

# GILBERT DENTAL *LEASING OPPORTUNITY*

3611 East Baseline Road | Gilbert, Arizona 85234

GLA: ± 3,200 SF (Dental)  
± 3,540 SF (Restaurant)

Lease Rate: Negotiable

Parking: 9/1,000 SF

Year Built: 1994

Traffic Counts: Val Vista Drive: 37,601 VPD  
Baseline Road: 23,882 VPD



- Existing Dental Space w/ 9 Ops, 2 Offices & 3 Bathroom
- Landlord will Consider Converting to Clinical Space
- Tenant Improvement Allowance is Available
- Located in Strong Medical & Retail Area on Hard Corner of Lighted Intersection
- Excellent Building & Monument Signage on Busy Val Vista Rd



**J.T. Taylor**

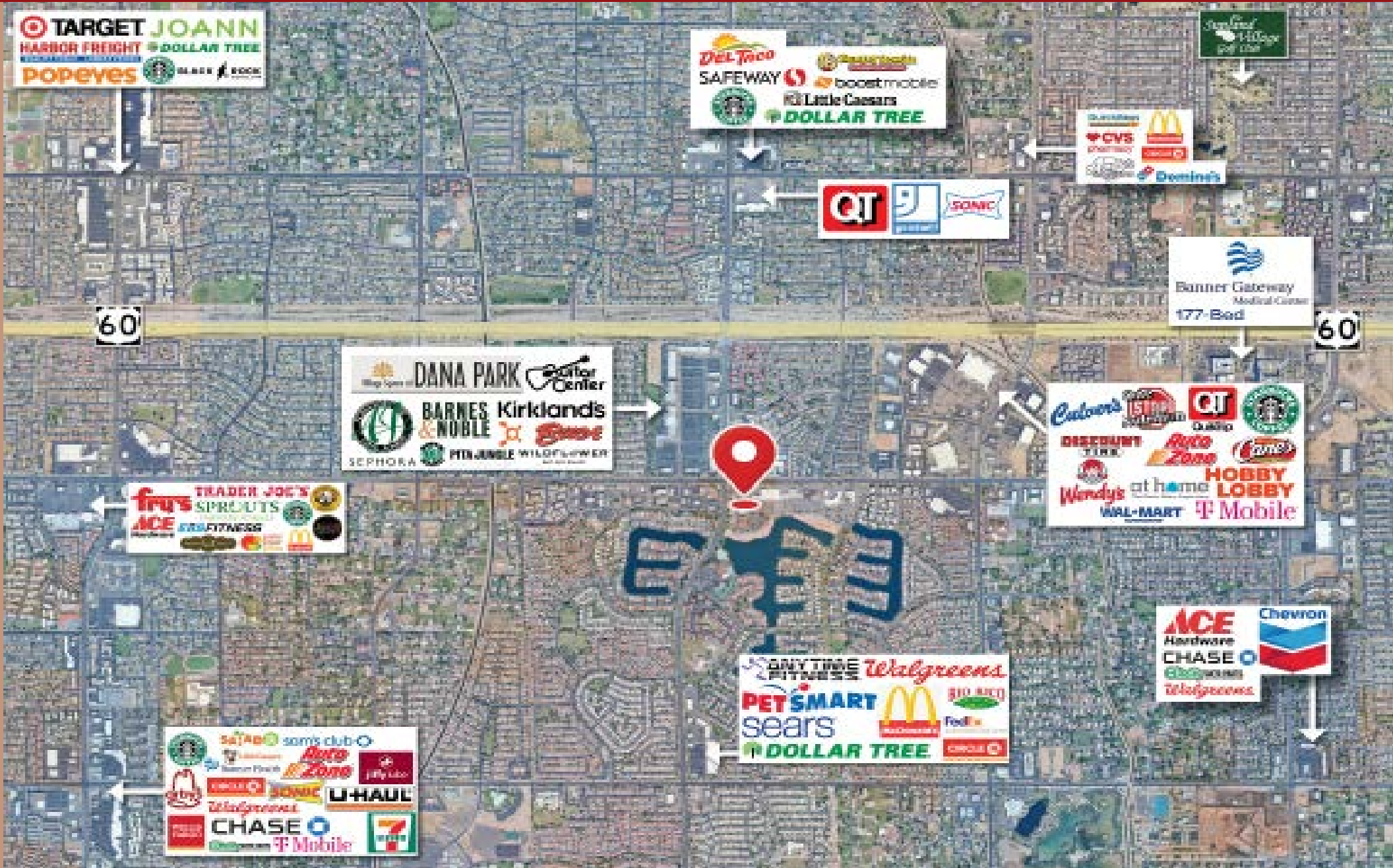
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**ORION**  
INVESTMENT REAL ESTATE

# SITE AERIAL

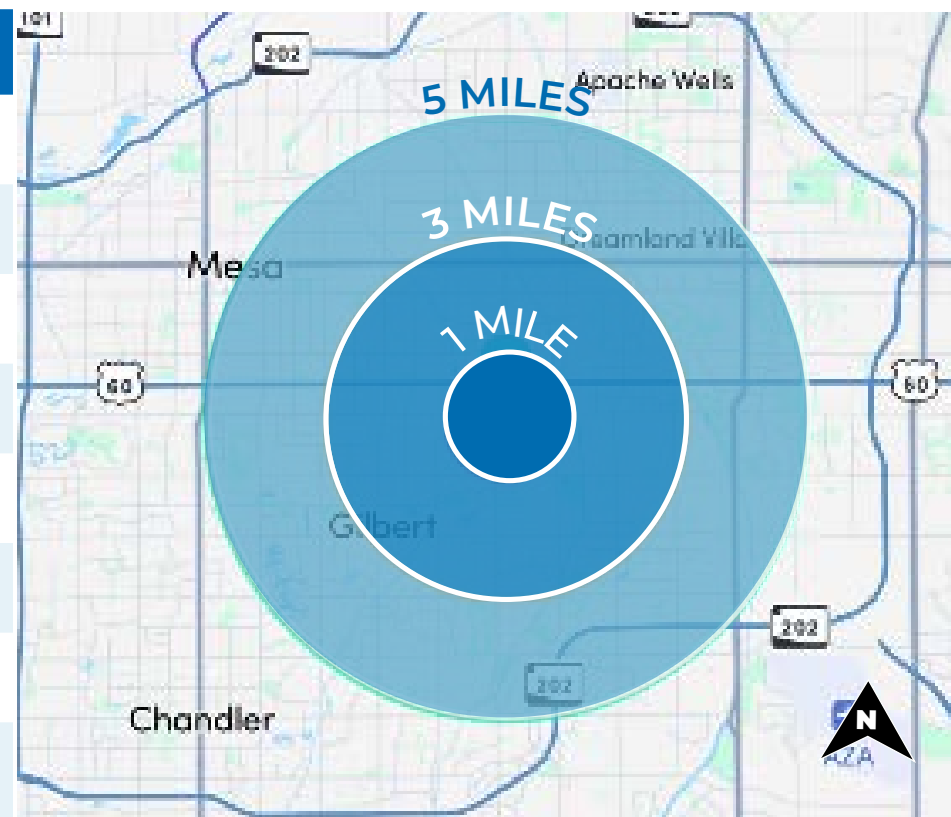


# AREA OVERVIEW MAP



# AREA DEMOGRAPHICS

2024 SUMMARY (AlphaMap)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,261	184,601	<b>475,928</b>
Estimated Population:	15,017	173,053	365,813
2029 Proj. Residential Population:	15,382	139,142	394,569
Average Household Income:	<b>\$149,393</b>	\$119,979	\$122,088
Total Consumer Expenditure:	\$549.21M	\$4.25B	\$11.2B
Median Age:	37	38.6	<b>37.9</b>
Total Households:	5,806	53,266	138,496
Housing Units:	6,139	58,163	<b>150,729</b>



✓ 5 Mile  
**Daytime Population**  
**475,928**

✓ 1 Mile  
**Avg. Household Income**  
**\$149,393**

✓ 5 Mile  
**Median Age**  
**37.9**

✓ 5 Mile  
**Housing Units**  
**150,729**