

# GILBERT

HEALTH CENTER

1501 N GILBERT RD  
GILBERT, AZ 85234

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

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

**ERIKA ECKBLAD**  
Associate  
+1 602 224 4451  
erika.eckblad@cushwake.com

# Opportunity

- + 1st Floor Urgent Care On Site
- + Parking Ratio: 6.67/1,000
- + Built in 1997
- + Great Visibility on Gilbert Road
- + Less Than 1 Minute South of US-60
- + Located Between Banner Baywood Medical Center and Dignity Health Mercy Gilbert Medical Center

BUILDING SIZE  
**39,499 SF**

AVAILABLE  
**5,368 SF**



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# Key Demographics



**POPULATION WITHIN  
5 MILES**

**404,345**

**AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE**

**\$97,441**

**ANNUAL HEALTHCARE  
SPENDING PER PERSON  
WITHIN 1 MILE**

**\$6,208**

Source: ESRI



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# Future Expansion



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# Floor Plans

## 1ST FLOOR | 13,755 SF



## 2ND FLOOR | 13,755 SF

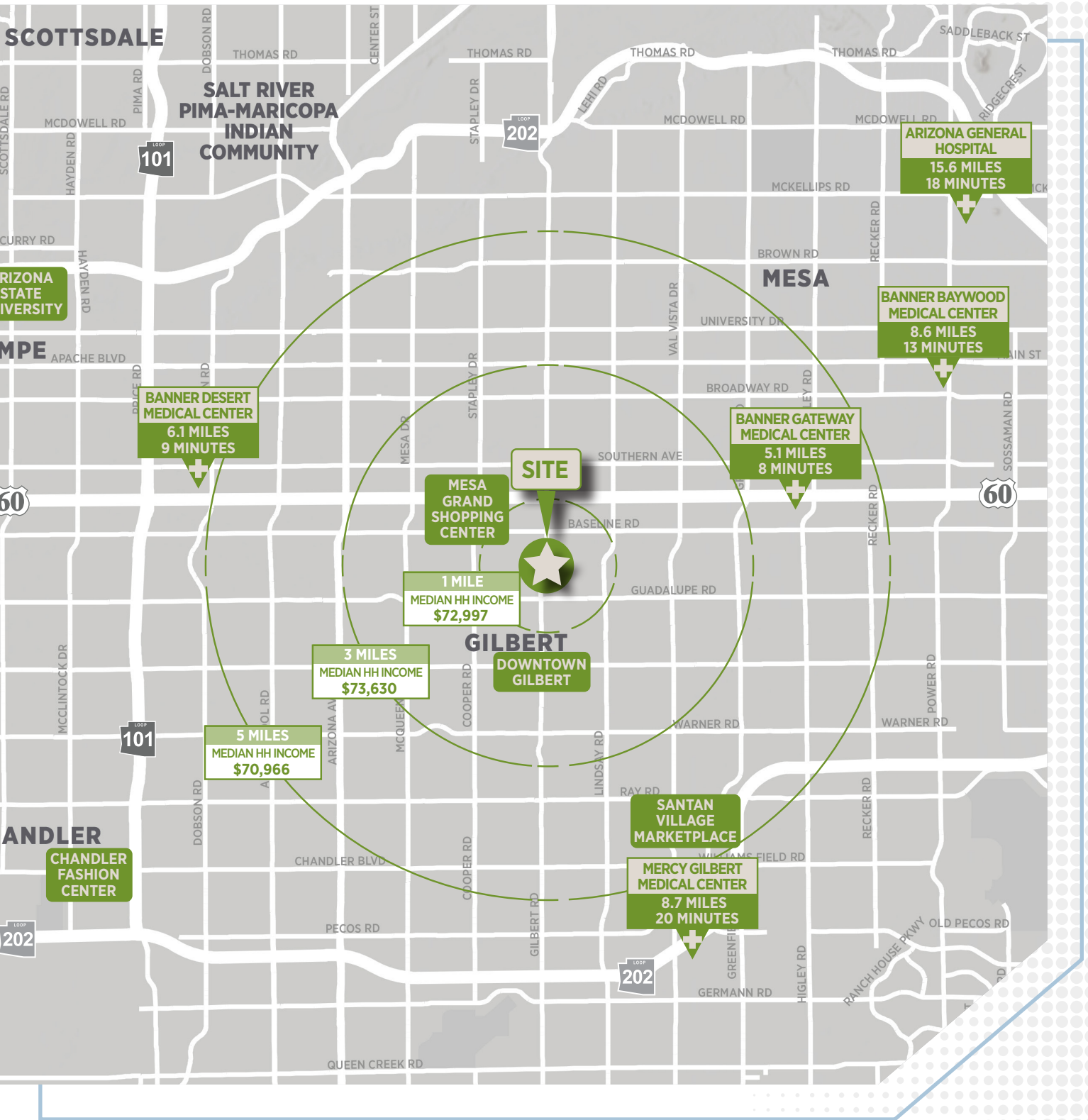


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# Nearby Medical



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