

**FOR SALE**

# San Tan Professional Village

**3303 S LINDSAY RD #113**

Gilbert, AZ 85297

**PRESENTED BY:**

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

[justin.horwitz@svn.com](mailto:justin.horwitz@svn.com)

**RICHARD LEWIS JR.**

O: 480.425.5536

[richard.lewis@svn.com](mailto:richard.lewis@svn.com)

**AARON GUTIERREZ**

O: 480.425.5517

[aaron.gutierrez@svn.com](mailto:aaron.gutierrez@svn.com)

**SEAN ALDERMAN**

O: 480.425.5520

[sean.alderman@svn.com](mailto:sean.alderman@svn.com)



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

justin.horwitz@svn.com

**RICHARD LEWIS JR.**

O: 480.425.5536

richard.lewis@svn.com

**AARON GUTIERREZ**

O: 480.425.5517

aaron.gutierrez@svn.com

**SEAN ALDERMAN**

O: 480.425.5520

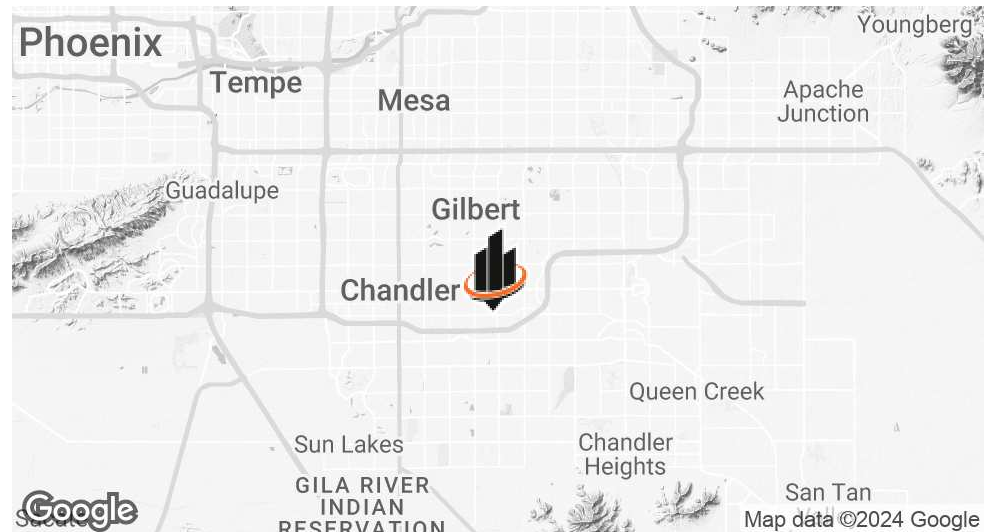
sean.alderman@svn.com



# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	<b>\$840,000</b>
<b>PRICE/SF</b>	\$420/SF
<b>BUILDING SIZE</b>	2,000 SF
<b>APN</b>	304-55-057
<b>ZONING</b>	BP
<b>CONSTRUCTION YEAR</b>	2005
<b>PARKING</b>	2 Reserved
<b>CAMS</b>	\$480/mo
<b>HVAC</b>	2x Package Units (Roof Mounted)
<b>2024 TAXES</b>	\$4,158.96



**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**AARON GUTIERREZ**  
O: 480.425.5517  
aaron.gutierrez@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present, as the exclusive representative of the owner, Suite 113 at San Tan Professional Village. This medical office condo is conveniently located directly north of the Lindsay Rd exit on the Loop-202 and sits near the border of Chandler and Gilbert, placing it in some of the best demographics in the entire Phoenix metro service area. The property features two points in ingress, one through the break room on the north side and the second through the front door where visitors and patients are greeted by a large waiting room and reception desk. The remainder of the property features an overside MA station, multiple exam rooms, a procedure room with 220V power, multiple provider offices, both patient restroom with specimen collection and a private rest room for office staff. With common sinks in the hallways outside of the exam rooms the suite is even more flexible to an end user who could choose to run a traditional office out of the space in lieu of a medical practice.

## LOCATION DESCRIPTION

3303 S Lindsay Rd #113 is located in Gilbert, AZ, a town in the southeastern part of the Phoenix metropolitan area. This prime location offers easy access to various amenities, including the SanTan Village shopping center, which features popular retailers like Target and Best Buy, as well as a diverse array of dining options. Nearby, Gilbert Regional Park provides green spaces and walking trails, while the Riparian Preserve at Water Ranch offers a chance to explore local wildlife. The area is well-connected via major highways like the US-60 and Loop-202, making it convenient to neighboring communities such as Chandler and Mesa.

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

justin.horwitz@svn.com

**RICHARD LEWIS JR.**

O: 480.425.5536

richard.lewis@svn.com

**AARON GUTIERREZ**

O: 480.425.5517

aaron.gutierrez@svn.com

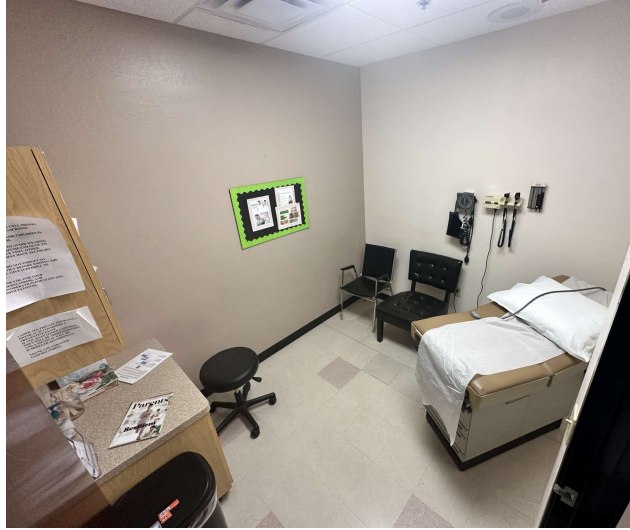
**SEAN ALDERMAN**

O: 480.425.5520

sean.alderman@svn.com



## ADDITIONAL PHOTOS



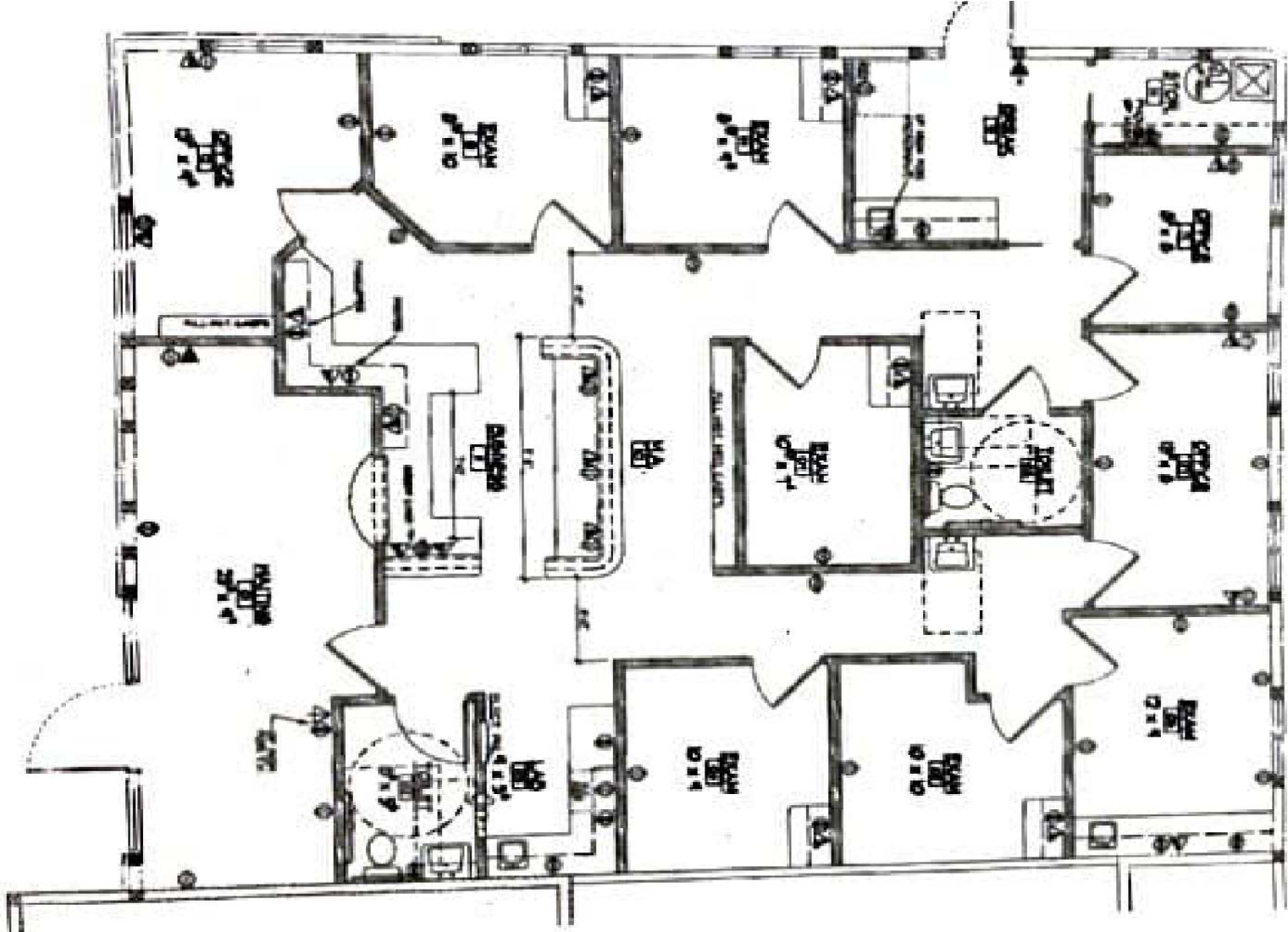
**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**AARON GUTIERREZ**  
O: 480.425.5517  
aaron.gutierrez@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com

**FLOORPLAN**



**JUSTIN HORWITZ, SIOR**  
 O: 480.425.5518  
 justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
 O: 480.425.5536  
 richard.lewis@svn.com

**AARON GUTIERREZ**  
 O: 480.425.5517  
 aaron.gutierrez@svn.com

**SEAN ALDERMAN**  
 O: 480.425.5520  
 sean.alderman@svn.com



**PROPERTY AERIAL**



**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

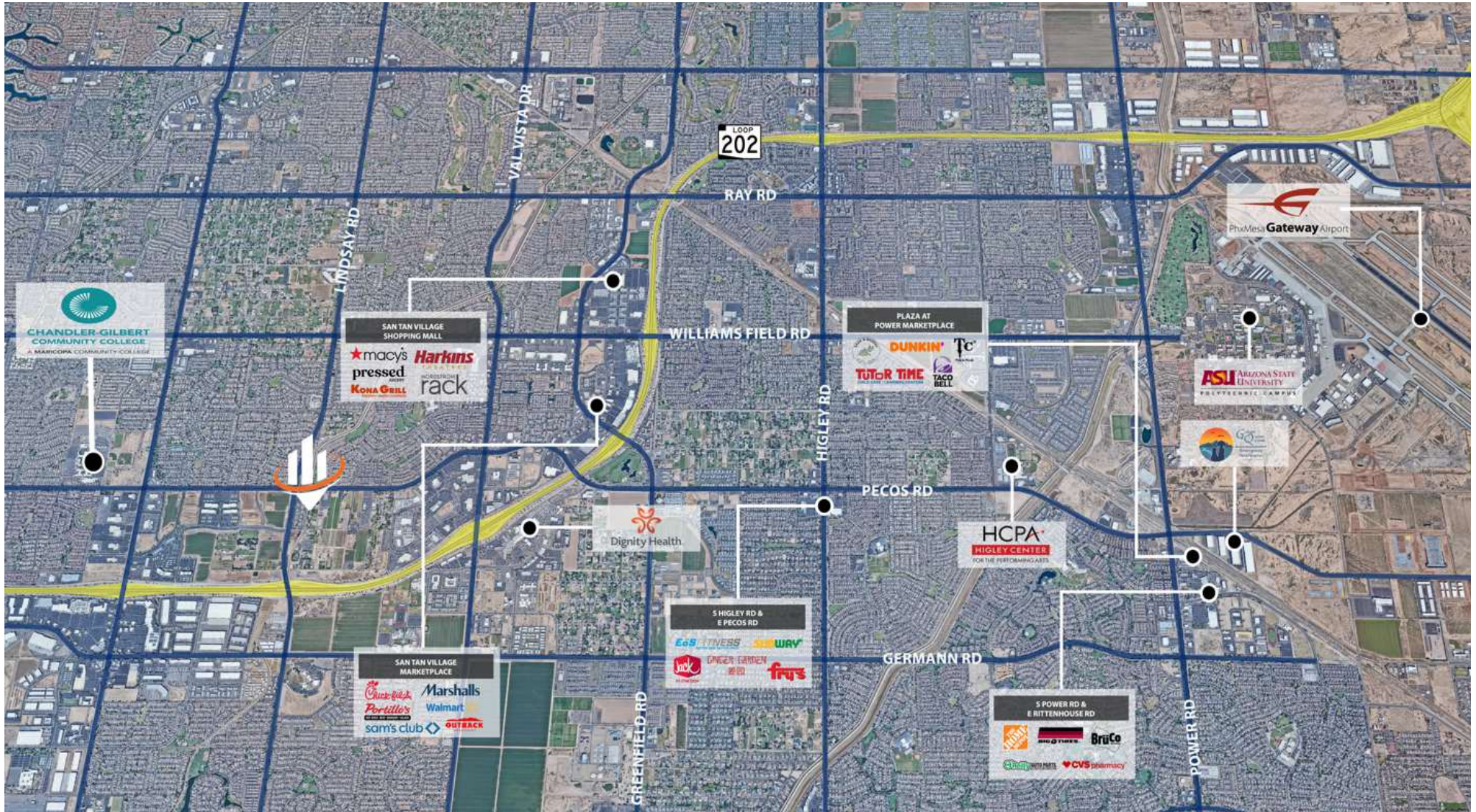
**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**AARON GUTIERREZ**  
O: 480.425.5517  
aaron.gutierrez@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com



# RETAILER MAP



**JUSTIN HORWITZ, SIOR**  
 O: 480.425.5518  
 justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
 O: 480.425.5536  
 richard.lewis@svn.com

**AARON GUTIERREZ**  
 O: 480.425.5517  
 aaron.gutierrez@svn.com

**SEAN ALDERMAN**  
 O: 480.425.5520  
 sean.alderman@svn.com



# CITY OF GILBERT

Gilbert has evolved into one of the fastest-growing towns in America, transforming from an agricultural community to an economically diverse suburban area. The town boasts a thriving business atmosphere, a nationally-ranked school system, and an abundance of outdoor activities, giving Gilbert a unique sense of charm. Its strategic location grants access to the Loop 202 Freeway and sits just 10 miles from the Phoenix-Mesa Gateway Airport.



**281,169+**  
PEOPLE LIVE IN  
GILBERT, AZ



**3.3%**  
UNEMPLOYMENT  
RATE



**\$126,448**  
AVERAGE  
HOUSEHOLD INCOME



**41%**  
OF RESIDENTS HAVE A  
BACHELOR'S OR HIGHER  
EDUCATION

**gilbert**  
arizona



## GILBERT RANKINGS

**#1 PLACE TO LIVE IN ARIZONA**  
- RANKING ARIZONA

**BEST CITIES TO RAISE A FAMILY**  
- WALLETHUB

**TOP 25 BEST TOWNS TO VISIT IN AMERICA**  
- MATADOR NETWORK

**TOP 10 SAFEST CITIES IN AMERICA**  
- WALLETHUB

**BEST CITIES FOR BUSINESS**  
- AZ BIG MEDIA

**AMERICA'S 100 BEST HOSPITALS**  
- HEALTHGRADE

**NATIONALLY-RANKED K-12 EDUCATION SYSTEM**  
- NICHE



# CITY OF GILBERT ATTRACTIONS

## ENTERTAINMENT

The city's mix of premier attractions coupled with its cozy neighborhood feel provides unique experiences for all ages. Visit Gilbert's SanTan Village, an open-air shopping destination featuring a variety of restaurants and stores. Take a trip downtown to the Heritage District for a mix of vibrancy, culture, and special events. For family fun, visit one of its various engaging attractions including Top Golf, Fat Cats Arcade & Bowling, or the Gilbert Farmer's Market.



## ARTS & CULTURE

Gilbert displays its rich culture and authentic art throughout many galleries and museums around town. Visit the Hale Center Theatre, the longest continuously running, privately-owned theater company in America. Take a trip to the Gilbert Historical Museum or Art Intersection to view in-house exhibits, or Tuscany Theater for community theatre and family entertainment events. Gilbert also hosts an annual downtown concert series, featuring musical artists of various genres.

## OUTDOOR ACTIVITIES

Visitors and residents alike can enjoy Arizona's natural beauty by visiting various parks in Gilbert, including Gilbert Regional Park, Riparian Preserve, and Freestone Park. The city is also home to the Trilogy Golf Club at Power Ranch, an 18-hole Championship public golf course. Tap in to your adventurous side and embark on a frontier tour with Arizona Frontiers to destinations like The Grand Canyon.





# CITY OF GILBERT HIGHER EDUCATION



**ARIZONA STATE UNIVERSITY POLYTECHNIC**

**TOTAL ENROLLMENT: 10,000+**

- ASU Polytechnic incorporates a regional airport while maintaining a small community feel.
- The main focus is on interdisciplinary sciences, engineering, management, technology, and education through project-based learning within advanced laboratory spaces.



**PARK UNIVERSITY**

**TOTAL ENROLLMENT: 8,500+**

- Park University's Gilbert Campus Center offers affordable and convenient undergraduate and graduate programs, as well as adult learning options.
- Featured programs include Business Administration, Criminal Justice, Computer Science, and Psychology.



**UNIVERSITY OF ARIZONA**

**TOTAL ENROLLMENT: 49,470+**

- UA's main campus is located in Tucson, but operates its coding classes out of Gilbert's University Building.
- The University of Arizona's Gilbert Coding Program grants students the opportunity to become proficient in both front-end and back-end technologies in 24 weeks.



**NORTHERN ARIZONA UNIVERSITY**

**TOTAL ENROLLMENT: 30,736+**

- NAU is partnered with the University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs, and is a short 40-minute drive from Gilbert.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



**EAST VALLEY INSTITUTE OF TECHNOLOGY**

**TOTAL ENROLLMENT: 5,000+**

- East Valley has three locations, with the main campus just 20 minutes away from Gilbert.
- EVIT offers over 35 programs for high school students and adults. High school students can attend tuition-free.



**MARICOPA COUNTY COMMUNITY COLLEGES**

**TOTAL ENROLLMENT: 114,775+**

- Of the 10 community colleges in the Greater Phoenix area, the 3 located near the Gilbert area are Chandler-Gilbert, South Mountain, and Mesa.
- Chandler-Gilbert Community College offers 70 degrees and certificates, as well as several vocational training programs.



# CITY OF GILBERT MAJOR EMPLOYERS



**2,875+**

EMPLOYEES

Banner Health.

**1,756+**

EMPLOYEES



**1,430+**

EMPLOYEES



**1,350+**

EMPLOYEES



**1,142+**

EMPLOYEES



Dignity Health.

**850+**

EMPLOYEES

**Deloitte.**

**675+**

EMPLOYEES



**600+**

EMPLOYEES



**500+**

EMPLOYEES



**470+**

EMPLOYEES

## TOP 10 EMPLOYERS

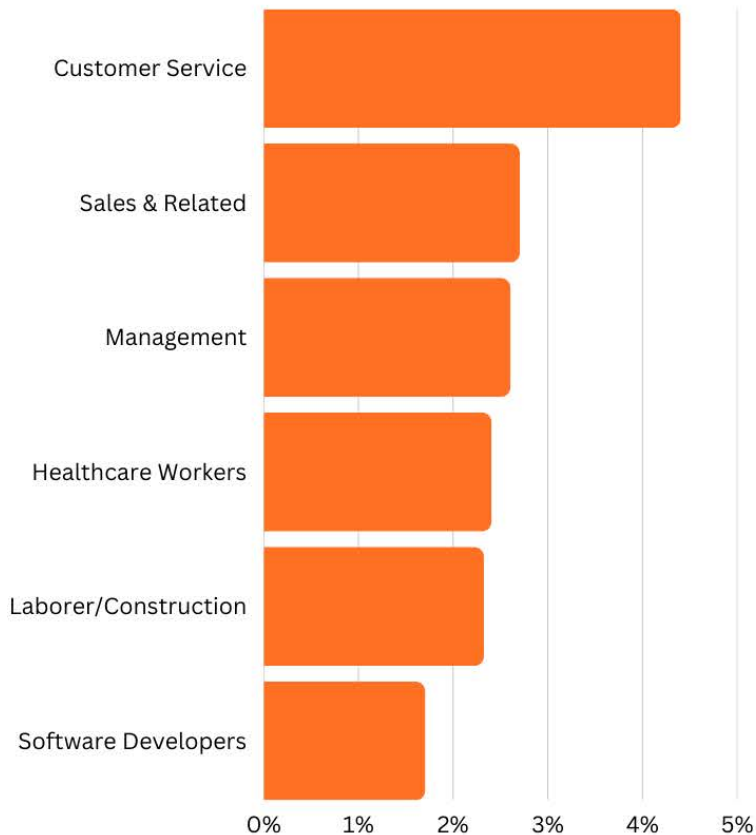
Gilbert boasts a diverse employment scene, anchored by industries such as education, finance, healthcare, technology, and manufacturing. The city's strategic location and skilled workforce contribute to its thriving job market for both residents and commuters alike.



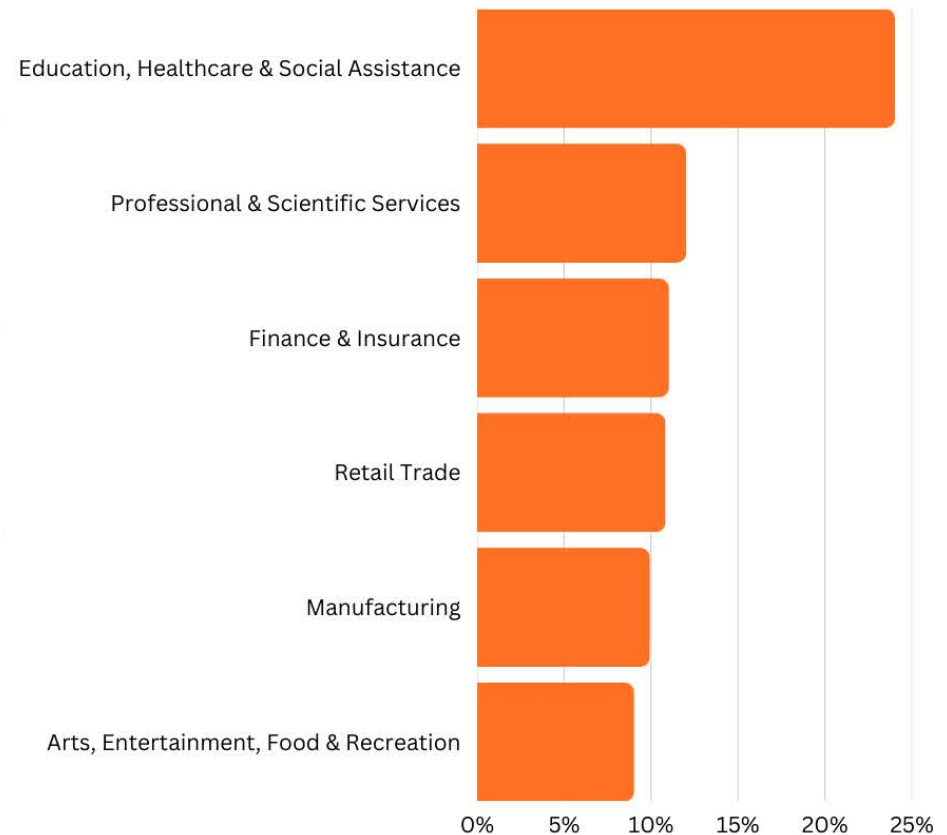
# CITY OF GILBERT WORKFORCE

Gilbert's workforce is constantly expanding as the talent acquisition pipeline grows. Its current workforce is well-educated and encompasses nearly one million residents within a 30-minute commute. Gilbert is home to four employment centers and is located near many esteemed universities supporting higher education. Gilbert continues to promote growth through the support of their innovation and research efforts, making it an attractive destination for businesses and professionals alike.

## TOP OCCUPATIONS



## TOP EMPLOYMENT SECTORS





# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

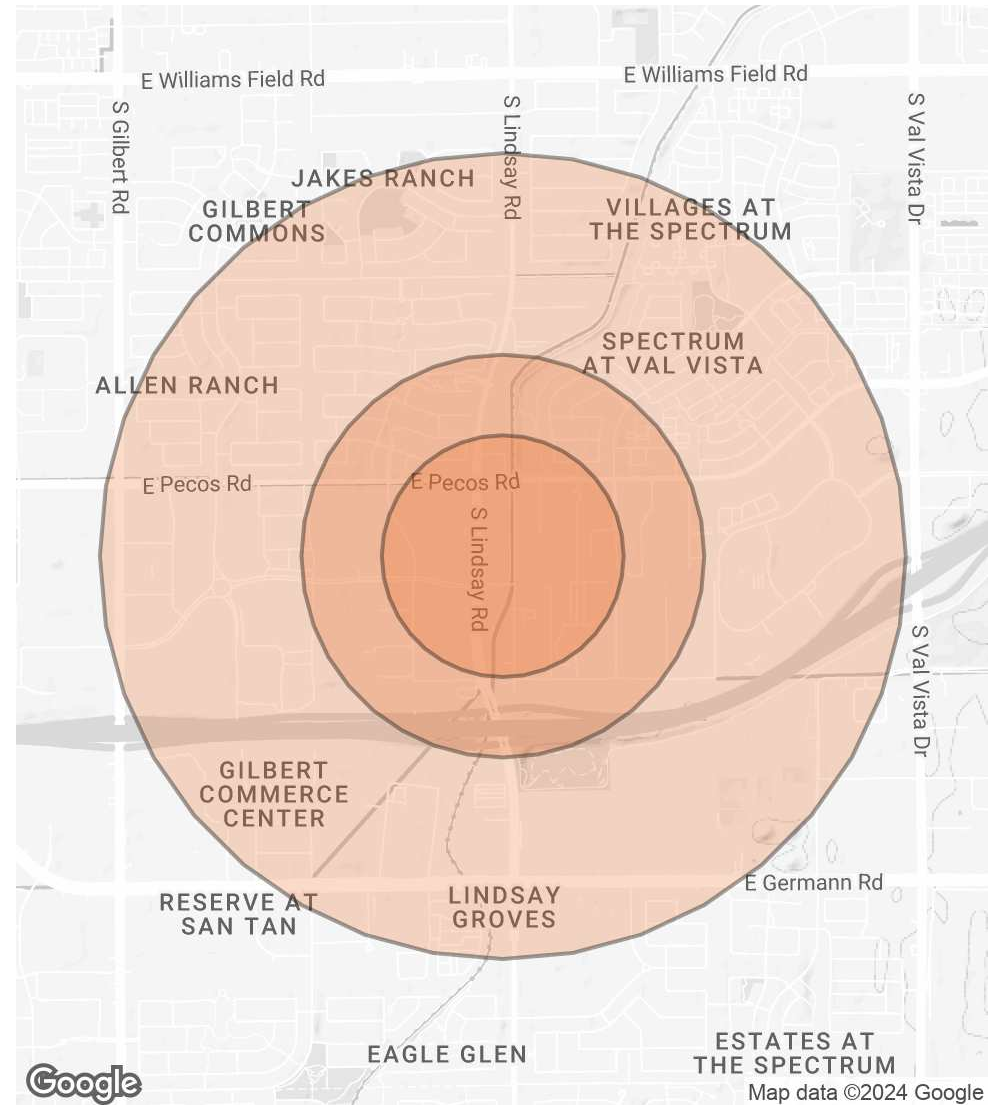
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	160	1,513	7,282
AVERAGE AGE	34	35	35
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	34	35	35

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	51	451	2,257
# OF PERSONS PER HH	3.1	3.4	3.2
AVERAGE HH INCOME	\$214,369	\$220,743	\$205,722
AVERAGE HOUSE VALUE	\$720,752	\$728,971	\$705,731

\* Demographic data derived from 2020 ACS - US Census



**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

justin.horwitz@svn.com

**RICHARD LEWIS JR.**

O: 480.425.5536

richard.lewis@svn.com

**AARON GUTIERREZ**

O: 480.425.5517

aaron.gutierrez@svn.com

**SEAN ALDERMAN**

O: 480.425.5520

sean.alderman@svn.com



