



FOR SALE/LEASE | OFFICE

EXECUTIVE VILLAS AT DANA POINT

3303 E Baseline Rd Suite 204, Gilbert, AZ 85234

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



coberealestate.com

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PROPERTY SUMMARY

Available SF: 3,703 SF

Sale Price: \$1,296,050

Lease Rate: \$21 SF/yr (NNN)

Zoning: GO - General Office

Cross Streets: E Baseline Rd & N Driftwood Dr

PROPERTY OVERVIEW

3,703 SF high-class office space is now available sale/lease in building 2 of the Executive Villas at Dana Point. This former chiropractic office could be used for general or medical uses. Suite 204's build out includes 1 reception, 1 conference room, 7 offices, 2 labs, 1 bullpen, 1 break room, 1 closet/laundry room, and 2 restrooms.

The property is situated across from the vibrant, upscale shopping area of Dana Park and found in the foremost Mesa/Gilbert corridor for dining, retail and medical. The condo suite also has Baseline Road frontage and freeway access to the US-60 within 1 mile.

PROPERTY HIGHLIGHTS

- 3,703 SF high-class office space on 2nd floor for sale/lease
- Former chiropractic office could be used for general or medical uses
- Building door signage is available and baseline sign frontage is possible
- Parking: 4.5/1,000 RSF | covered parking spaces available
- Vibrant Gilbert/Mesa location with US 60 access within 1 mile
- Surrounded by great demographics and high income population

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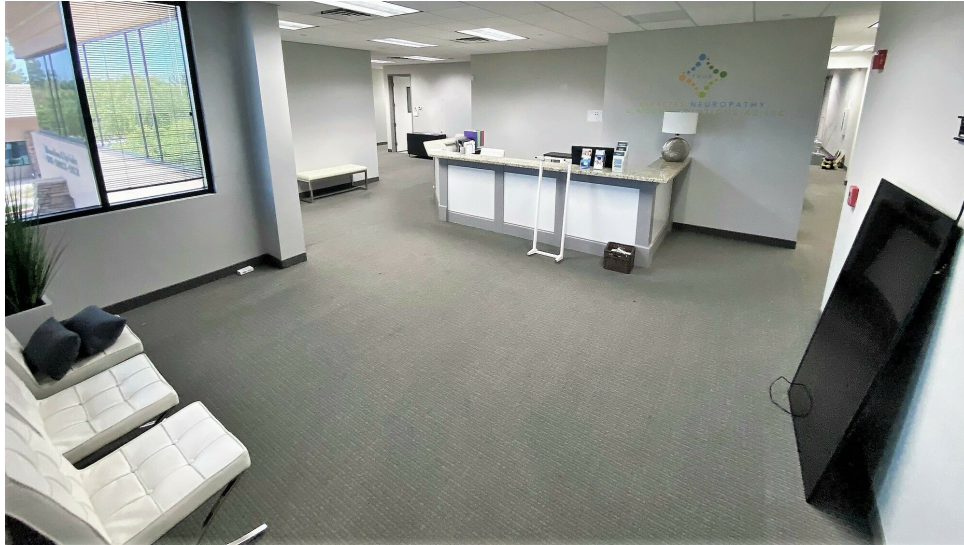
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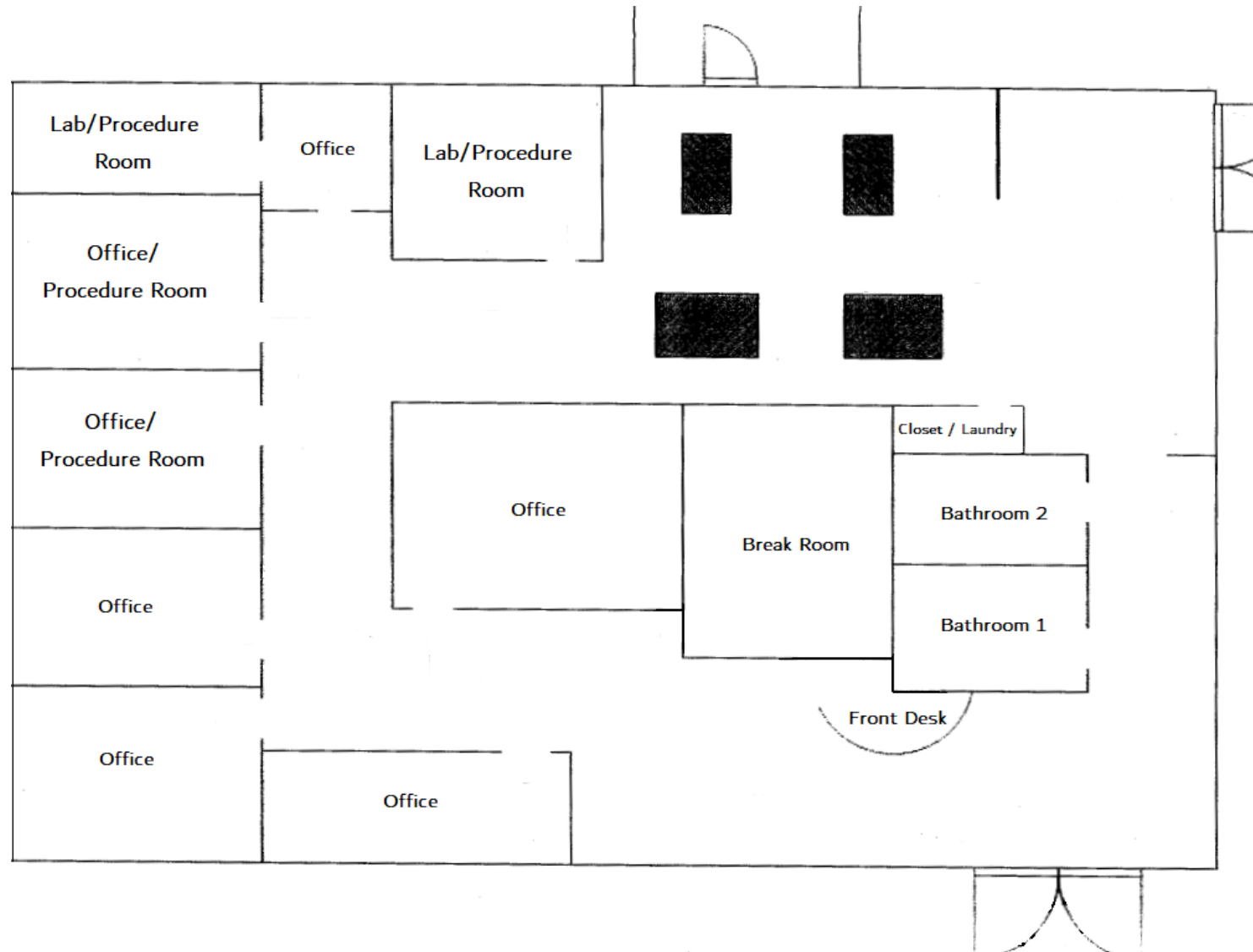
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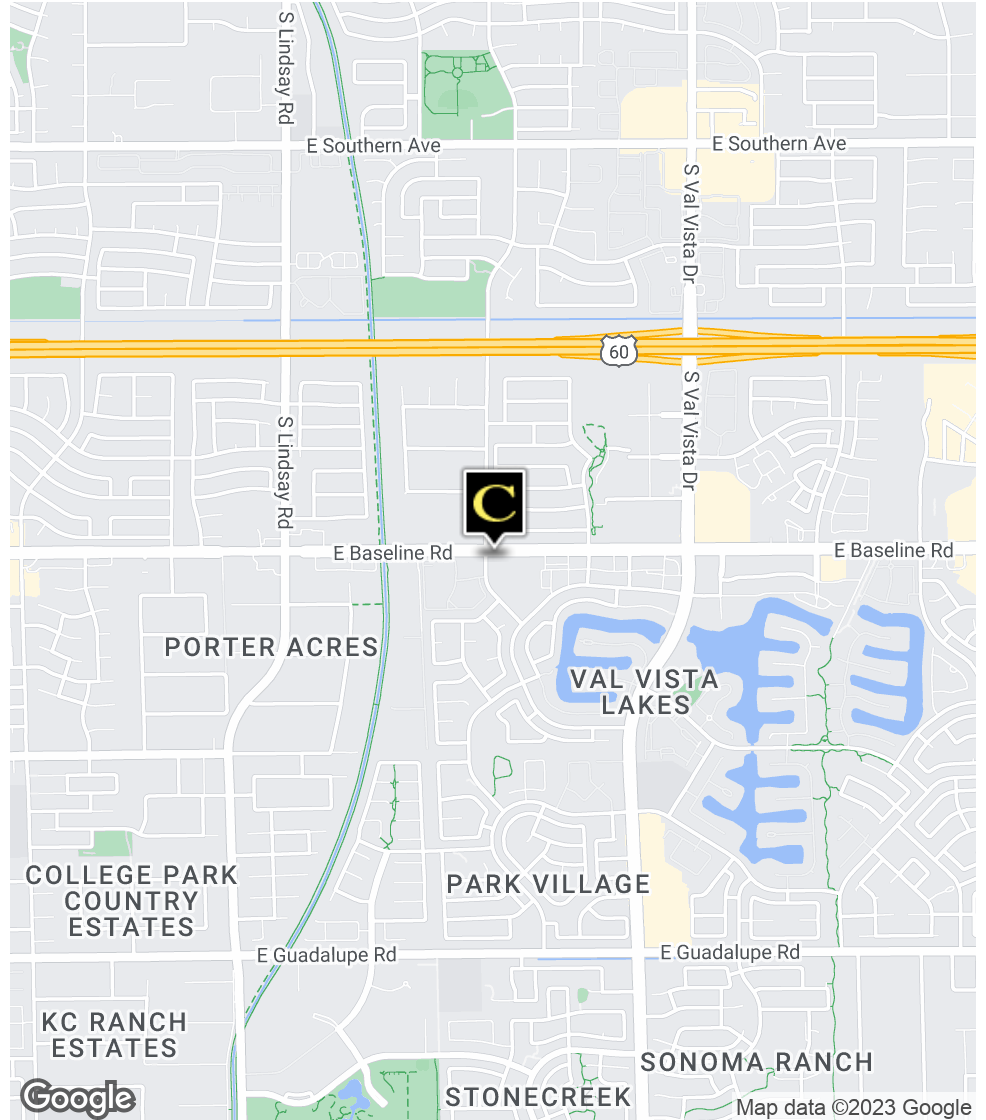
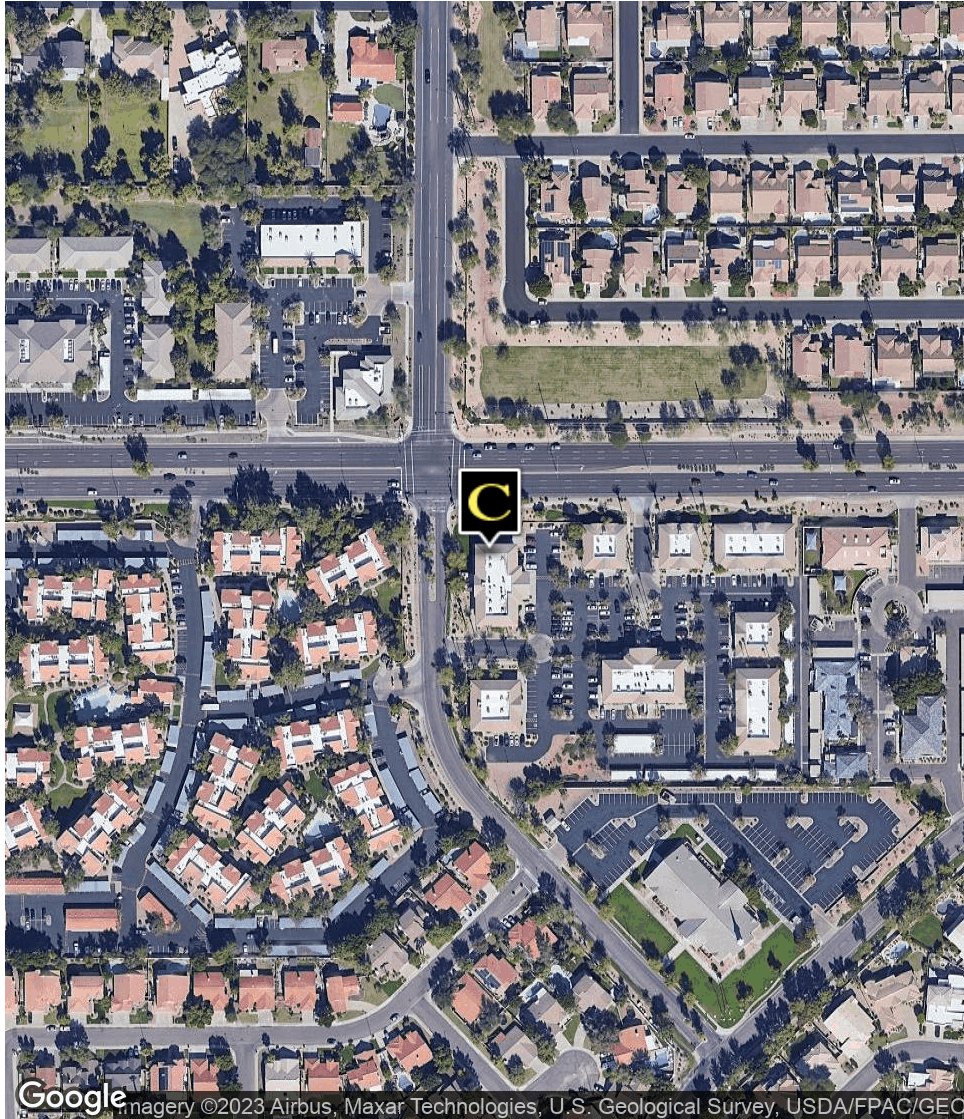
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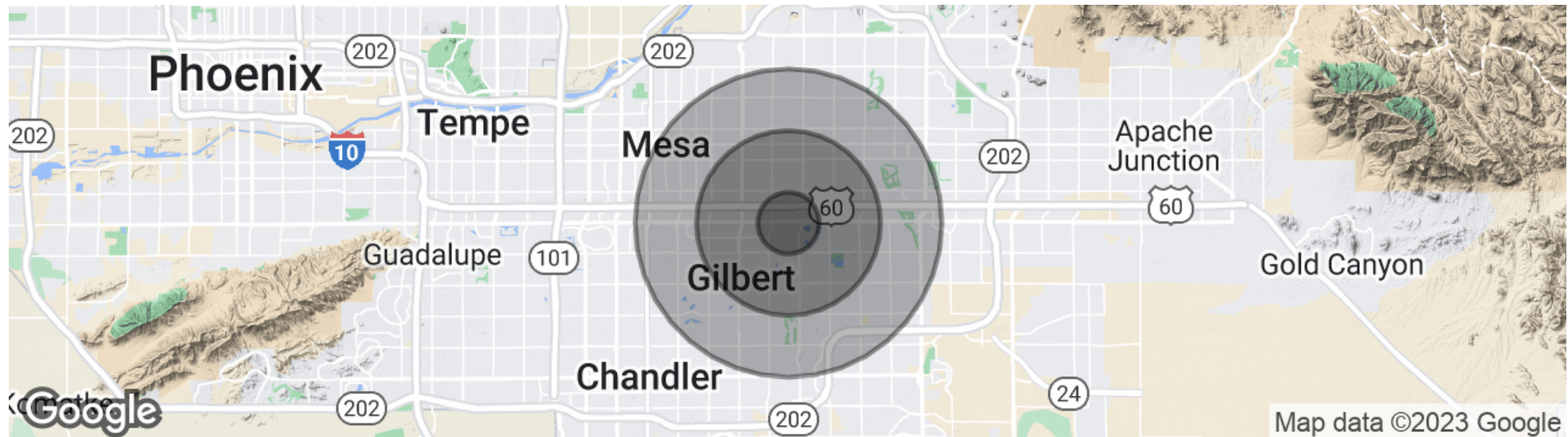
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,808	137,006	362,382
Median age	35.2	37.8	36.7
Median age (Male)	34.0	36.3	35.8
Median age (Female)	37.1	39.3	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,013	55,371	143,272
# of persons per HH	2.6	2.5	2.5
Average HH income	\$95,531	\$76,607	\$78,426
Average house value	\$312,584	\$249,260	\$257,938

* Demographic data derived from 2020 ACS - US Census

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