

EXECUTIVE VILLAS @ DANA POINT BUILDING B

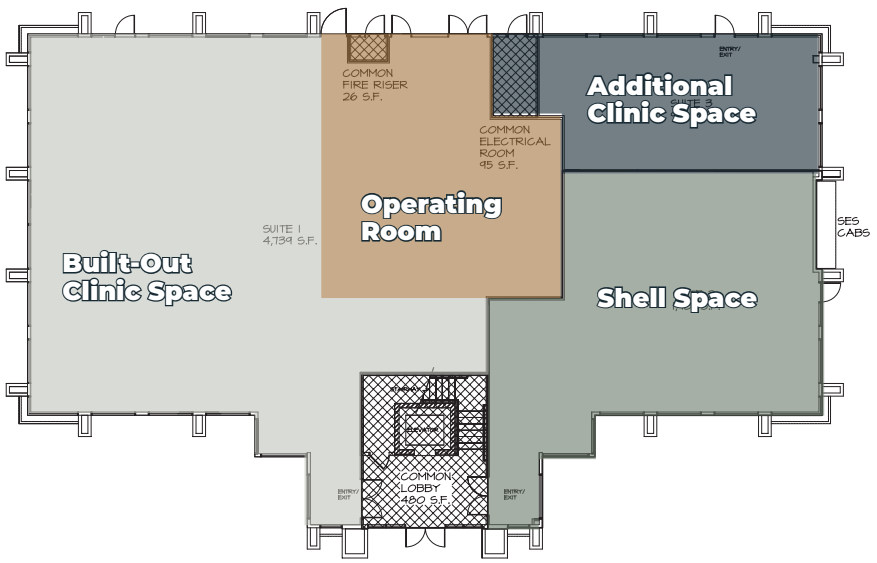
3303 East Baseline Road | Gilbert, Arizona 85234

SURGERY CENTER

* MEDICARE CERTIFIED



Property Address:	3303 East Baseline Road Gilbert, Arizona 85234
Property Size:	± 8,252 SF
Year Built:	2002
Zoning:	GO, Gilbert

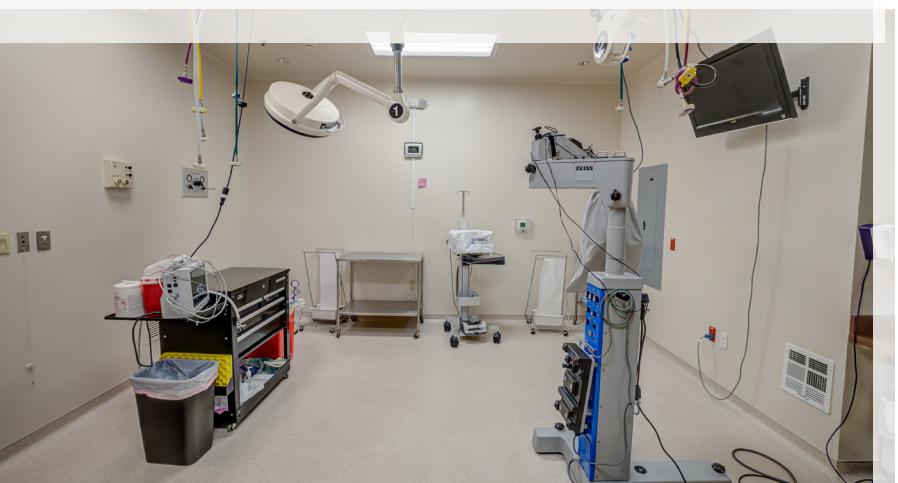


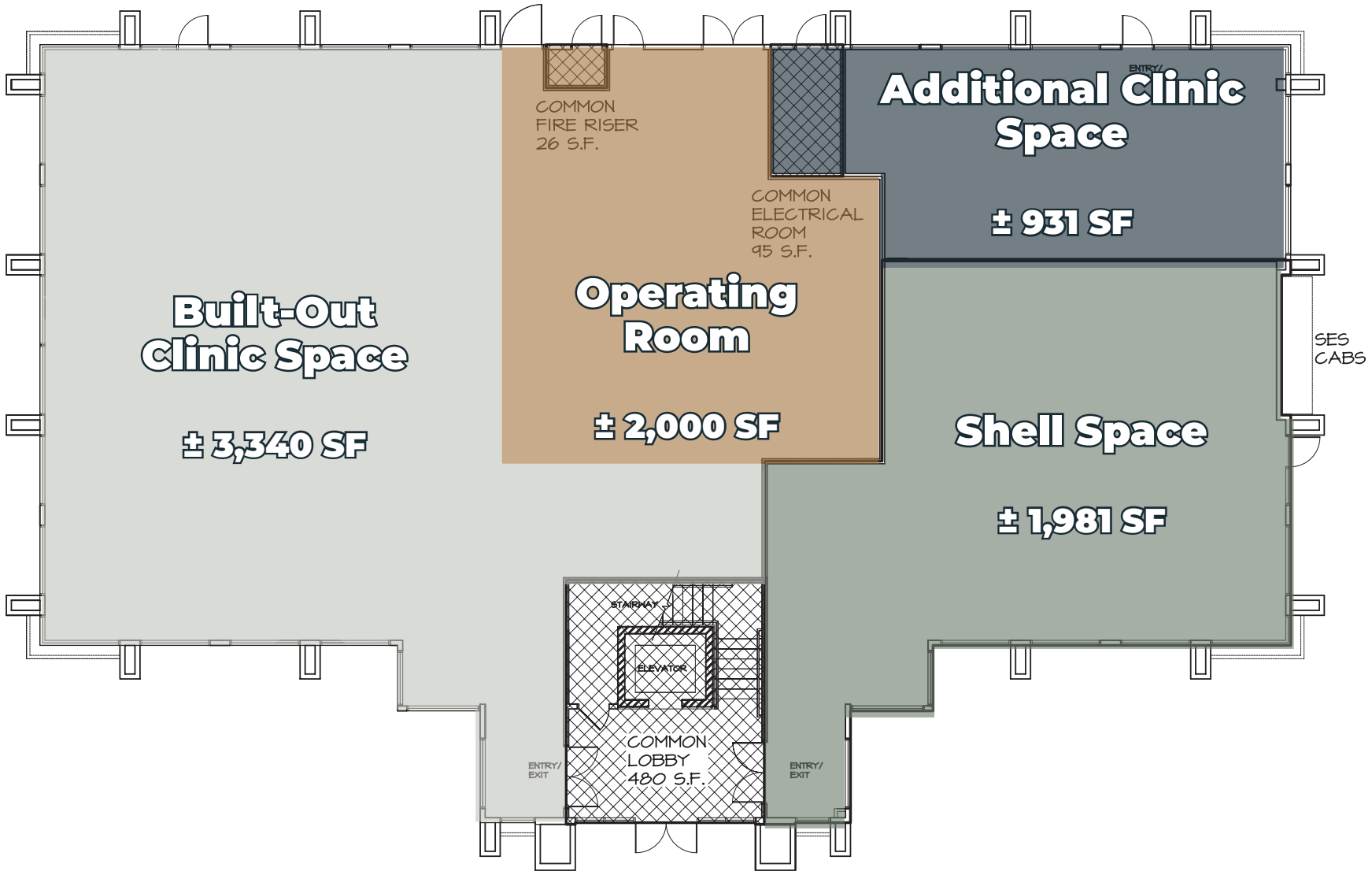
- **± 8,252 SF Medical Condo Building**
- **6 Exam Rooms**
- **(1) OR Room**
- **Pre/Post OP Recovery Bays**
- **Class B Surgical Facility**

Owner/User Opportunity:

3033 E Baseline Rd. is a Medical Condo outpatient Treatment and Surgery Center ± 8,252 SF. The building consists of Physician Office with 6 exam rooms, with pre/post Op Recovery Bays and (1) Operating Room with plans for an additional ±931 SF clinic with 4 exam rooms and ±2,000 shell office suite. The Property is ready to go for multiple medical uses.

The Property is well located in Gilbert within minutes from the Loop 101 and the 60 freeway and minutes from Banner Gateway Medical and Dignity Health Mercy Gilbert. This location caters to a high demographic of patients seeking accessible medical care in the Gilbert area.







Albertsons
CVS pharmacy
McDonald's

Walmart
Neighborhood Market

Banner Baywood
340 Beds
Medical Center
Heart Hospital

fray's
Walgreens
Planet Fitness

goodwill
Rally's
Los Beto's Mexican Food

SUPERSTITION SPRINGS CENTER
Dillard's
ROSS DRESS FOR LESS
TJ-maxx
HIPOTI
WAL-MART SUPERCENTER
Michaels

HARBOR FREIGHT
POPEYES
JOANN
BLACK ROCK COFFEE BAR

Banner Gateway
177 Beds
Medical Center

ATSU School of Osteopathic
Medicine in Arizona

EXECUTIVE VILLAS @ DANA POINT BUILDING B

fray's
ACE Hardware
Cafe Rio
TRADER JOE'S
SPROUTS FARMERS MARKET
E55 FITNESS
peten pizza
McDonald's

Village Square at
DANA PARK
SEPHORA
BARNES & NOBLE
Kirkland's
PITA JUNGLE
WILD FLAVOR
Guitar Center
Bucar

GILBERT CITY GATE
MEDICAL COMMONS
Delivering Q1 2023

Abrazo Health
Mesa Hospital

Banner Urgent Care

Encompass Health

PIERPOINT BUSINESS COURT
MEDICAL OFFICE
CONDOS

Guadalupe Road

Val Vista Drive

University Drive

Main Street

Broadway Road

Southern Avenue

Baseline Road

Guadalupe Road

Gilbert Road

Lindsay Road

Greenfield Road

Higley Road

Recker Road

Power Road

Sosaman Road





World Class Companies Choose Gilbert

With access to an educated and diverse workforce, a pipeline of emerging technologies from statewide universities, ease of market access, and an unbeatable quality of life, it is no wonder world-class companies choose Gilbert. Located in the southeast valley of the Phoenix metropolitan area, Gilbert, Arizona has seen an influx of world-class facilities, talents, innovations, and public private partnerships.

Demographics

With attractive demographics, award-winning amenities, strategically identified business incentives, and high-profile developments, Gilbert offers immediate, attainable economic opportunity for industry-leading companies.

Gilbert's current population estimate of 271,521 doubled every five years from 1980-2000. By 2030, Gilbert is expected to be fully built out, with an anticipated population of over 300,000. While Gilbert is growing to be one of the largest municipalities in Arizona, the community remains youthful and vibrant. With a median age of 33.9 and 67.3 of the population under the age of 45, Gilbert provides an abundant pipeline of talent to support the growth of business and industry.

Approximately 70% of Gilbert's psychographic make-up consists of Up and Coming Families, Boomburbs, and Soccer Moms. Learn more about psychographic tapestry segments. These groups are characterized as being younger families with median ages in the low to mid 30's focused on planting roots in the suburban periphery of metro areas; they are well-educated with 70% having some form on college education and over 50% having a college degree; and these groups are hard-working, with a labor force participation rate of over 70%.



Best City for Early Retirement
SmartAsset, 2022



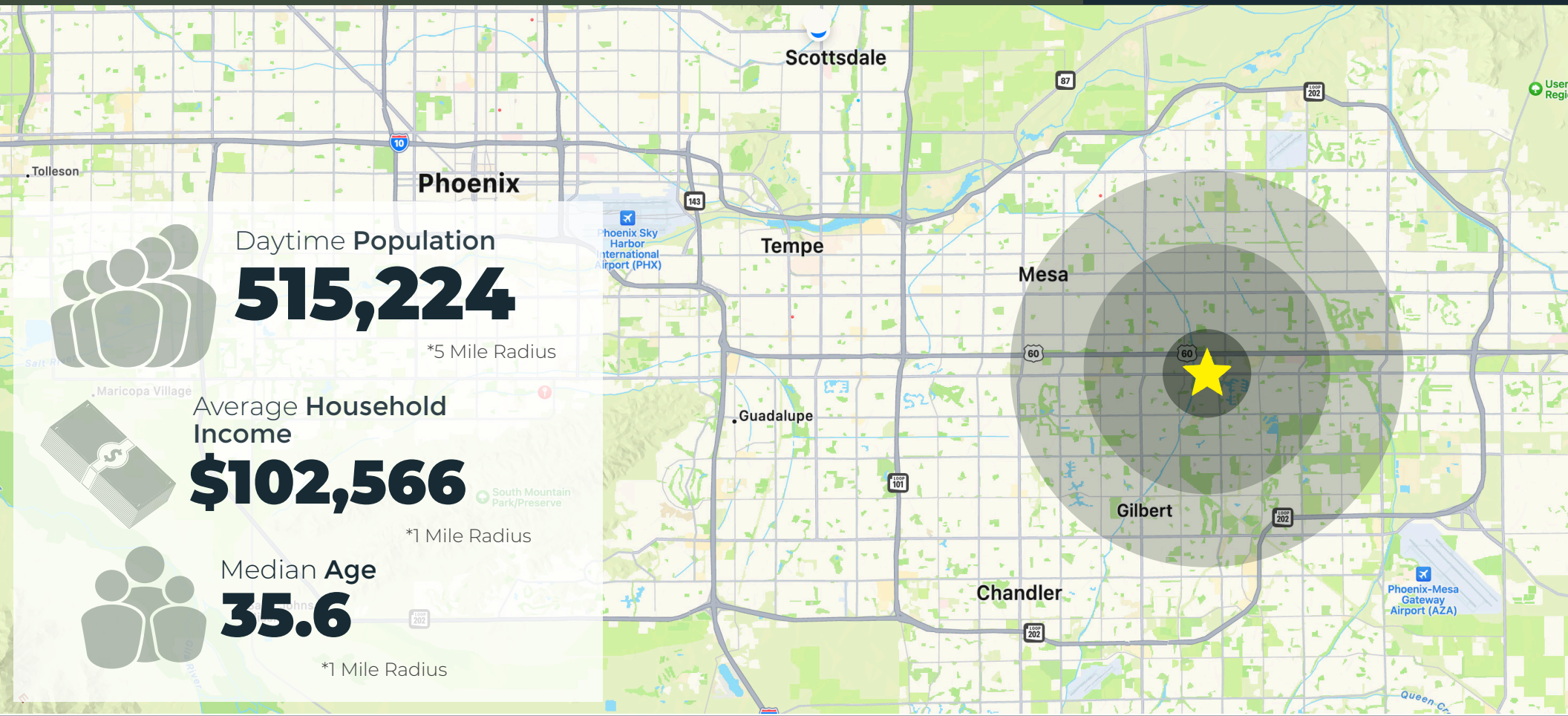
Best City to Raise a Family
Dwellics, 2022



Safest City in America
WalletHub, 2022



Best Place to Buy a House
WalletHub, 2022



2022 Summary (SitesUSA)	One Mile	Two Mile	Three Mile
Daytime Population:	21,274	193,581	515,224
Residential Population:	16,257	144,624	378,374
Average Household Income:	\$102,566	\$86,311	\$88,874
Average Household Size:	2.7	2.7	2.7
Median Age:	35.6	37.6	37.2
Housing Units:	6,375	61,123	155,215
Total Households:	6,098	54,189	138,015
Total Businesses:	963	6,993	17,347