

For Lease: Grey Shell Medical Office Space

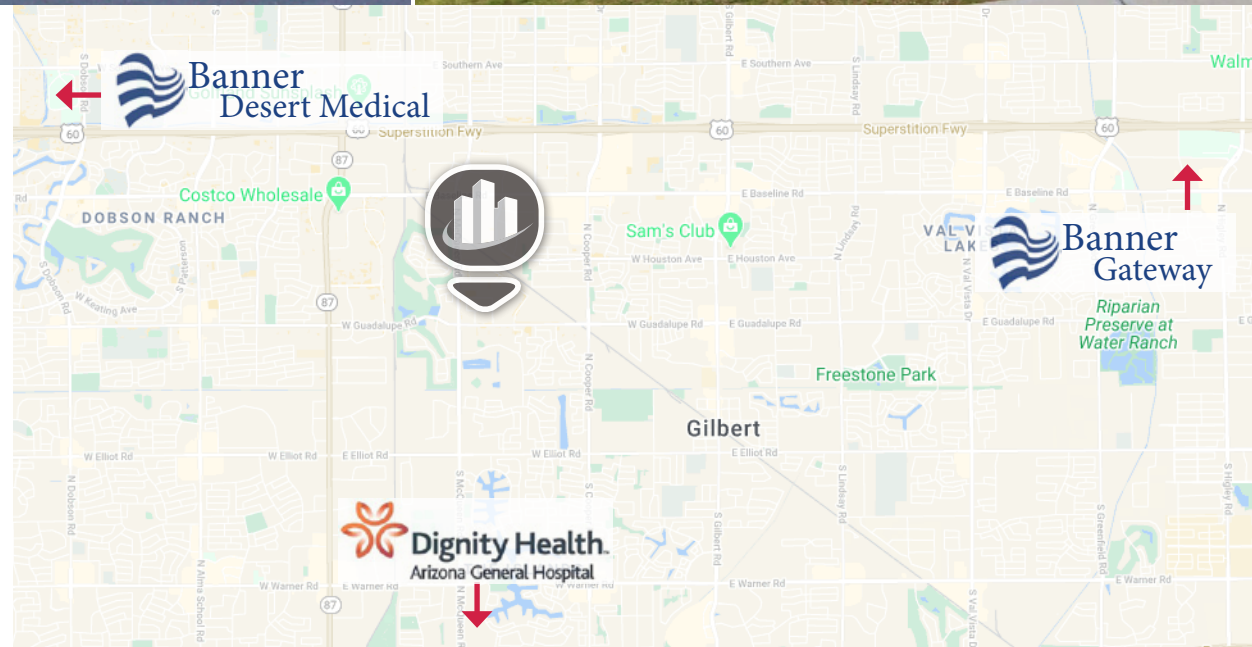
The Shops at Fiesta Ranch | 1520 West Guadalupe Road | Gilbert, Arizona



Highlights

- 2,700 SF Grey Shell Office Space Available
- Rare Opportunity for Medical Office in Gilbert
- Perfect for Physical Therapy
- Income over \$124,586 in One Mile Radius
- Traffic Count over 56,000 per day
- Contemporary Architecture

This upscale Gilbert trade area with above average income residential neighborhoods provides a unique opportunity. The highly visible end-cap directly adjacent to Courty Medical provides the perfect co-tenancy for Physical Therapy, Ancillary Medical or Dental. Gilbert has ranked as one of the nation's fastest growing cities. This space is ready for your design as the first to occupy the space and a rare opportunity in the East Valley.



Lease Rate	\$24.00/SF NNN
Available SF	2,700 SF
Year Built	2007
Zoning	C-2, Gilbert
Cross Streets	McQueen & Guadalupe Roads

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FUTURE
COMMERCIAL

Guadalupe Road: 24,800 VPD

McQueen Road: 31,820 VPD

FUTURE
COMMERCIAL



Exxon

THE CAMP
TRANSFORMATION CENTER

NAPA
AUTOCARE CENTER

XTE
MOTORSPORTS

ServiceKing
COLLISION

ALTERNATIVE
HOME FURNITURE ABANDONMENT

JAX

APR

ISODIC

EPIC
PLUMBING

Sigler

JFK
ELECTRICAL CONTRACTING SYSTEMS

TreeDoctors

CORE

Wall

Budget
Truck Rental

CALIBER

zerorez

HI-COUNTRY DOOR & TRIM

El Ace Contracting Inc.

CSP

PFS
POWER
PRODUCT
SERVICES

IGC

LOCKHEED MARTIN

NEWAVE

EDM

Collins
COMFORT MASTERS

ultrachill

ADVANCE
CHAMPION

Mutual
of Omaha

CALIBER
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CHURCH

VALERO



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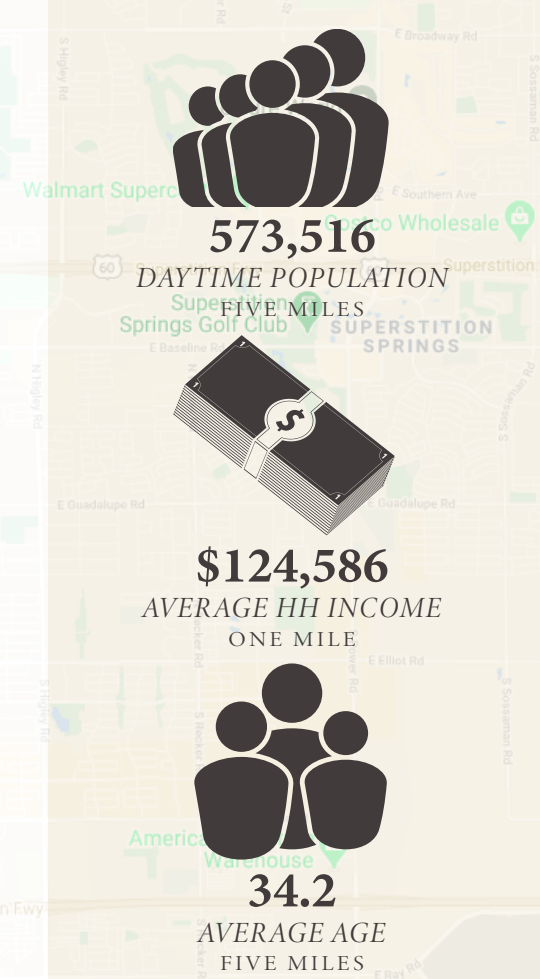
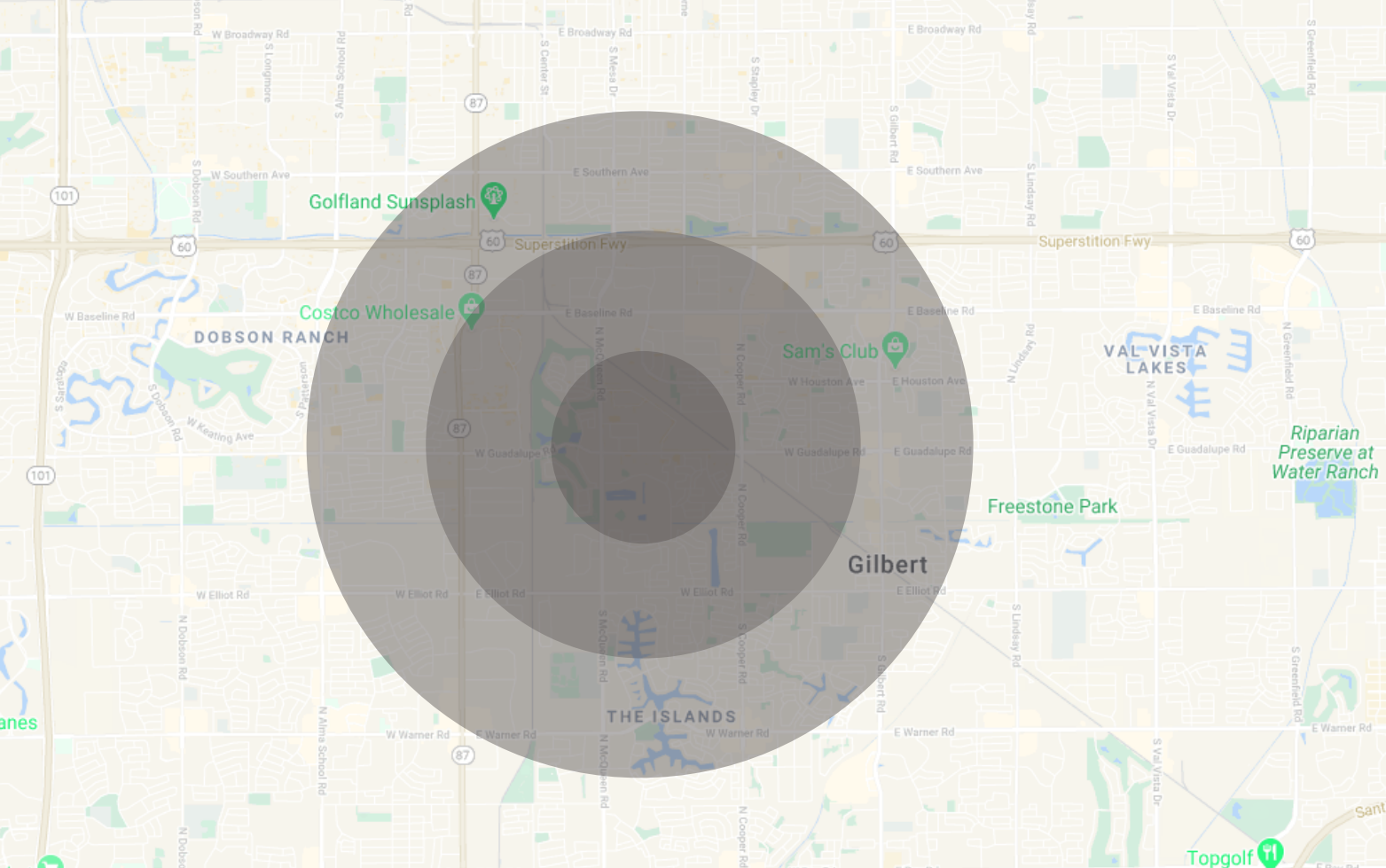


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2024 Summary (Source: SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	20,223	210,631	573,516
Residential Population:	9,465	141,681	424,343
Average Household Size:	2.6	2.6	2.6
Average Household Income:	\$124,586	\$115,248	\$112,160
Median Age:	34.9	34.2	35.2

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