



GILBERT
CITY GATE
MEDICAL COMMONS

3305 EAST MICHELLE WAY
GILBERT, ARIZONA

NEW CONSTRUCTION | ±47,000 SF TWO-STORY BUILDING



BUILDING REPRESENTED BY:



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BUILDING DEVELOPED BY:



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DANA PARK

BARNES & NOBLE BOOKSELLERS
LOFT
JARED The Galleria Of Jewelry
chico's
Seafood Market & Restaurant
RA

THE GARDENS OF THE RAVENS
WHITE HOUSE
BLACK MARKET
DINO'S MEXICAN RESTAURANT
sauce pizza | wine

SEPHORA
CAPS ZUPAS
FIREHOUSE SUBS
PITAJUNGLE
Panera
Panda Express

GREENFIELD GATEWAY

Walmart SUPERCENTER
at home The Home Décor Superstore
HOBBY LOBBY
ESPORTA FITNESS
DUNKIN'
SPORTSMAN'S WAREHOUSE
Cane's CHICKEN FINGERZ
EoS FITNESS TODAY, NOT SOMEDAY
Culver's
Wendy's

US bank
WHATABURGER
GILBERT CITY GATE MEDICAL COMMONS

COPPER SPRINGS RETIREMENT COMMUNITY

SAVANNA HOUSE MBK SENIOR LIVING

- 47,000 SF two-story building
- 5 : 1,000 RSF Parking Ratio
- Gurney Sized Elevator
- Convenient surface parking (covered available)
- Future entrances of Higley Rd, East Michelle Way, and East Gary Way

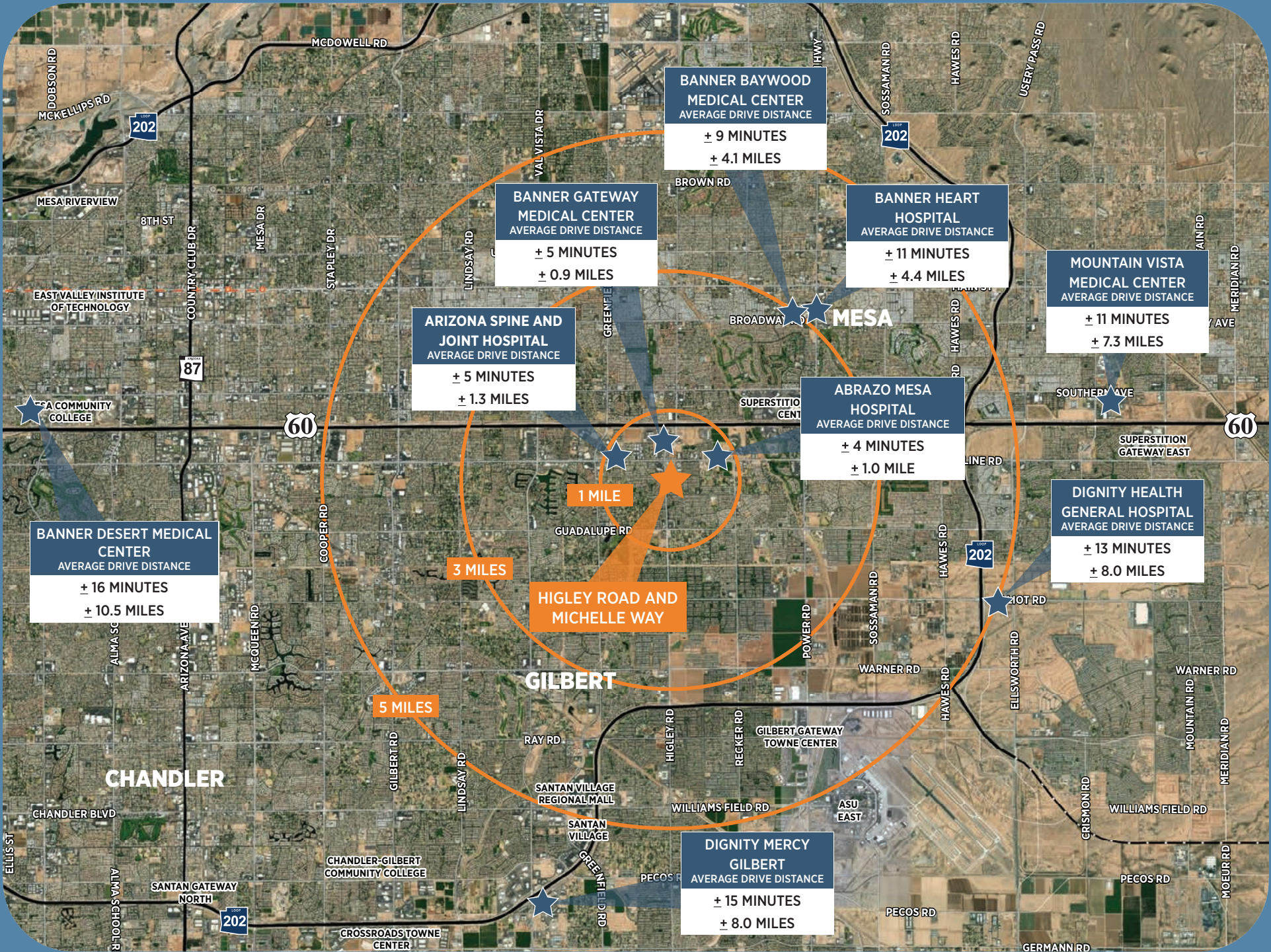
LOCATION:

- Within the booming town of Gilbert
- 1.4 Miles south/6 minutes south of the 60
- Minutes from Banner Gateway (165 Beds) and MD Anderson Medical Centers (177 Beds), Arizona Spine and Joint Hospital (23 Beds), and Abrazo Mesa Hospital (8 Beds)
- Minutes from the Riparian Preserve At Water Ranch equipped with scenic walking trails, a park, and picnic tables

2025 AVERAGE HH INCOME & POPULATION

1 MILE \$114,436	3 MILES \$100,912	5 MILES \$91,026
1 MILE 12,374	3 MILES 116,980	5 MILES 337,471

Information contained herein was furnished by sources deemed reliable and is believed to be accurate; however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Terms subject to change without notice.



**BANNER BAYWOOD
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 9 MINUTES
± 4.1 MILES

**BANNER GATEWAY
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 5 MINUTES
± 0.9 MILES

**BANNER HEART
HOSPITAL**
AVERAGE DRIVE DISTANCE
± 11 MINUTES
± 4.4 MILES

**MOUNTAIN VISTA
MEDICAL CENTER**
AVERAGE DRIVE DISTANCE
± 11 MINUTES
± 7.3 MILES

**ARIZONA SPINE AND
JOINT HOSPITAL**
AVERAGE DRIVE DISTANCE
± 5 MINUTES
± 1.3 MILES

**ABRAZO MESA
HOSPITAL**
AVERAGE DRIVE DISTANCE
± 4 MINUTES
± 1.0 MILE

**DIGNITY HEALTH
GENERAL HOSPITAL**
AVERAGE DRIVE DISTANCE
± 13 MINUTES
± 8.0 MILES

**BANNER DESERT MEDICAL
CENTER**
AVERAGE DRIVE DISTANCE
± 16 MINUTES
± 10.5 MILES

**HIGLEY ROAD AND
MICHELLE WAY**

**DIGNITY MERCY
GILBERT**
AVERAGE DRIVE DISTANCE
± 15 MINUTES
± 8.0 MILES

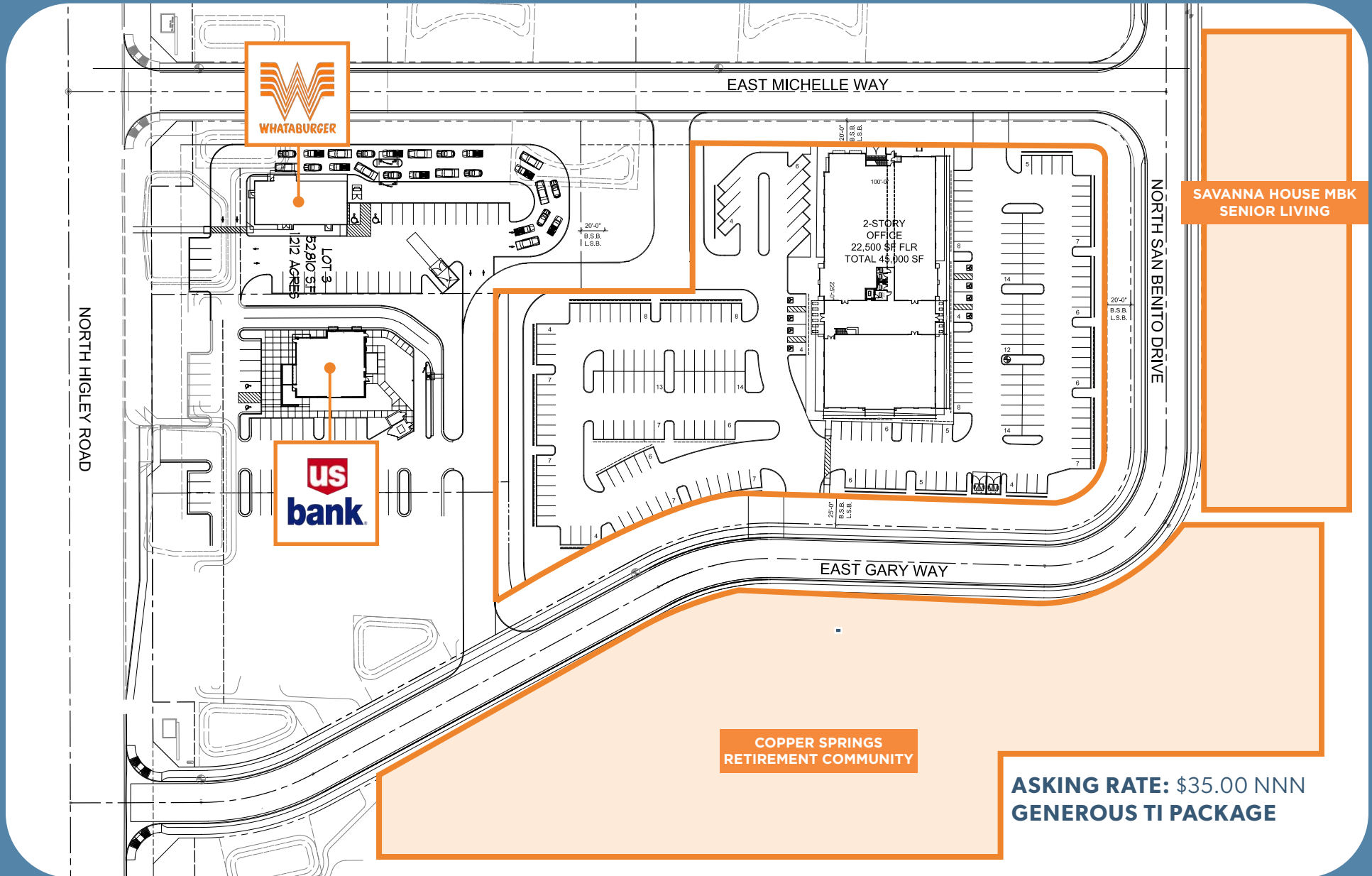


FIRST FLOOR



SECOND FLOOR





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