

FREE STANDING OFFICE CONDO

1757 East Baseline Road
Building 7
Unit 125 - 128
Gilbert AZ 85233

\$722,000 (\$340 PSF)

Owner/User Opportunity

EXECUTIVE SUMMARY

Rare opportunity to purchase commercial office condominium in one of Gilbert's most desirable professional corridors. Located just south of Baseline Road between Stapley Drive and Gilbert Road, this ±2,122 SF office property offers a functional layout, recent improvements, and strong demographics in a market where small office ownership opportunities are extremely limited.

Parcel 125 APN 314-01-035 & Parcel 128 APN 314-01-038



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1757 E BASELINE RD - BUILDING 7 UNIT 125 & 128

PROPERTY FEATURES:

Building Size: ±2,122 SF

Units: 125 & 128

Year Built: 2003

Zoning: C-N Commercial

Layout Includes:

- Large conference room
- Private office
- Large open work area
- Reception area
- Break room
- Storage room
- Two ADA-compliant restrooms

Parking

- Open parking and three reserved covered parking spaces



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INVESTMENT HIGHLIGHTS

Rare Ownership Opportunity

Office condos in this Gilbert corridor rarely come available as most remain leased long term.

Strong Price Positioning

Offered at approximately \$340 per square foot.

Strategic Location

- Approximately 1 mile from US-60
- Strong traffic counts of $\pm 32,887$ vehicles per day
- Established Gilbert business corridor

Recent Improvements Reduce Immediate Costs

- New interior carpet
- Fresh exterior paint
- HVAC replaced approximately 5 years ago



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OWNER USER ADVANTAGE

Buying may allow a business to:

- Build equity instead of leasing
- Avoid rent increases
- Secure a permanent Gilbert location

IDEAL USERS

Perfect for:

- Professional office
- Medical or wellness users
- Legal firms
- Financial services
- Insurance groups
- Real estate companies
- Consulting firms

LOCATION ADVANTAGES

- Gilbert professional corridor
- Near major retail and services
- Easy freeway access
- Strong East Valley growth area
- High household incomes nearby



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DEMOGRAPHICS

The property is supported by strong surrounding population density, above average household incomes, and significant consumer spending within the immediate trade area.

Radius	Population	Households	Median HH Income	Consumer Spending	Daytime Employees
2 Miles	58,300	20,141	\$89,491	\$711.2 Million	26,012
5 Miles	410,494	153,337	\$81,892	\$5.1 Billion	157,537
10 Miles	1,186,769	449,504	\$89,140	\$15.5 Billion	487,391

Population Growth (Projected 2025-2030)

- 2 Miles → 0.55%
- 5 Miles → 0.68%
- 10 Miles → 0.76%

DISCLAIMER:

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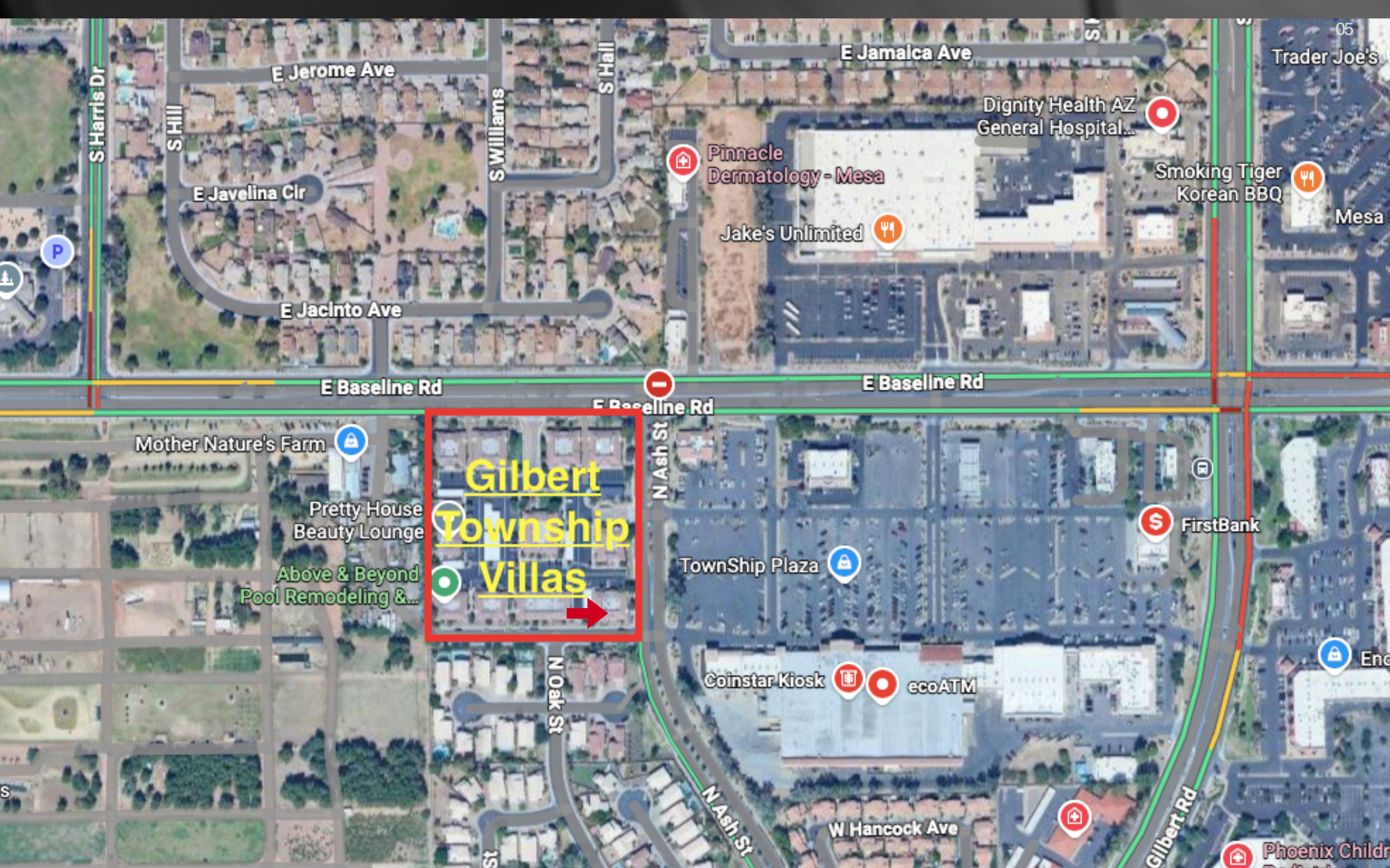


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PHOTO GALLERY



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