



FOR LEASE | OFFICE

SHARED USE SURGERY CENTER

3303 E Baseline Rd Suite 104, Gilbert, AZ 85234

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:

Lease Rate: Negotiable

Zoning: GO- General Office

Cross Streets: W of SWC Val Vista Dr & Baseline Rd

LOCATION OVERVIEW

Located across from the vibrant, upscale shopping area of Dana Park and surrounded by great demographics with high income population. Condo suite has Baseline Road frontage access and is situated in the foremost Mesa/Gilbert corridor for dining, retail and medical. Freeway access to the US-60 is within 1 mile.

PROPERTY HIGHLIGHTS

- ± 5,000 SF Surgery Center Available for Shared Use
- \$25,000/Month Full Service for One (1) Day per Week Exclusive Use
- Build out Includes: Shared Use of Reception/Waiting Room, and Surgical Suite.
- Building Door Signage Available
- Covered Parking Spaces Available; High Parking Ratios
- Vibrant Gilbert/Mesa Location with US 60 Accessibility Less than 1 Mile
- Surrounded by Great Demographics with High Income Population

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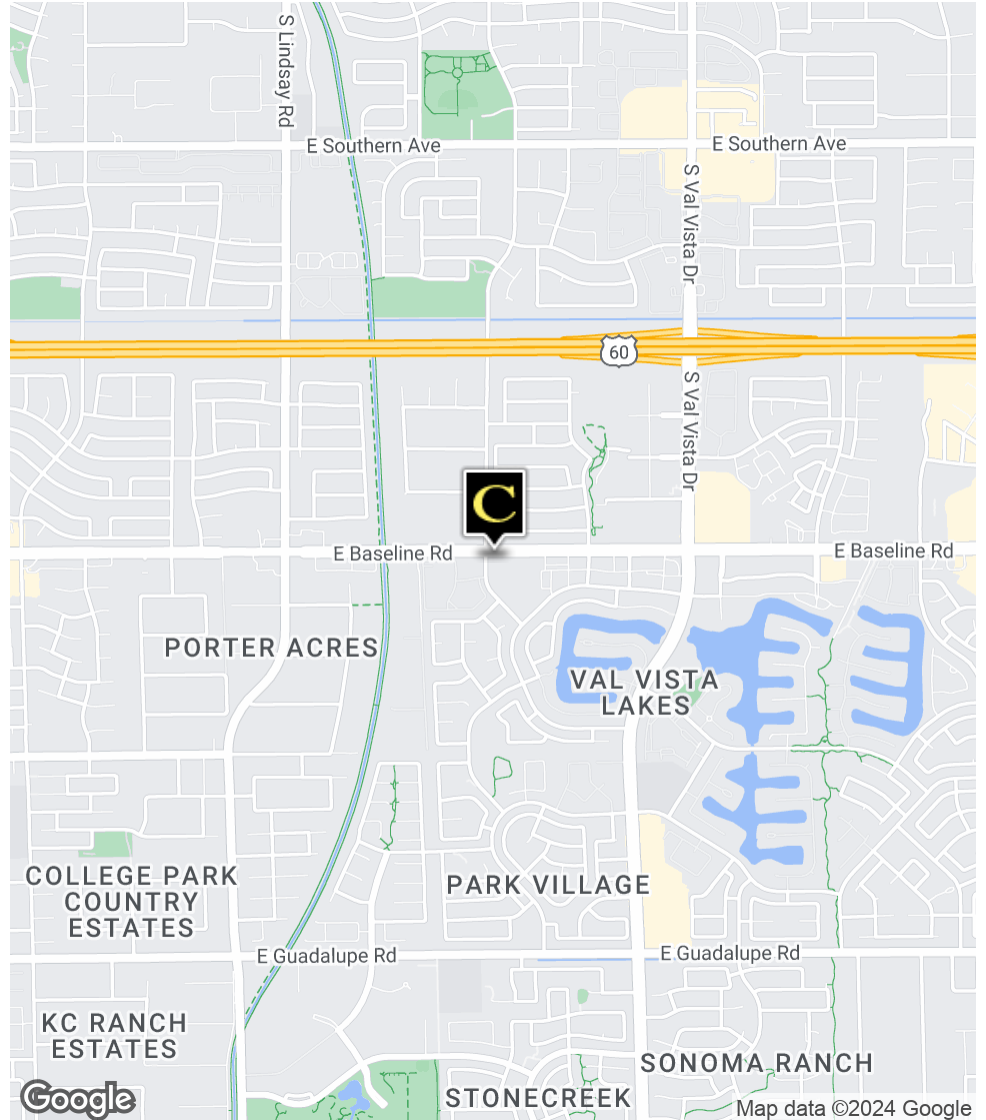
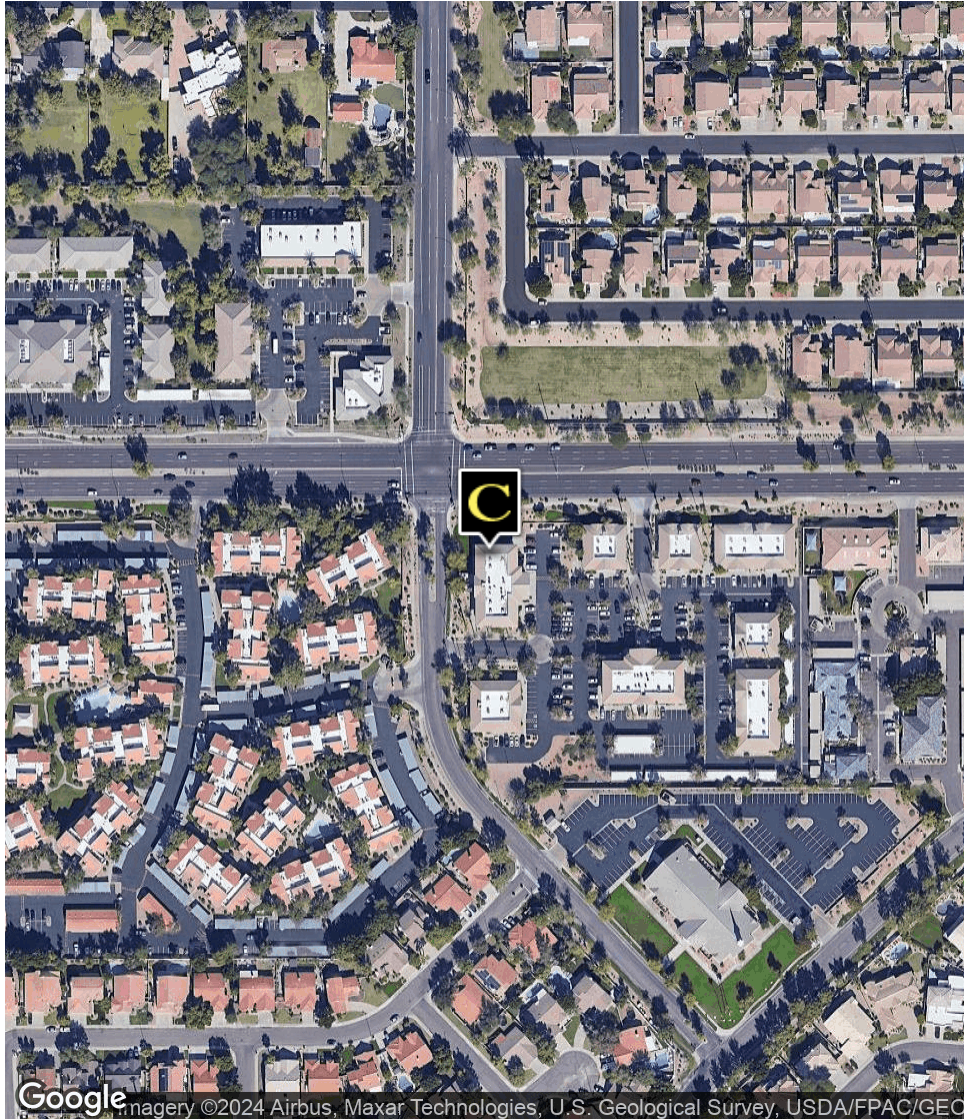
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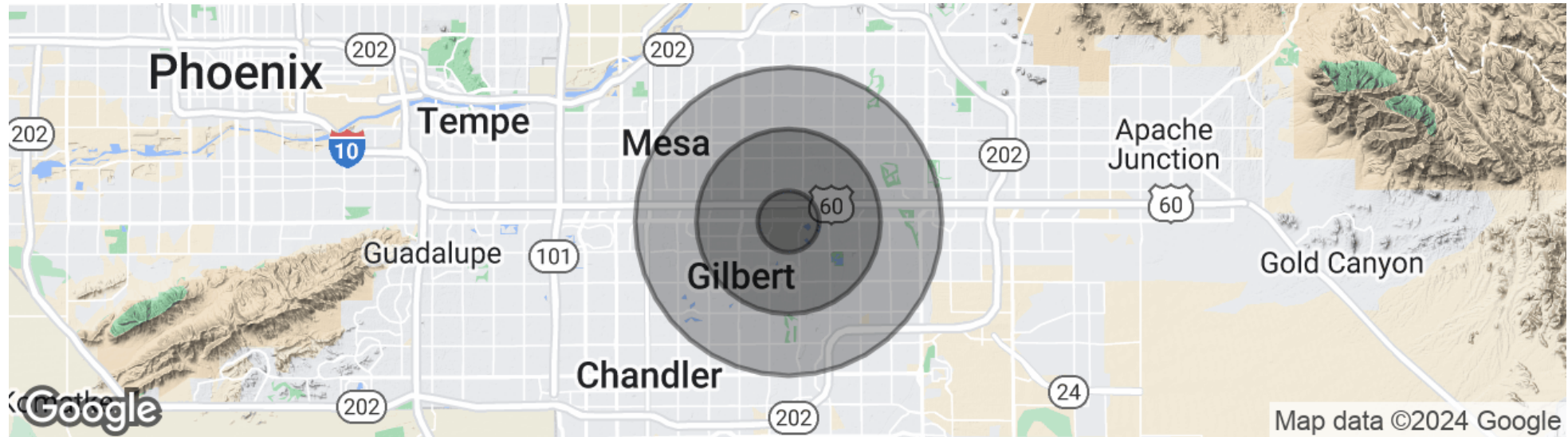
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POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

1 MILE

15,515

31.9

32.5

32.0

3 MILES

135,000

35.8

34.8

37.1

5 MILES

337,666

35.2

34.5

36.0

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

5,714

2.7

\$76,666

\$311,719

3 MILES

49,550

2.7

\$70,605

\$210,712

5 MILES

119,994

2.8

\$73,355

\$248,932

* Demographic data derived from 2020 ACS - US Census

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