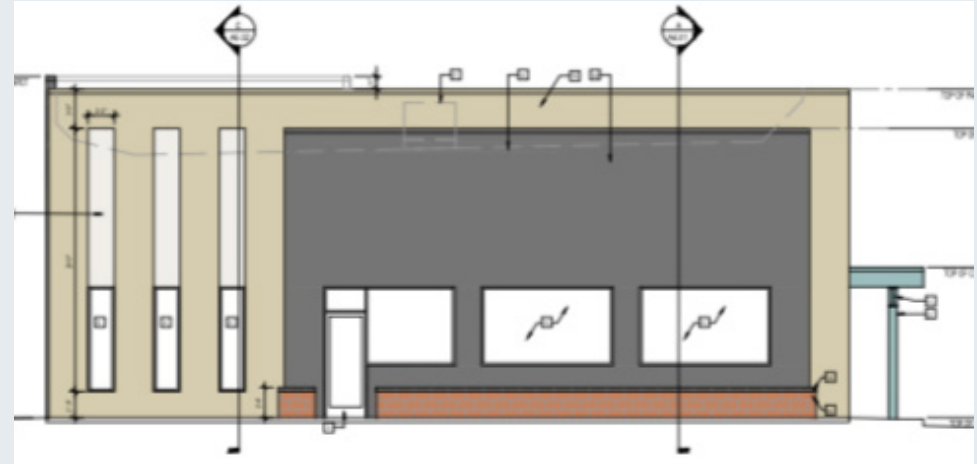


2337 E Guadalupe Rd | Gilbert, Arizona 85234

GILBERT MEDICAL OFFICE/RETAIL FOR LEASE

Under Construction, May 2026 Delivery



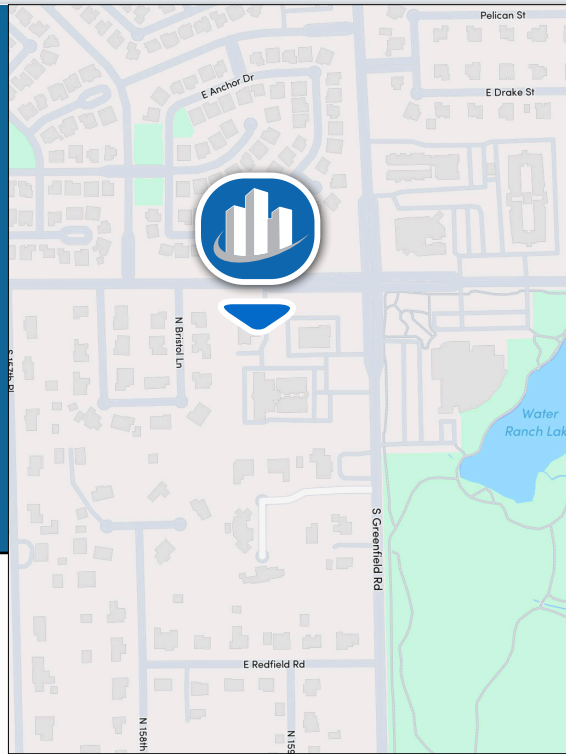
- Stand Alone Medical/Retail Property For Lease
- Shell Delivery May 2026; Design Your Own Space
- Located in Established Medical & Retail Area of Gilbert
- Generous Landlord Tis Available

CONTACT FOR MORE INFORMATION:

J.T. TAYLOR

Direct Phone: (480) 868-2671

jt.taylor@orionprop.com



OFFICE SIZE: **3,320 SF (*Demisable)**

LEASE RATE: **\$37.50**

LEASE TYPE: **NNN**

PARKING: **5/1,000**

OVERHEAD SITE PLAN

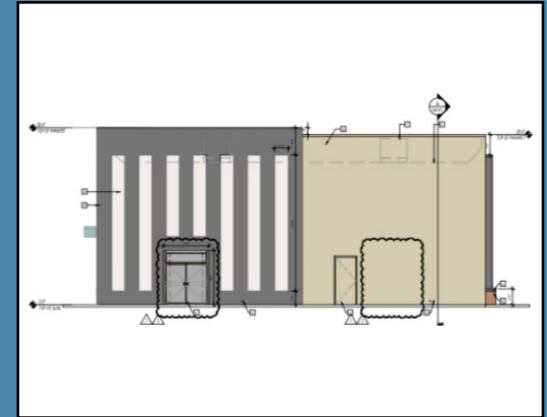


New Construction

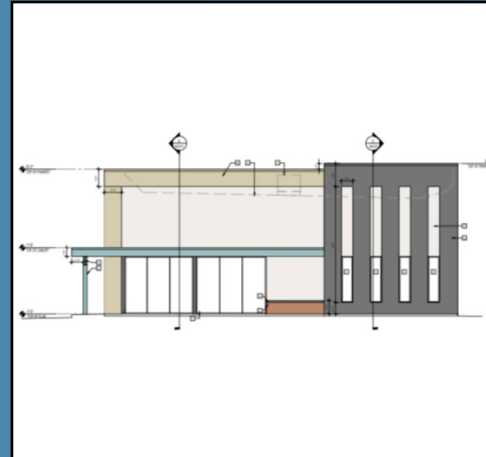
North Elevation



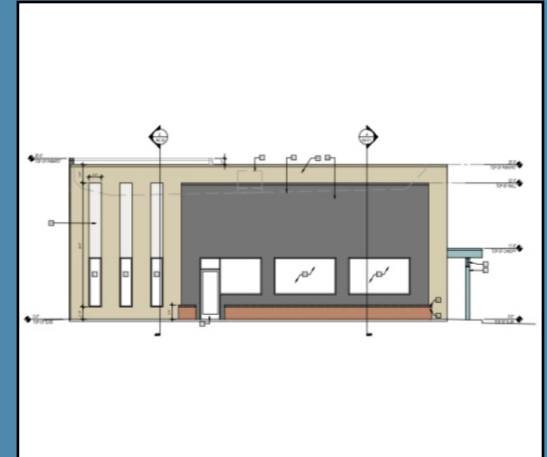
South Elevation



West Elevation



East Elevation



AERIAL MAP

2337 East Guadalupe Road
Gilbert, Arizona 85234



DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	9,933	124,565	358,716
2030 Proj. Residential Population:	9,331	122,596	353,561
Average Household Income:	\$183,133	\$141,514	\$126,810
Median Age:	39.7	36.9	38.9
Average Household Size:	3.5	3.2	3.2
Housing Units:	3,687	48,110	152,402
Estimated Households:	3,387	44,247	137,614
Total Employees:	2,981	33,889	15,995

