

GILBERT TOWNSHIP VILLAS

1757 E. BASELINE RD | GILBERT, AZ 85233
OFFICE CONDOS FOR LEASE



EXCLUSIVE CONTACT:

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiac.com

Building Information

Address	1757 E Baseline Rd Gilbert, AZ 85233
Year Built	2005
Total Square Feet	5,140
Parcel No.	314-01-027
Zoning	C-1

Suite Details

Suites 101	± 1,285 SF
Suites 102-103	± 2,570 SF
Suites 101-103	± 3,855 SF

Demographics

	1 MI	3 MI
Population	16,186	150,772
Households	5,795	51,279
Average Age	34.10	34.50
Median HH Income	\$61,132	\$58,092

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 02 21 20

Property Features

- Located just North of Down Town Gilbert's Heritage Marketplace
Covered Parking: (5) Reserved - Parking Ratio: 4/1,000
- Frontage on Baseline Rd - Located Just West of Gilbert Rd
- Easy Access to US-60
- Monument Signage



Lease Options

LEASE RATES

SUITE	SF	RATE
Suite 101	± 1,285 SF	\$22.00 NNN
Suite 102-103	± 2,570 SF	\$21.50 NNN
Suites 101-103	± 3,855 SF	\$21.00 NNN



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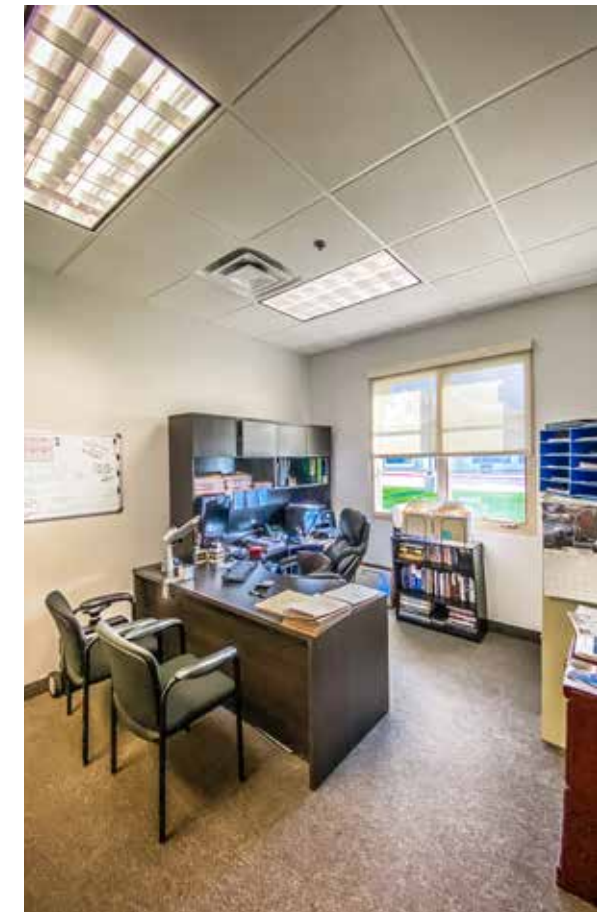

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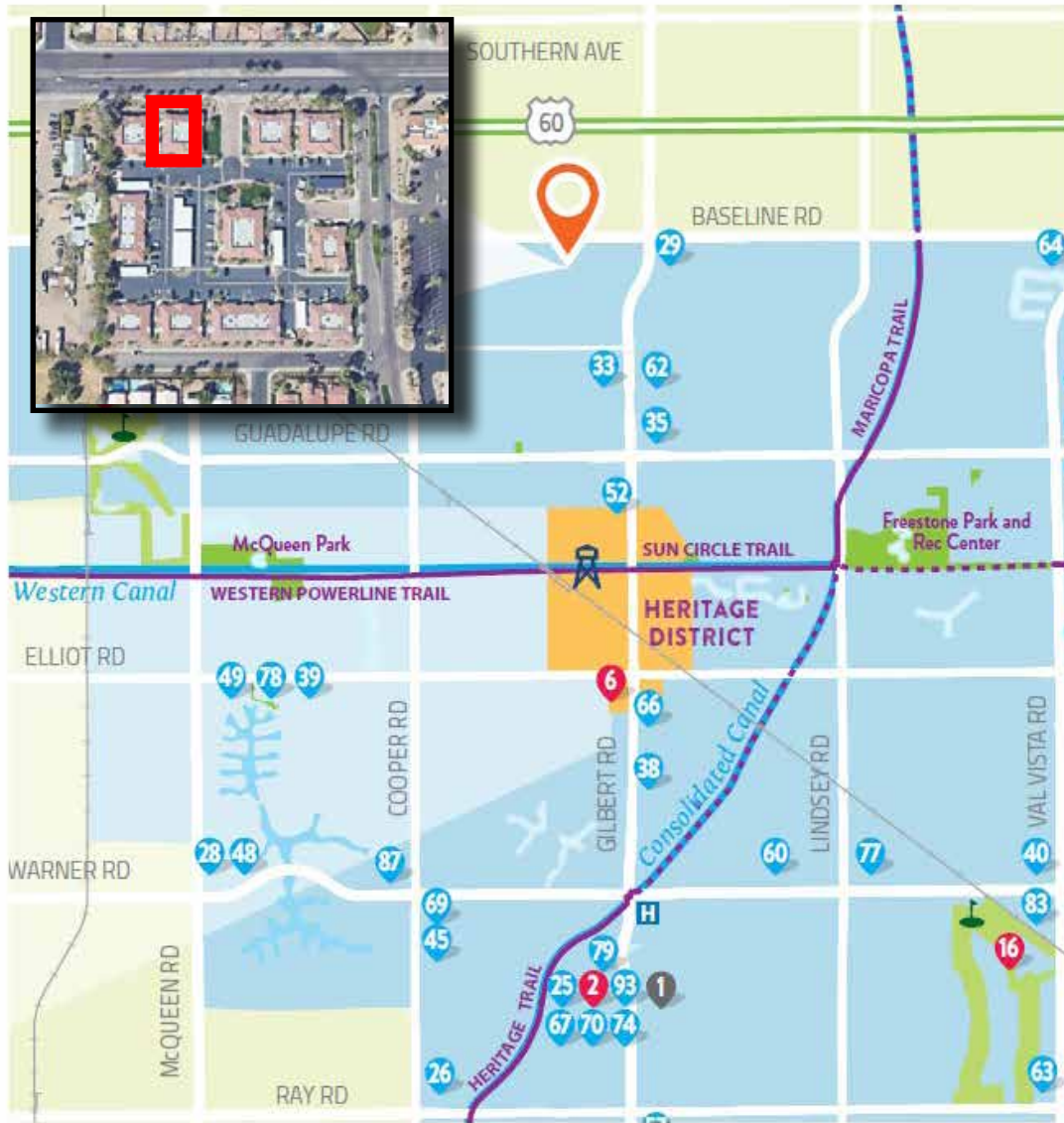


Suite Details

Suite 101	±1,285 SF
Suite 102-103	±2,570 SF
Suties 101-103	±3,855 SF



Location & Amenities



- 25 Desert Monk Brewing
1094 S Gilbert Rd, Ste 101
480-525-7444
desertmonkbrewing.com
- 26 Flying Basset Brewing
720 W Ray Rd
602-674-7704
flyingbassetbrewing.com
- 28 Coconut Hut
1430 W Warner Rd, Ste 148
480-926-2274, coconutshutz.com
- 29 Coffee Rush
1555 N Gilbert Rd, Ste 107
480-507-0330, coffeeushcafe.com
- 33 Henhouse Cafe
3133 S Lindsay Rd
480-899-6214, henhouse-cafe.com
- 35 Sweetz Cold Brew Coffee
635 N Gilbert Rd, Ste 101
480-503-5219, sweetzbrew.com
- 38 The Gilbert House Restaurant
307 S Gilbert Rd, Ste 170
480-507-3383
gibberthousere.com
- 39 1485 American Grill
1655 W Elliott Rd, Ste 101
480-939-2077, americanrillaz.com
- 40 Arizona BBQ Company
1534 E Ray Rd
480-361-4180, azbbqcompany.com
- 45 Cogburn's
875 S Cooper Rd
480-855-9500, cogburnsbar.com
- 48 Cuisine & Wine Bistro
1422 W Warner Rd
480-497-1422
cuisineandwinebistro.com
- 49 Curry Garden
1533 W Elliot Rd
480-219-8510, azcurrygarden.com
- 53 Flancos's
610 N Gilbert Rd, Ste 300
480-926-9077, flancos.com
- 50 La Rita New Mexican Kitchen
638 E Warner Rd
480-545-2880, laritaaaz.com
- 61 Mint Thai Cafe
1111 N Gilbert Rd
480-497-5366, mintthaicafe.net
- 63 Mocha Lucha Taco Shop
1530 S Val Vista Dr
480-855-0777
- 64 Wanda's Mexican Cafe
3519 E Baseline Rd
480-633-1313
wandas-mexicancafe.com
- 56 Nicanton's Pizza
323 S Gilbert Rd, Ste 111
480-892-2234, nicantonis.com
- 67 Not Your Typical Deli
1166 S Gilbert Rd
480-794-1116, mydeli.com
- 69 Pepper Cafe
825 S Cooper Rd, Ste B-1
480-963-1828, peppercafe.net
- 70 Phoenixia Cafe
1150 S Gilbert Rd, Ste 104
480-503-4876, phoenixiacafe.com
- 74 Sals Gilbert Pizzeria
1150 S Gilbert Rd
480-633-2226, gilbertpizzeria.com
- 77 Shorty & Wags
850 E Warner Rd, Ste 103
480-507-0910, shortywagswings.com
- 78 Sidewinder Subs
1655 W Elliott Rd, Ste 103
480-633-7827, sidewindersubs.com
- 79 Steak and Stone
1026 S Gilbert Rd
480-393-3285, steakandstone.com
- 83 The American Outline
1395 E Warner Rd
480-434-3982, americanoutline.com
- 57 Yanagi Sushi
884 W Warner Rd, Ste B-4
480-284-5070, yanagisushiaz.com
- 93 The Great Gadsby Bakery
1030 S Gilbert Rd, Unit 101
480-766-4727
thegreatgadsbybakery.com
- 2 Bowlero
1160 S Gilbert Rd
480-813-2595, bowlero.com
- 6 HD SOUTH | Home of the Gilbert Historical Museum
10 S Gilbert Rd
480-026-1577, hdsouth.org
- 8 Hickopolli Golf Course
1800 W Guadalupe Rd
480-026-3580, hickopollicg.com
- 16 Western Skies Golf Club
South 31st St
480-545-9542, westernskiesgolf.com