

Sublease Medical Office Available



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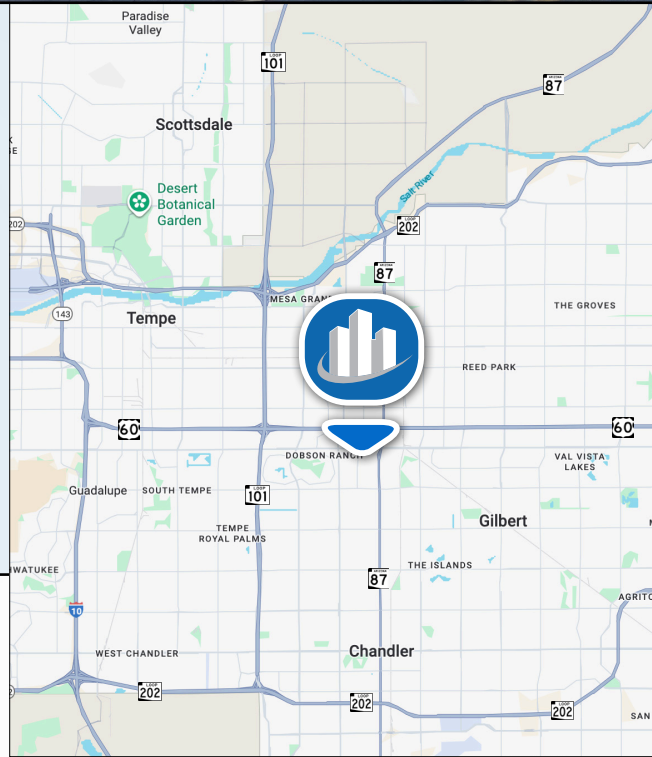
VANDERBILT PLAZA

2152 South Vineyard Avenue, Mesa, Arizona 85210



LEASE HIGHLIGHTS

- Fully Built-Out Medical Office for Sublease
- Former Gynecologist's Office with Plumbing Throughout
- Convenient Drive-Up Parking for Patients and Staff
- Well Situated Between Banner Gateway and Desert Samaritan Campuses
- Immediate Access to the US-60 Freeway



Property Type:	MEDICAL
Available Space (SF):	3,023 SF
Lease Rate:	\$23.00 NNN
Size (GBA):	5,837 SF
Year Renovated:	2014
Zoning:	C2
Parking Ratio:	6.33/1000
Year Built:	2002

W BASELINE RD:
28,807 VPD
COUNTRY CLUB DR:
44,285 VPD

CONTACT FOR MORE INFORMATION:

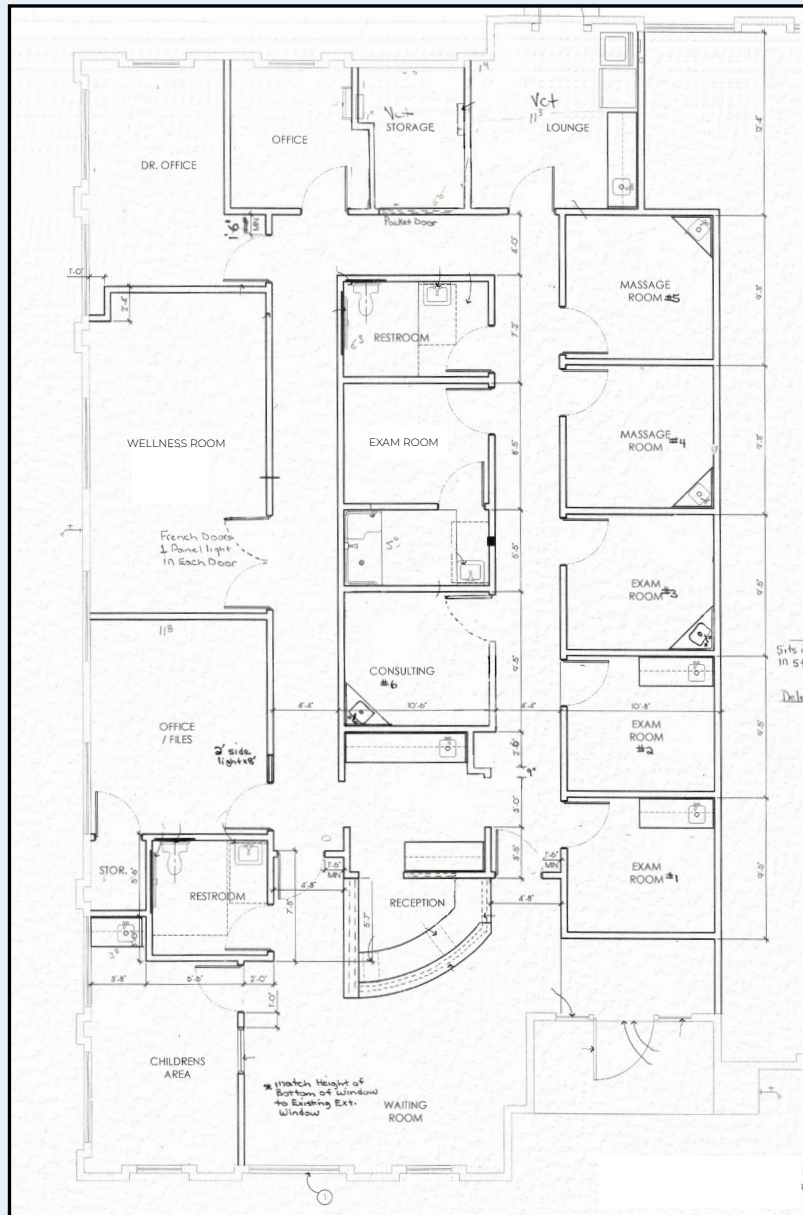
J.T. TAYLOR

Direct Phone: (480) 868-2671

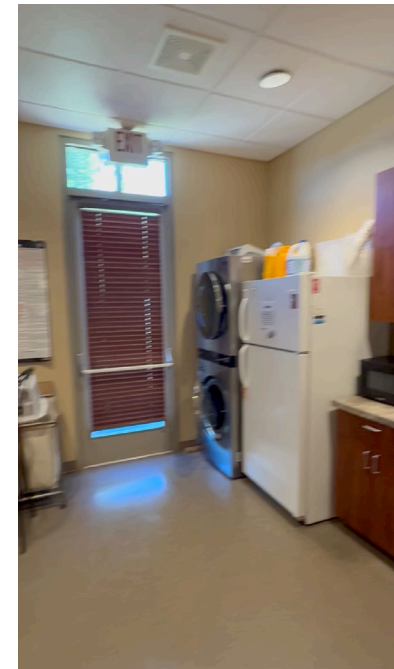
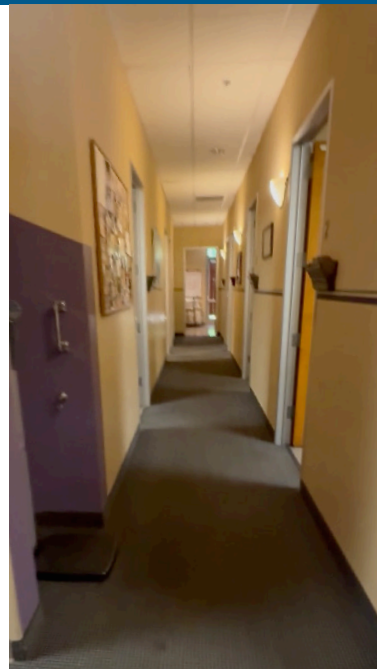
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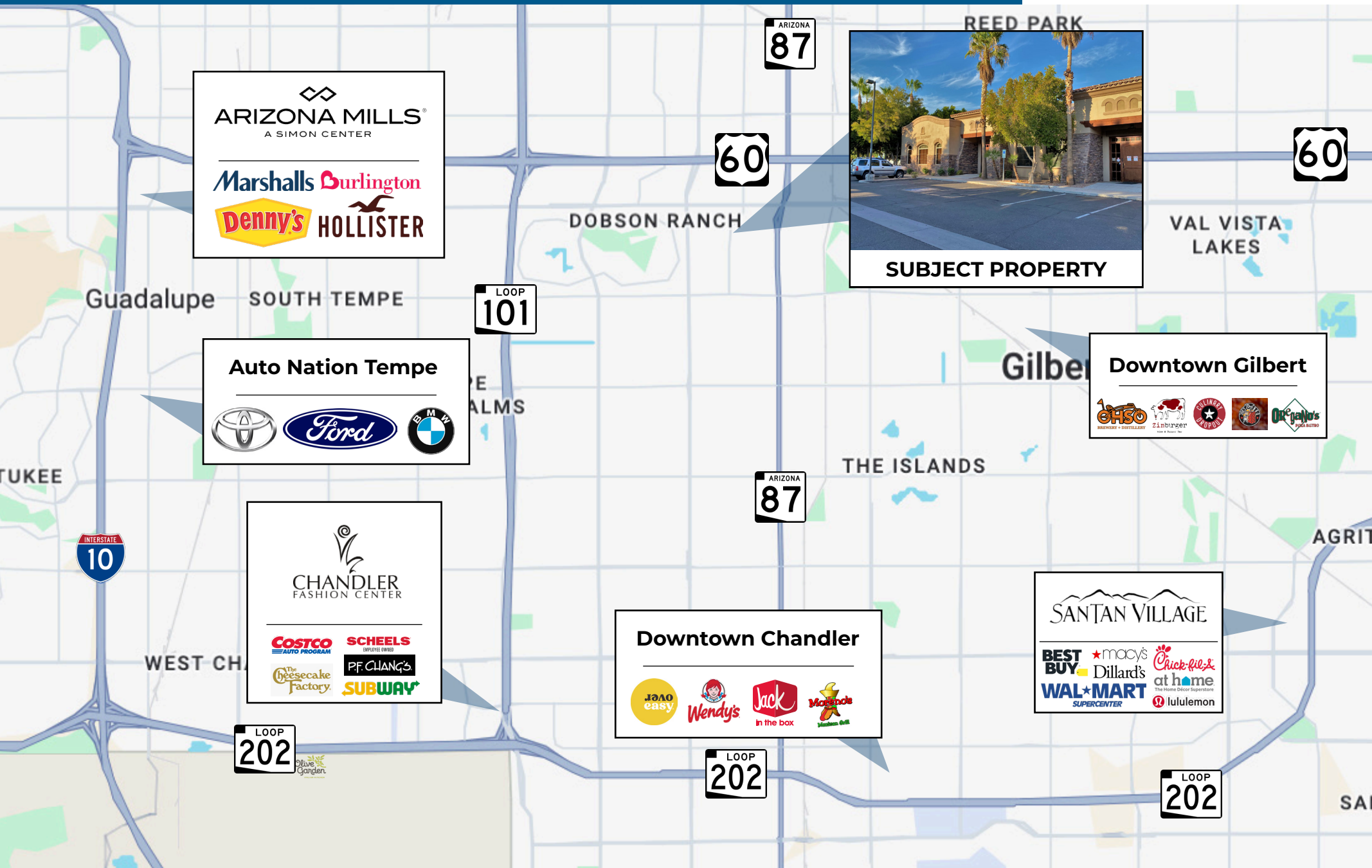
SITE PLAN



IMAGES



AERIAL MAP



ARIZONA MILLS®
A SIMON CENTER

Marshall's **Burlington**
Denny's **HOLLISTER**

Auto Nation Tempe




  

CHANDLER FASHION CENTER

COSTCO **SCHEELS**
AUTO PROGRAM EMPLOYEE OWNED

The Cheesecake Factory **P.F. CHANG'S**
SUBWAY

Downtown Chandler

SANTAN VILLAGE

BEST BUY **WAL-MART** **macys** **Dillard's** **Chick-fil-A**
SUPERCENTER The Home Decor Superstore **at home** **lululemon**



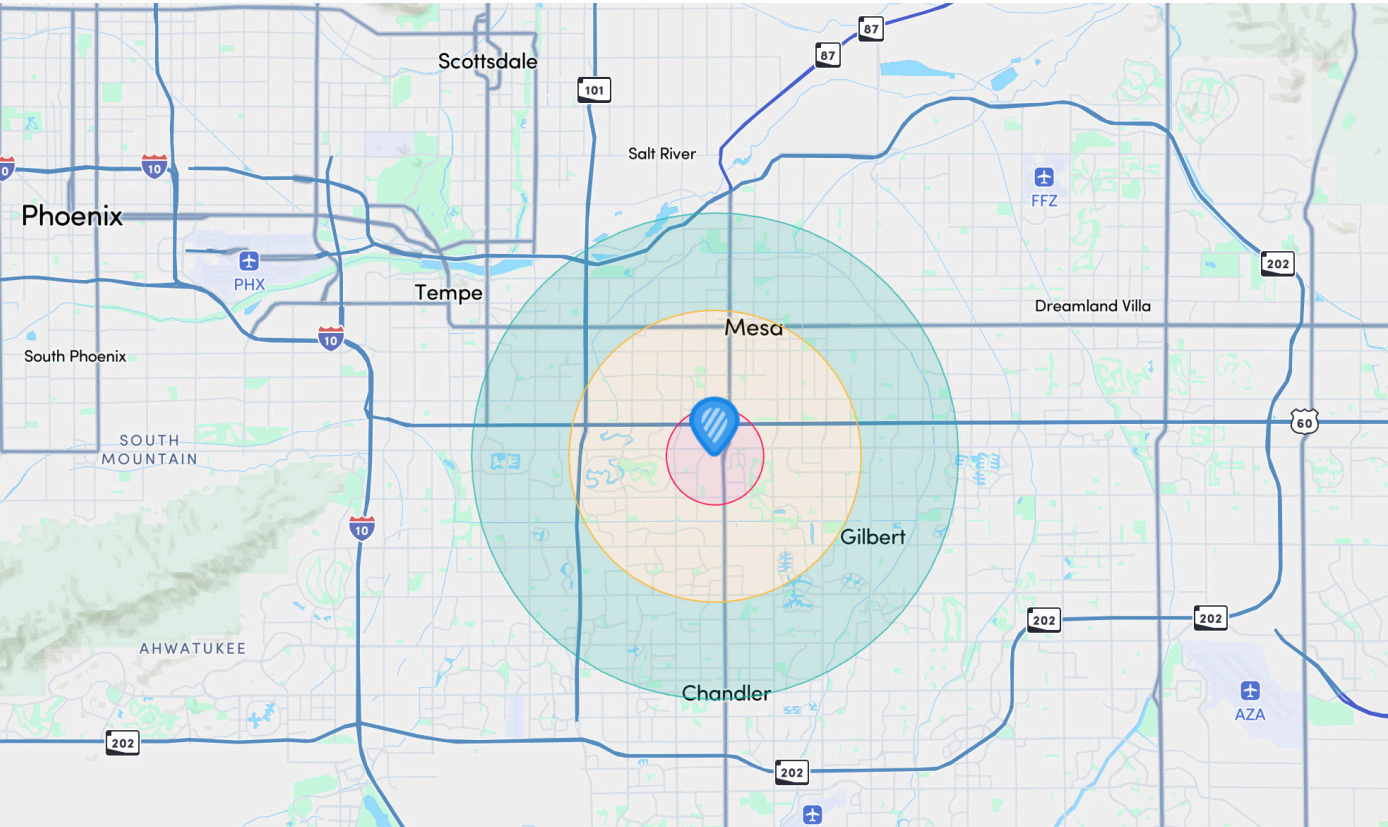
Downtown Gilbert

DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	22,620	221,208	588,914
Average Household Income:	\$98,921	\$99,846	\$108,627
Annual Consumer Health Care Expenditures:	\$35.9 M	\$364.41 M	\$1.14 B
Median Age:	34.5	34.7	34.7
Average Household Size:	2.3	2.5	2.5
Housing Units:	6,287	63,757	182,838
Estimated Households:	5,803	58,377	167,377
Total Employees:	9,322	75,162	166,073





ORION Investment Real Estate
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Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.