



# FOR SALE OR LEASE

Freestanding Medical Office

1452 N Higley Rd,  
Gilbert, AZ 85234

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**Menlo Group**  
COMMERCIAL REAL ESTATE

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## Executive Summary

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### OFFERING SUMMARY

Sale Price: \$2,750,000.00

Lease Rate: \$26.00 PSF NNN

Building Size: Approximately 8,000 SF

Lot Size: Approximately .76 Acres

Zoning: SC - City of Gilbert

### PROPERTY OVERVIEW

This property is located just south of the SWC of Higley Rd and Baseline Rd in the heart of Gilbert, Arizona. The property is a freestanding 8,000 SF Medical Office that includes a reception and waiting area, exam and treatment rooms, private offices, private restrooms, and a staff break room. The site sits on a large .76 acre lot with plentiful parking (including covered parking) and monument signage along Higley Rd which sees an average traffic count of over 30,000 vehicles per day. The property is located in the highly desirable Southeast Valley with high demographics and rising population numbers. The property has easy access to the US60 and is near Banner Gateway Medical Center and Arizona School of Dentistry and Oral Health, and is in close proximity to retail and business amenities, including Superstition Springs Center and Dana Park.

### PROPERTY HIGHLIGHTS

- Freestanding Medical Office
- Available For Sale or Lease
- Built in 2006
- Monument Signage along Higley Rd
- Easy Access to US 60
- Near Banner Gateway Medical
- APN 313-11-598 & 313-11-958



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## Property Photos





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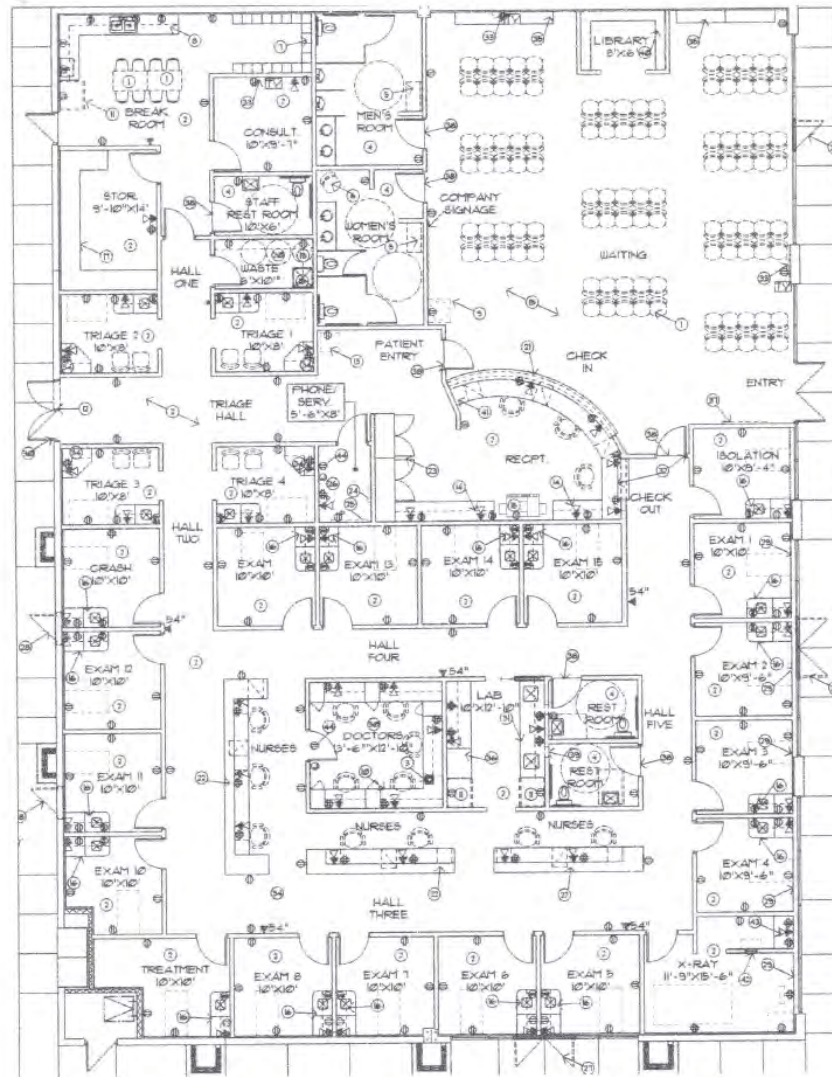
## Property Photos



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## Floor Plan





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Aerial Map



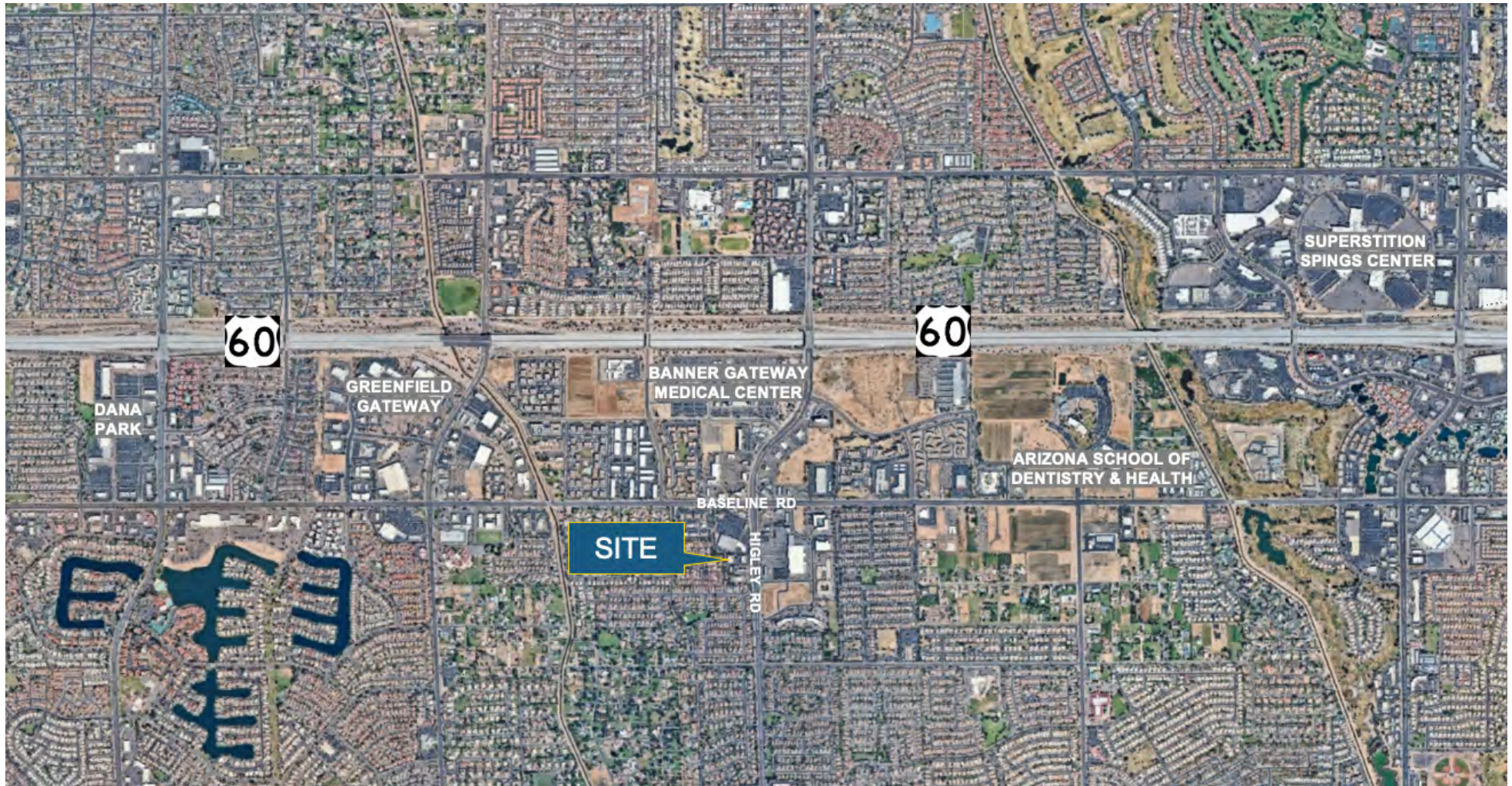


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Aerial Map

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## Demographics Map & Report

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,584	103,506	297,060
Average Age	29.8	39.3	38.8
Average Age (Male)	30.8	38.8	37.8
Average Age (Female)	29.6	40.0	39.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,577	39,052	114,055
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$98,416	\$76,012	\$69,163
Average House Value	\$380,956	\$283,111	\$220,982

\* Demographic data derived from 2020 ACS - US Census

