



GILBERT
CITY GATE
MEDICAL COMMONS

3305 EAST MICHELLE WAY
GILBERT, ARIZONA

NEW CONSTRUCTION | ±47,000 SF TWO-STORY BUILDING



BUILDING REPRESENTED BY:



SHEILA BALE

Managing Director
+1 602 224 4454
sheila.bale@cushwake.com

TOM WEINHOLD

Managing Director
+1 602 224 4428
tom.weinhold@cushwake.com

ERIKA ECKBLAD

Senior Associate
+1 602 224 4451
erika.eckblad@cushwake.com

BUILDING DEVELOPED BY:



NICHOLAS WOODRUFF

Vice President of Development
+1 602 682 0193
nwoodruff@irgens.com



DANA PARK

BARNES & NOBLE BOOKSELLERS
LOFT
JARED The Galleria Of Jewelry
chico's
Seafood Market & Restaurant
RA

THE UNIVERSITY OF THE SAHARAS
WHITE BLACK MARKET
DUBAI
PITA JUNGLE
sauce pizza | wine
Pei Wei ASIAN BISTRO
PANDA EXPRESS

SEPHORA
CAFE ZUPAS
FIREHOUSE SUBS
Panera

GREENFIELD GATEWAY

Walmart SUPERCENTER
at home The Home Decor Superstore
HOBBY LOBBY
ESPORTA FITNESS
DUNKIN'
SPORTSMAN'S WAREHOUSE
Cane's CHICKEN FINGERZ
EoS FITNESS TODAY, NOT SOMEDAY
Culver's
Wendy's

MOHAR
WHATABURGER
GILBERT CITY GATE MEDICAL COMMONS

COPPER SPRINGS RETIREMENT COMMUNITY

SAVANNA HOUSE MBK SENIOR LIVING

- 47,000 SF two-story building
- 5 : 1,000 RSF Parking Ratio
- Gurney Sized Elevator
- Convenient surface parking (covered available)
- Future entrances of Higley Rd, East Michelle Way, and East Gary Way

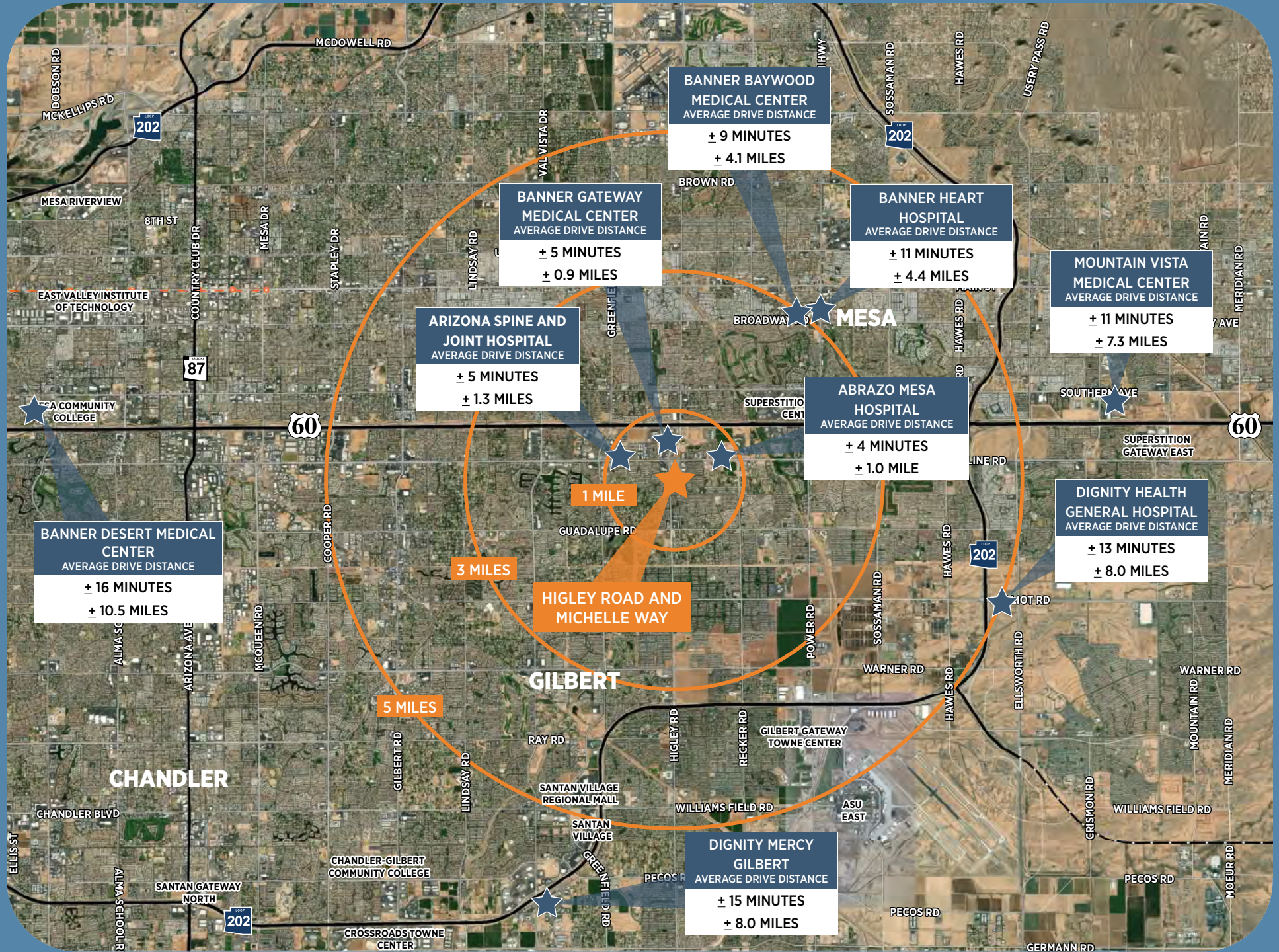
LOCATION:

- Within the booming town of Gilbert
- 1.4 Miles south/6 minutes south of the 60
- Minutes from Banner Gateway (165 Beds) and MD Anderson Medical Centers (177 Beds), Arizona Spine and Joint Hospital (23 Beds), and Abrazo Mesa Hospital (8 Beds)
- Minutes from the Riparian Preserve At Water Ranch equipped with scenic walking trails, a park, and picnic tables

2021 AVERAGE HH INCOME & POPULATION

1 MILE \$101,260	3 MILES \$96,706	5 MILES \$89,599
1 MILE 11,060	3 MILES 117,516	5 MILES 338,732

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**BANNER BAYWOOD
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 9 MINUTES
± 4.1 MILES

**BANNER GATEWAY
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 5 MINUTES
± 0.9 MILES

**BANNER HEART
HOSPITAL**
AVERAGE DRIVE DISTANCE
± 11 MINUTES
± 4.4 MILES

**MOUNTAIN VISTA
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 11 MINUTES
± 7.3 MILES

**ARIZONA SPINE AND
JOINT HOSPITAL**
AVERAGE DRIVE DISTANCE
± 5 MINUTES
± 1.3 MILES

**ABRAZO MESA
HOSPITAL**
AVERAGE DRIVE DISTANCE
± 4 MINUTES
± 1.0 MILE

**DIGNITY HEALTH
GENERAL HOSPITAL**
AVERAGE DRIVE DISTANCE
± 13 MINUTES
± 8.0 MILES

**BANNER DESERT MEDICAL
CENTER**
AVERAGE DRIVE DISTANCE
± 16 MINUTES
± 10.5 MILES

**HIGLEY ROAD AND
MICHELLE WAY**

**DIGNITY MERCY
GILBERT**
AVERAGE DRIVE DISTANCE
± 15 MINUTES
± 8.0 MILES

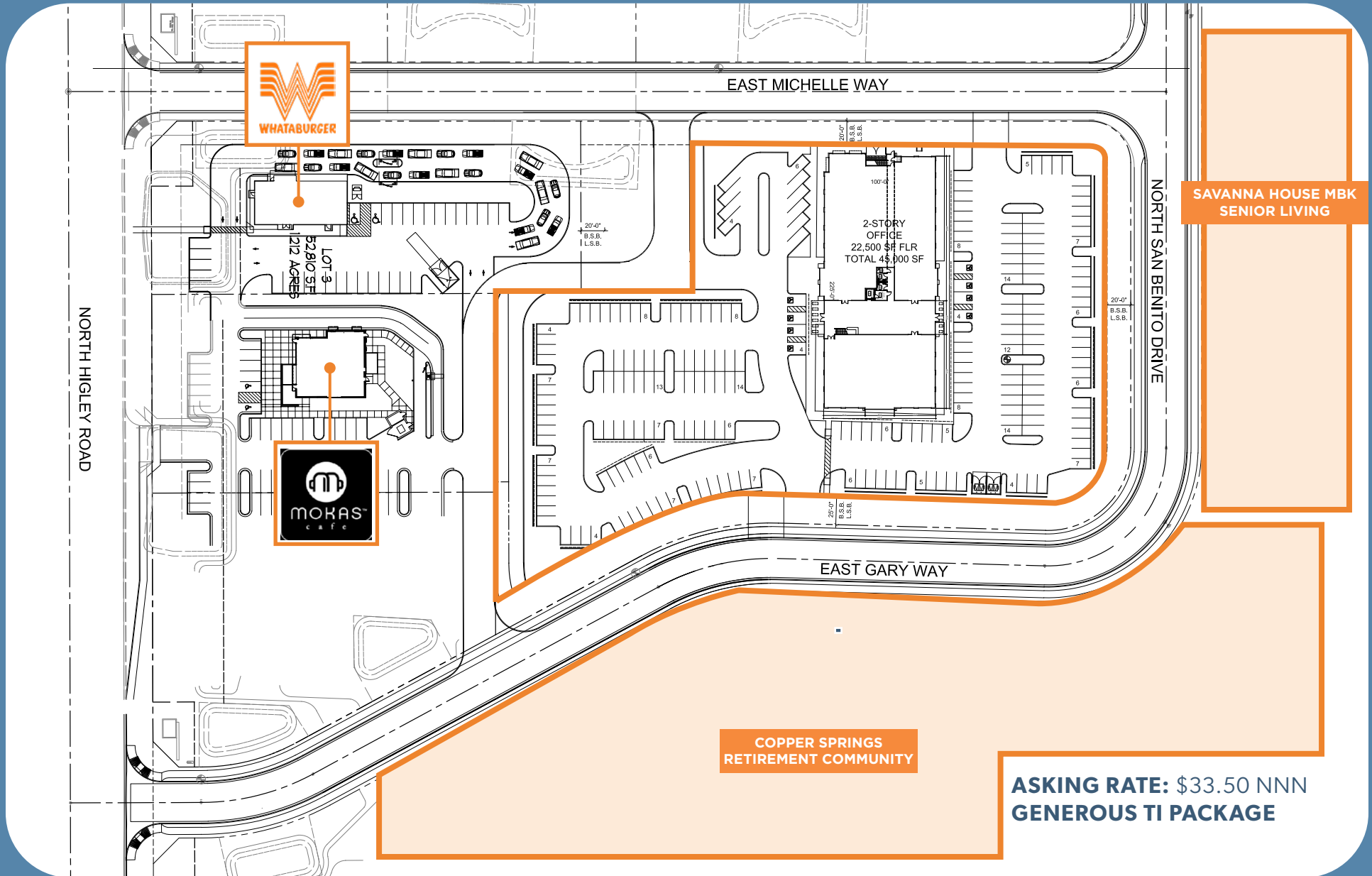


FIRST FLOOR



SECOND FLOOR





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