

GILBERT PROFESSIONAL CENTER

538

S. GILBERT RD.

Gilbert, AZ 85296

Retail/Office Spaces for Lease



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## PROPERTY HIGHLIGHTS

538 S. Gilbert Rd., Gilbert, AZ 85296



### Available Suite:

Suite 111-112:  $\pm 2,000$  SF  
Suite 106:  $\pm 1,225$  SF



**Lease Rate:** \$22 SF/YR (MG)



**Property Type:** Retail



**Parking:** Ample



**Zoning:** G-C, Gilbert



**APN:** 302-35-327 A

- Strong visibility on Gilbert Road between Elliot and Warner Roads
- Dense population with high average household incomes
- Gilbert Road traffic count:  $\pm 24,449$  cpd



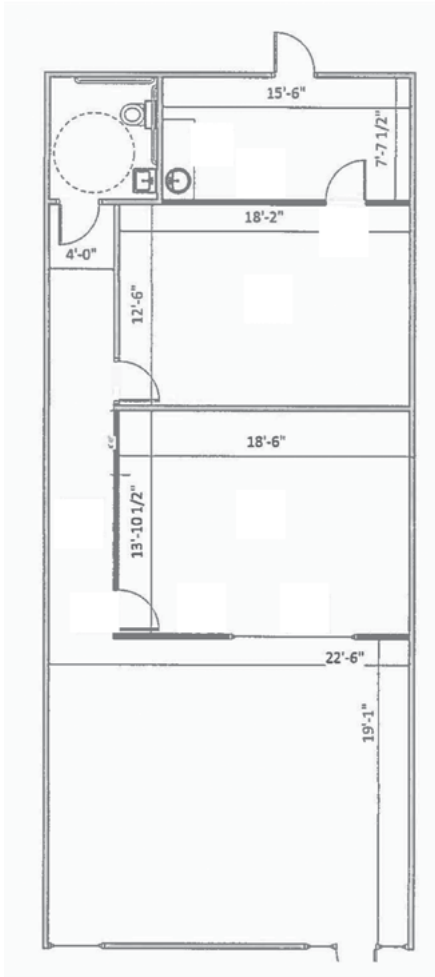


# FLOORPLAN

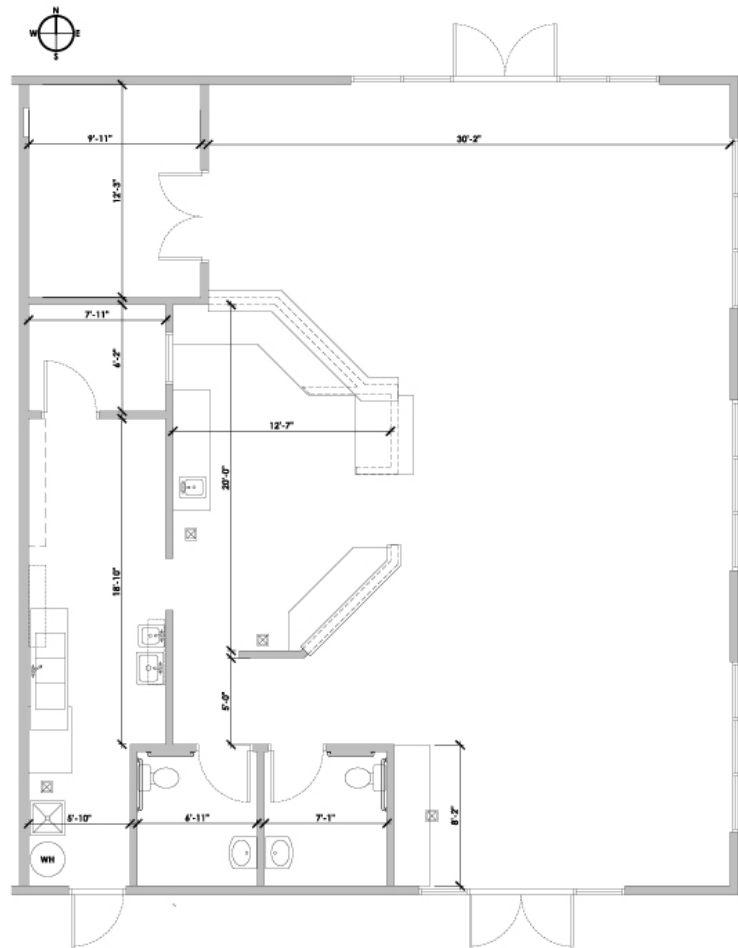
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Suite 106: ±1,225 SF



Suite 111-112: ±2,000 SF



Approximate size, not to scale.



# SITE PLAN

538 S. Gilbert Rd., Gilbert, AZ 85296



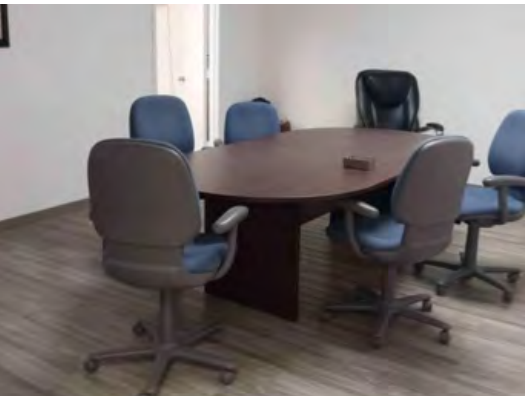


# PROPERTY PHOTOS

538 S. Gilbert Rd., Gilbert, AZ 85296



Suite 106





# DEMOGRAPHICS

538 S. Gilbert Rd., Gilbert, AZ 85296



## Demographics

Within 5 miles of property.

Population	<b>365,062</b>
Median Age	<b>36.5</b>
Avg, HH Income	<b>\$132,563</b>

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