

**FOR LEASE**

# GILBERT TOWNSHIP VILLAS

**1757 E BASELINE RD #109**

Gilbert, AZ 85233

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23.25 SF/YR (NNN) \$3,512.69 Monthly
<b>AVAILABLE SF:</b>	1,813 SF
<b>PARKING:</b>	Two (2) Covered Reserved
<b>2023 PROPERTY TAXES:</b>	\$316.01 Monthly
<b>2024 CAM BUDGET:</b>	\$454 Monthly

## PROPERTY HIGHLIGHTS

- Former Dental Office for Lease
- Move-In Ready Condition
- Multiple Treatment Rooms
- Two (2) Covered Reserved Parking Spaces
- Convenient Location Along Baseline Rd. Corridor
- Immediate Access to US 60 Freeway
- Surrounded by Desirable Demographics and Retail Amenities

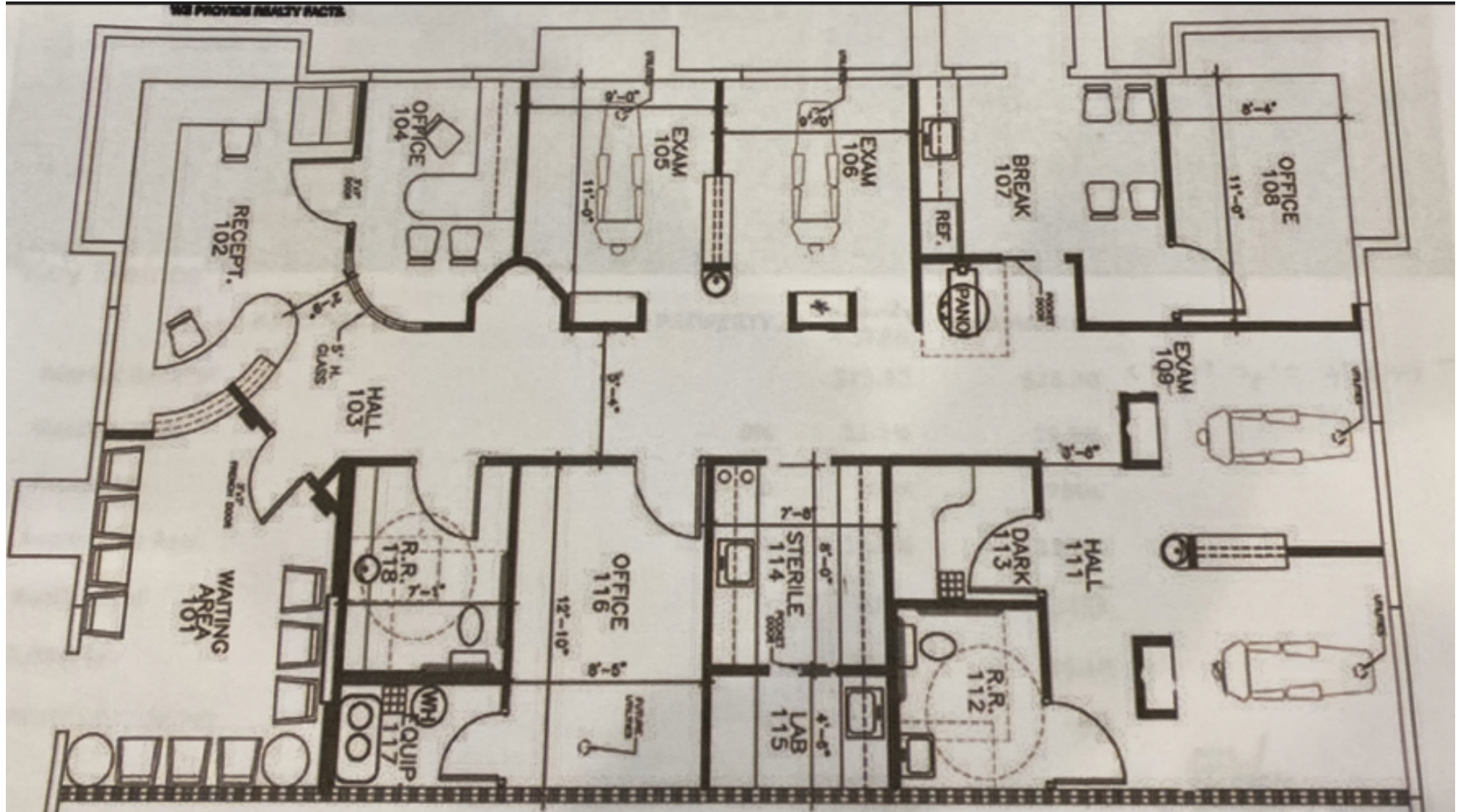
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# FLOORPLAN



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## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

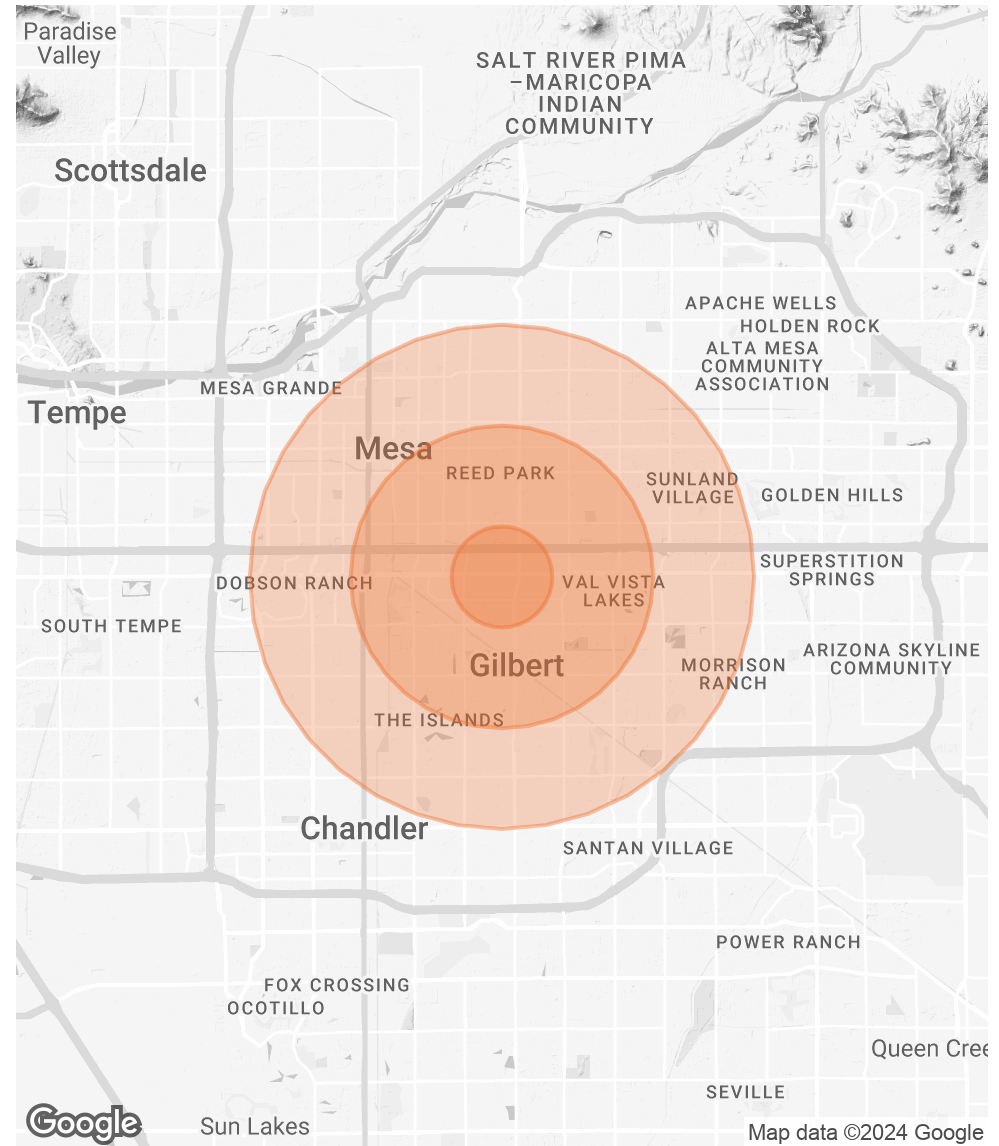
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,090	150,843	410,387
<b>AVERAGE AGE</b>	33.2	34.0	35.4
<b>AVERAGE AGE (MALE)</b>	31.8	33.2	34.5
<b>AVERAGE AGE (FEMALE)</b>	34.6	35.4	36.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,622	54,596	162,422
<b># OF PERSONS PER HH</b>	2.7	2.8	2.5
<b>AVERAGE HH INCOME</b>	\$84,429	\$76,482	\$73,451
<b>AVERAGE HOUSE VALUE</b>	\$263,722	\$242,983	\$235,624

\* Demographic data derived from 2020 ACS - US Census



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