



For Sale

**428 S Gilbert Rd Ste 116
Gilbert, AZ 85296**

1,800 SF

Medical / Legal Office Opportunity

Flexible Floor Plan

Private Offices + Reception

Ample Parking

Immediate Occupancy

Established Office Park Location

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428 S GILBERT RD STE 116

Positioned in a well-established office park with convenient access to surrounding residential neighborhoods, retail amenities, and major thoroughfares. The location supports both client-facing businesses and professional service operations.

OPPORTUNITY HIGHLIGHTS

- Former law office with quality interior buildout
- Ideal for medical, legal, or professional office users
- Flexible floor plan with private offices + reception area
- Potential for medical conversion or mixed-use adaptation
- Located within an established office park environment
- Ample parking for staff and clients
- Efficient layout supports immediate occupancy

19 MINS DRIVE

TO PHOENIX-MESA GATEWAY

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from property
0 E-W	E Spur Ave S	22,724	2025	0.07 mi
South Gilbert Road	E Spur Ave S	22,851	2025	0.08 mi
South Gilbert Road	W Hackamore Ave S	25,165	2024	0.11 mi
South Gilbert Road	S Long Meadow Dr S	26,197	2025	0.15 mi
0 E-W	800 S S	21,433	2025	0.39 mi
W Warner Rd	S 135th Pl E	23,951	2025	0.44 mi
800 S	Twelve Oaks W	22,009	2025	0.47 mi
0 E-W	E Palo Verde St S	23,262	2025	0.47 mi
0 E-W	Twelve Oaks N	20,787	2025	0.51 mi
East Warner Road	S Larkspur St	23,920	2025	0.57 mi



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

POPULATION

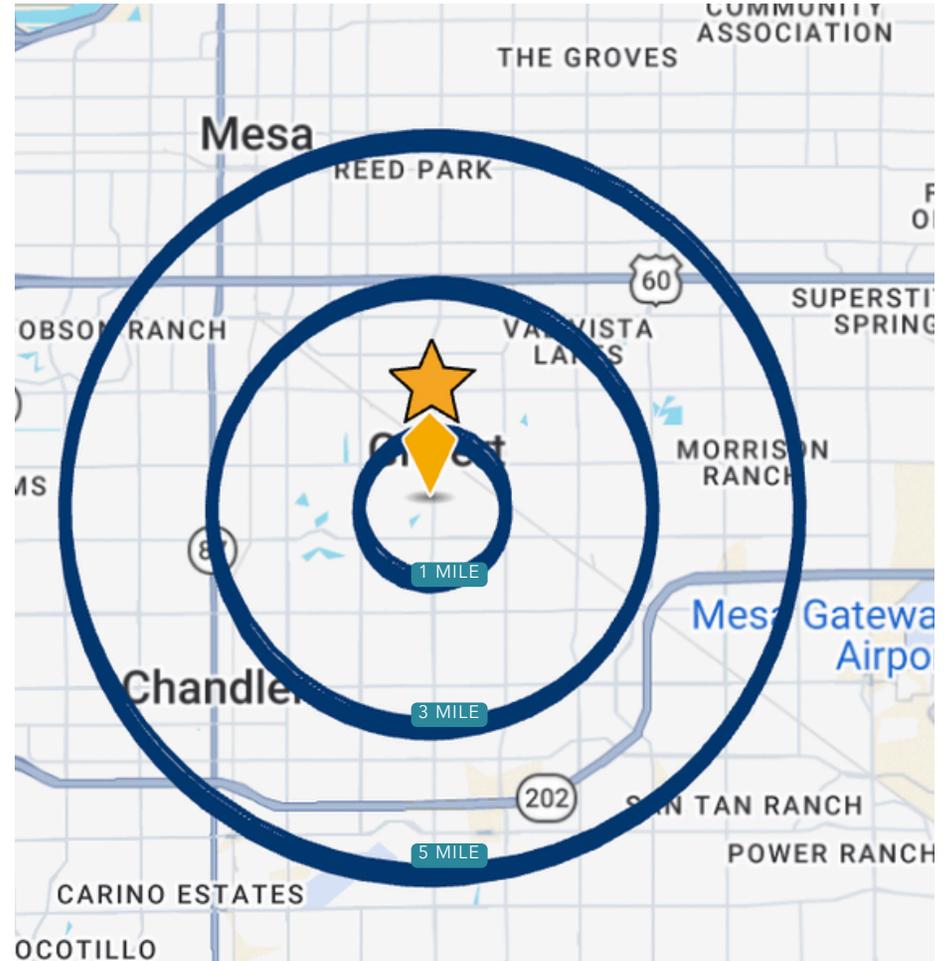
	1 Mile	3 Miles	5 Miles
2024 POPULATION	±15,767	±123,959	±368,777
2029 PROJECTED POPULATION	±16,264	±127,524	±380,210
ANNUAL GROWTH 2024-2029	0.6%	0.6%	0.6%

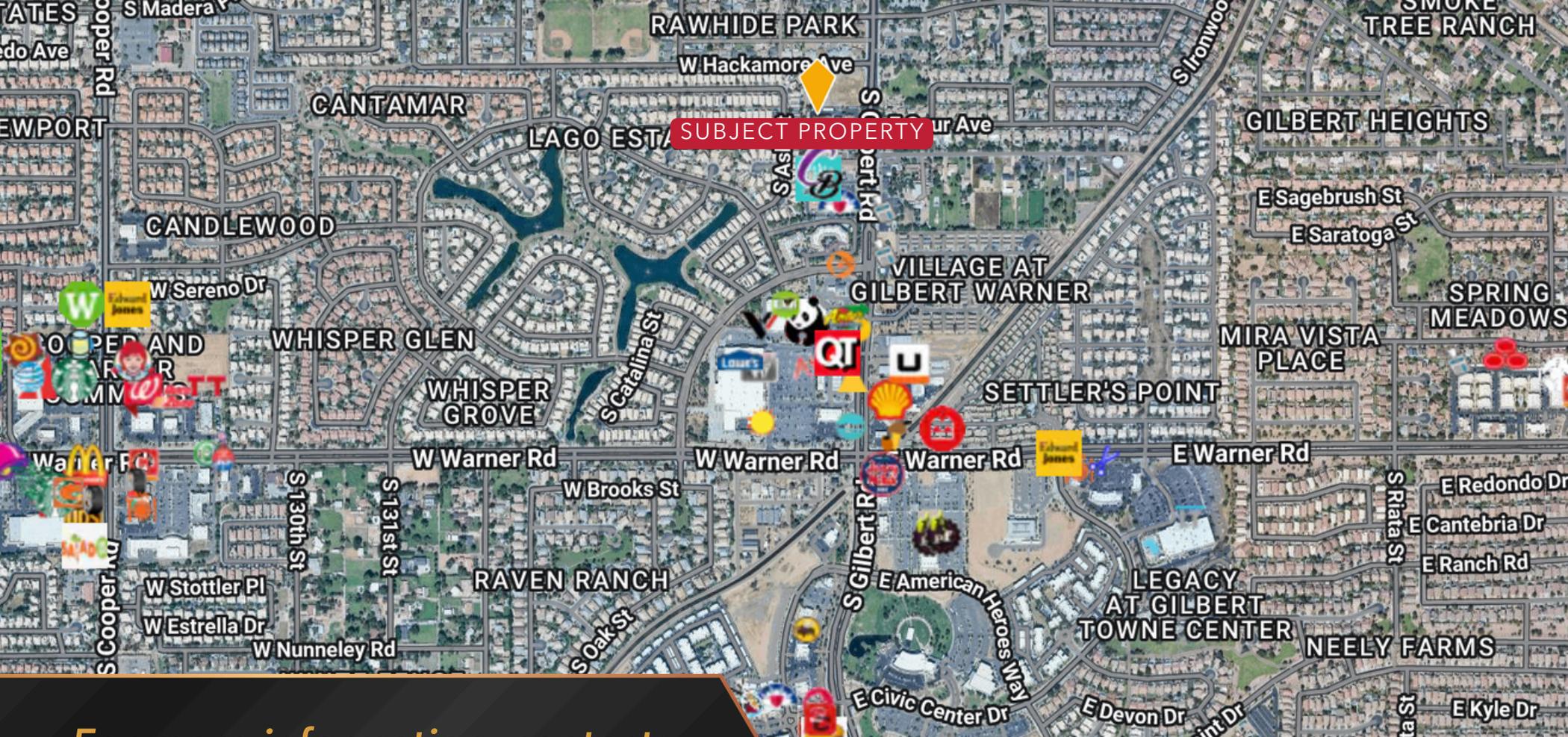
EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	±5,360	± 43,059	±157,301
TOTAL CONSUMER SPENDING	\$225M	\$1.8B	\$4.8B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	±5,674	±44,381	±130,582
2029 PROJECTED HOUSEHOLDS	±5,853	±45,672	±134,729
ANNUAL GROWTH 2024-2029	0.6%	0.6%	0.6%
AVERAGE HOUSEHOLD INCOME	\$133,025	\$132,263	\$119,987





For more information, contact:

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