



FOR SALE | OFFICE

INVESTMENT OPPORTUNITY AT SPECTRUM PROFESSIONAL VILLAGE

3011 S Lindsay Rd, Suite 102, Gilbert, AZ 85295

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



coberealestate.com

Investment Opportunity At Spectrum Professional Village

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PROPERTY SUMMARY

Sale Price:	\$575,000
Unit Size:	2,022 SF
Building Size:	4,176 SF
Parcel:	309-29-353
Zoning:	Community Commercial
Cross Streets:	South Lindsay Road & North of Pecos Rd

LOCATION OVERVIEW

Fantastic location in the center of vibrant, growing SanTan Retail District. Close proximity to Loop 202 - SanTan Freeway. Adjacent to \$750 million Rivulon master planned mixed-use development which will feature over 3.1 million SF of class A office space, 500,000 SF Retail and 250 Hotel Rooms. Spectrum Professional Village has excellent tenant mix of professional and medical offices. Condo is only minutes from Mercy Gilbert Hospital and Loop 202 Freeway. Excellent demographic area with high household income and high-wage employers.

PROPERTY HIGHLIGHTS

- Currently Leased Until March 2021 to Real Estate Office
- Covered Parking Available and Double Sided Monument Signage Available
- Premier Location with Lindsay Rd frontage
- Adjacent to Rivulon Master Planned Mixed Use Development
- Central Location in SanTan Retail District
- High Income Demographic Area and High-Wage Employers
- Located less than 1 Mile to Loop 202 - SanTan Freeway

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3011 S Lindsay Rd Ste 102

Gilbert AZ

Rent Roll

Tenant	Lease Term	Rent		Annual Rent
Gilbert - WEICHERT, REALTORS® - Home Pro Realty Office	April 2019 - March 2020	\$	2,750.00	\$ 33,000.00
	April 2020 - March 2021	\$	2,805.00	\$ 33,660.00
		NOI	\$	33,000.00
		Sale Price		\$575,000
		Cap		5.74%

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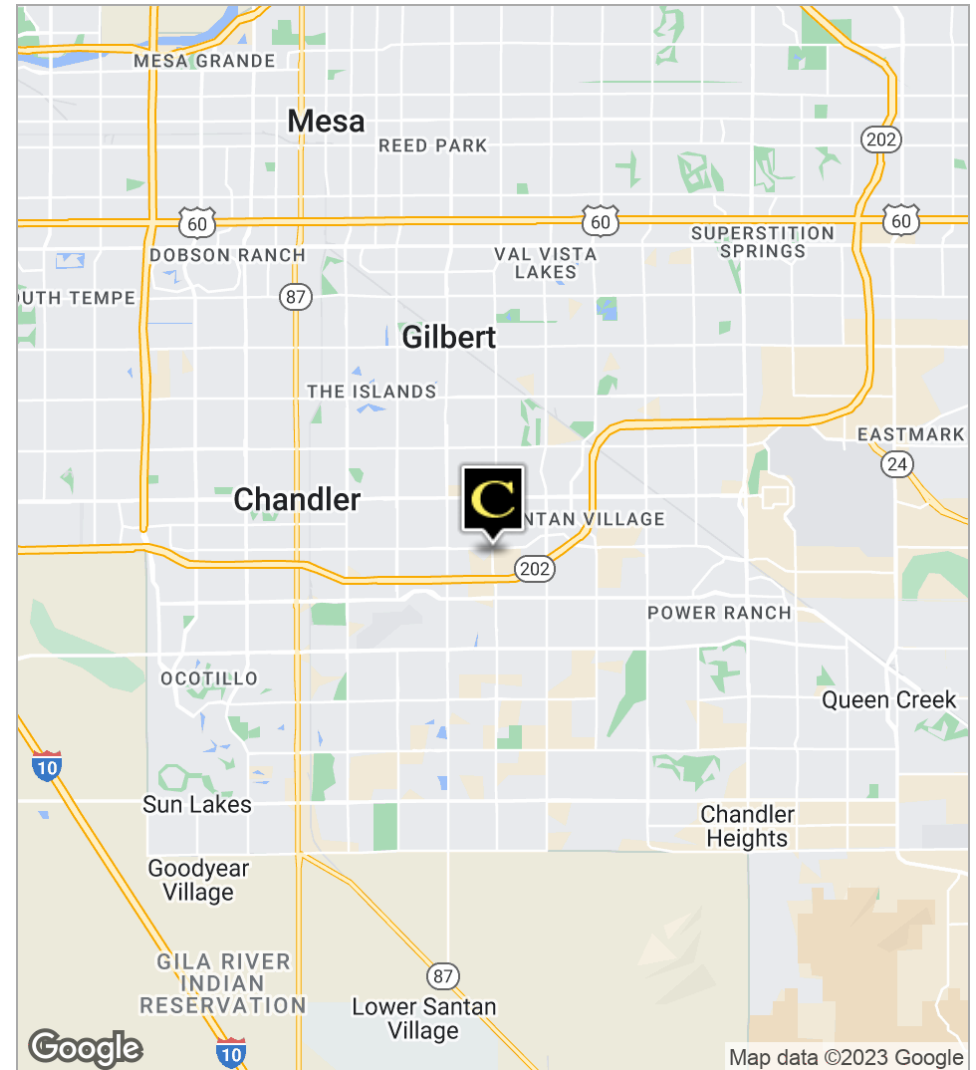
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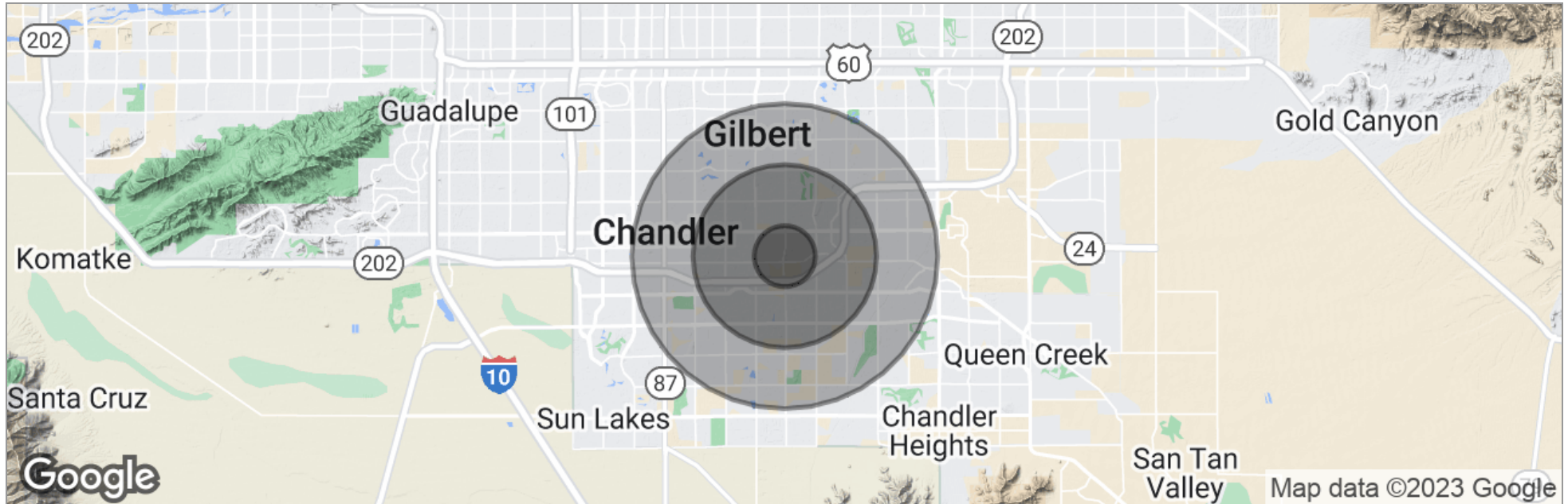
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	1 Mile	3 Miles	5 Miles
Total Population	4,443	67,279	221,634
Population Density	1,414	2,380	2,822
Median Age	31.1	33.3	32.5
Median Age (Male)	30.1	33.2	32.0
Median Age (Female)	32.4	33.3	32.7
Total Households	1,377	22,711	73,441
# of Persons Per HH	3.2	3.0	3.0
Average HH Income	\$130,180	\$99,999	\$92,601
Average House Value	\$659,600	\$396,945	\$383,169

* Demographic data derived from 2020 ACS - US Census