



FOR SALE OR LEASE | MEDICAL OFFICE

SANTAN PROFESSIONAL VILLAGE

3303 S Lindsay Rd Suite 110, Gilbert, AZ 85297

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF:

Sale Price: \$395,920 (\$245/SF)

Lease Rate: N/A

Building Size: 5,112 SF

Zoning: BP (Business Park- Employment District)

Cross Streets: S Lindsay Rd & S of E Pecos Rd

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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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. SanTan 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

- 1,616 SF Turnkey Medical Suite for Lease for \$20/SF or For Sale for \$395,920
- Build out Includes: Reception, Waiting Room, 3 Exam Rooms, 2 Offices, Nurses Station, Lab, Break Room & 2 Restrooms
- Covered Parking Spaces Included and High Parking Ratios
- Building and Monument Signage Available
- Within Minutes Access of Loop 202-SanTan Fwy, Gilbert Mercy and VA Hospital

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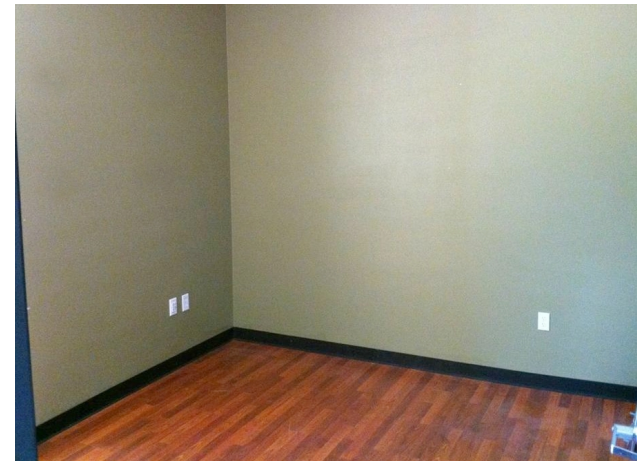
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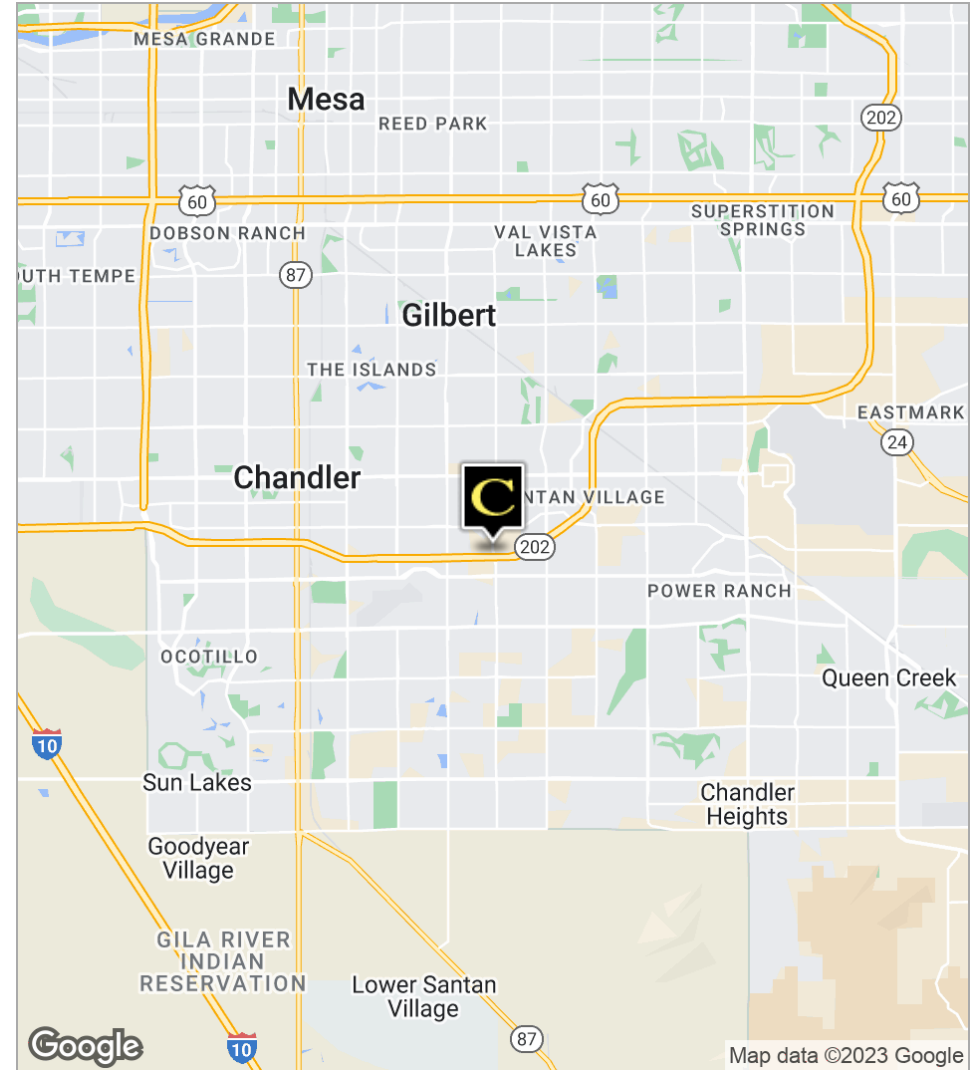
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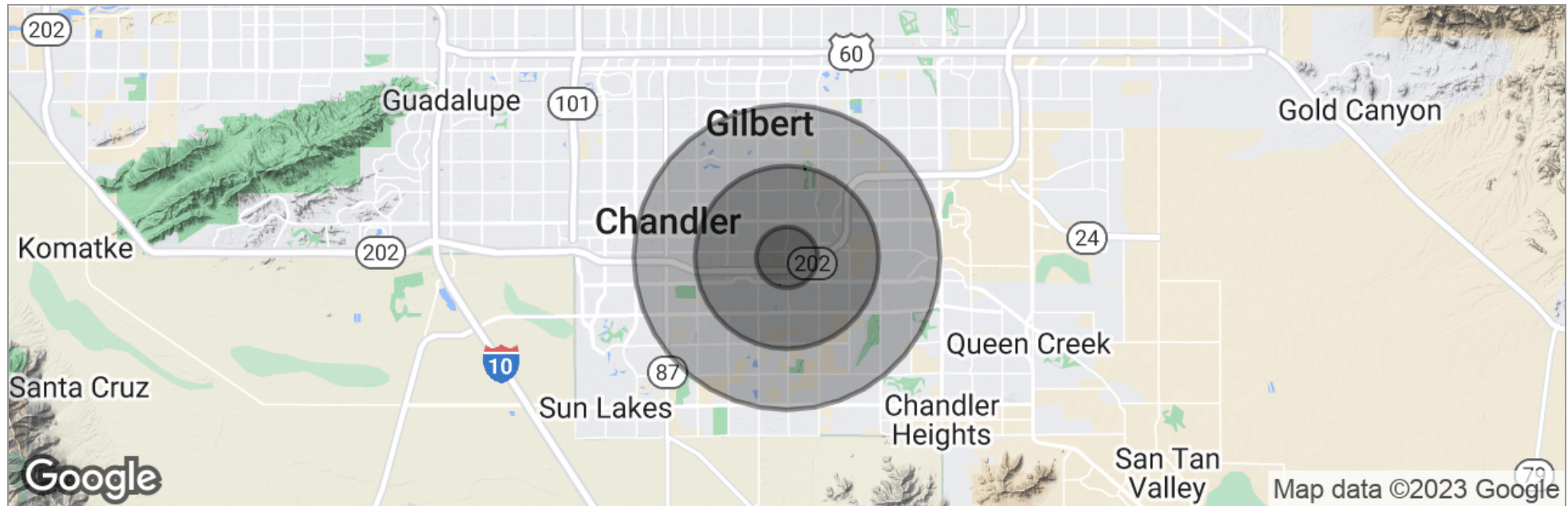
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	1 Mile	3 Miles	5 Miles
Total Population	4,229	60,949	213,083
Population Density	1,346	2,156	2,713
Median Age	30.8	33.3	32.6
Median Age (Male)	29.6	33.1	32.1
Median Age (Female)	32.2	33.3	32.7
Total Households	1,305	20,526	70,355
# of Persons Per HH	3.2	3.0	3.0
Average HH Income	\$130,445	\$101,984	\$93,502
Average House Value	\$646,501	\$418,355	\$388,288

* Demographic data derived from 2020 ACS - US Census

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