIRATION	June 30th, 2027
MONTHLY RENT	Current: \$6,179.81 7/1/2025: \$6,383.54 7/1/2026: \$6,587.27
SUITE SIZE	6,791 SF
APNS	302-09-046, 302-09-047
YEAR BUILT	1987
PARKING	4:1,000 Ratio
CEILING HEIGHT	±12 Feet
POWER	480v 3 Phase 2 - 10kVA 120V Transformers 100A Panels



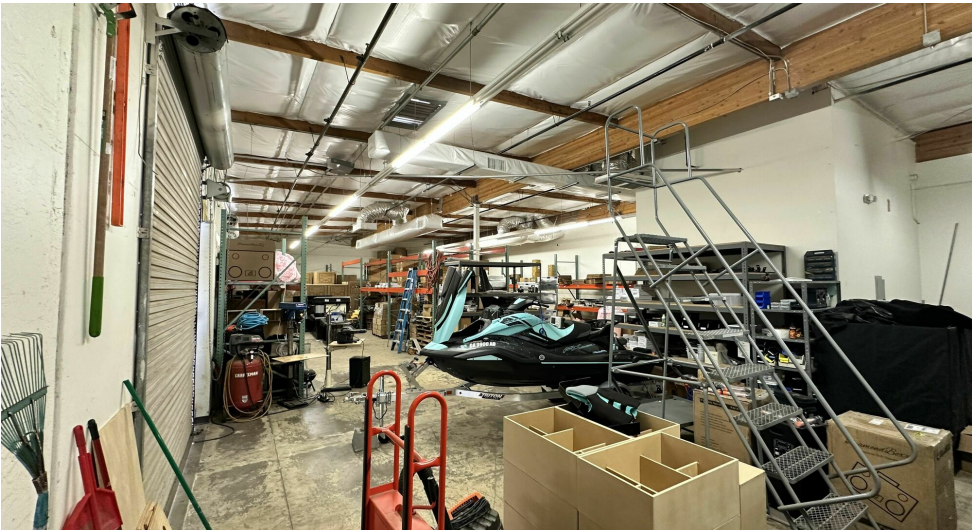
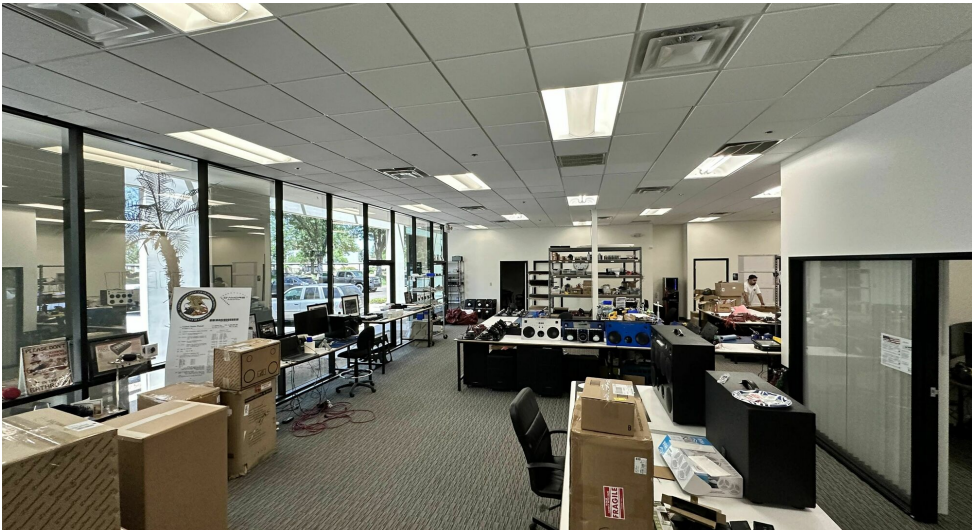
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ADDITIONAL PHOTOS



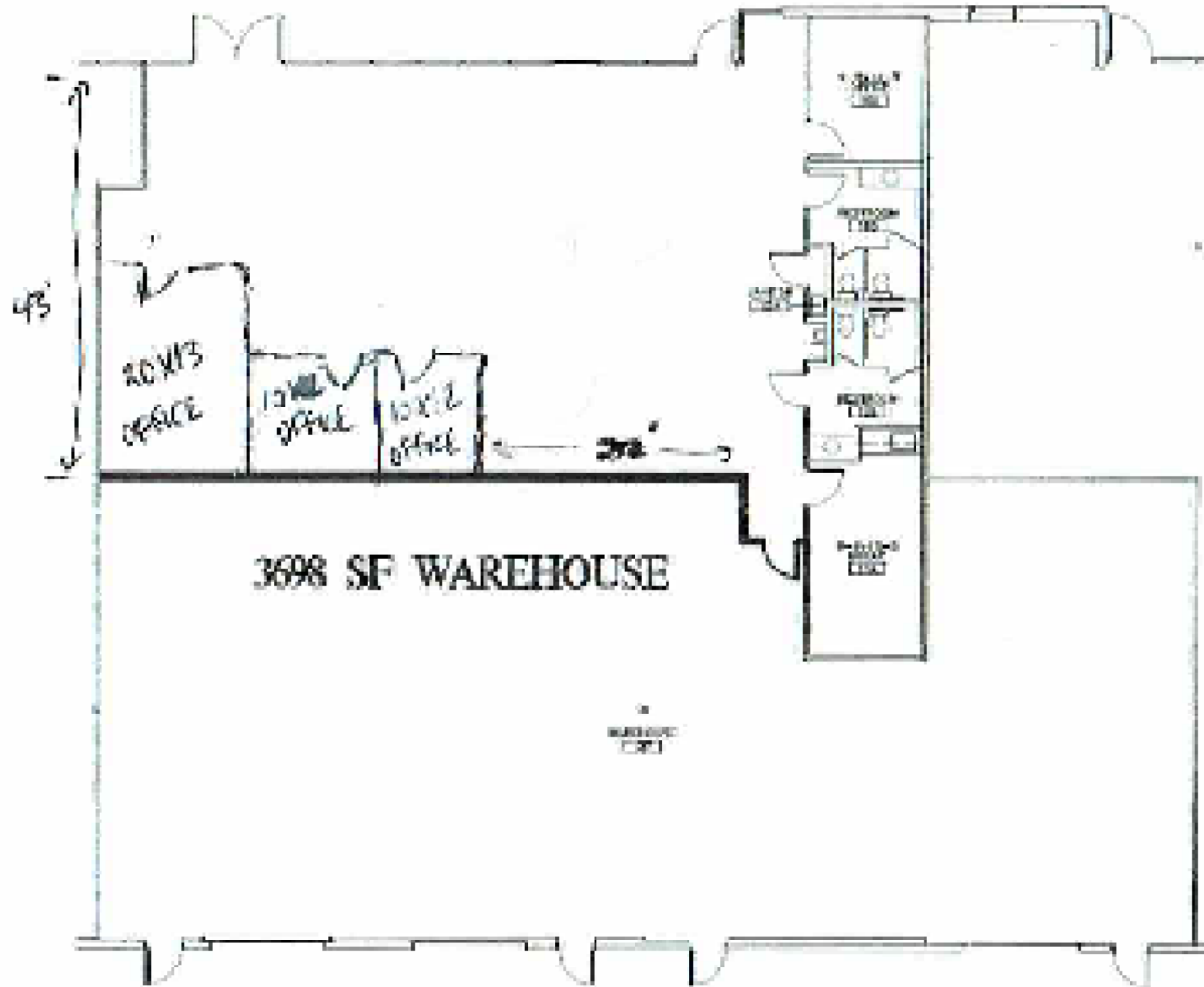
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FLOORPLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

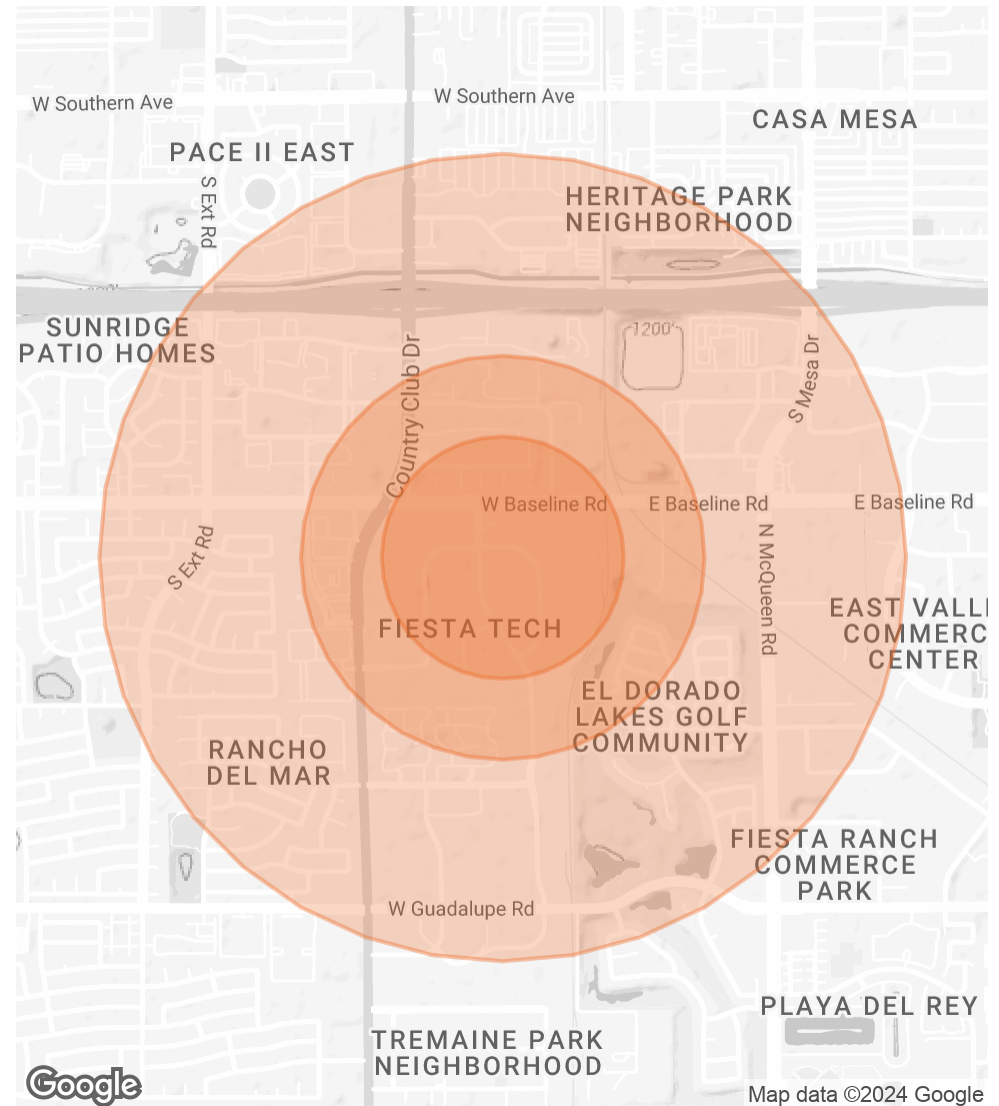
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	547	1,955	10,685
AVERAGE AGE	32	34	37
AVERAGE AGE (MALE)	31	33	36
AVERAGE AGE (FEMALE)	33	35	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	261	857	4,297
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$73,737	\$92,998	\$101,552
AVERAGE HOUSE VALUE	\$230,553	\$313,312	\$419,376

* Demographic data derived from 2020 ACS - US Census



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