

Gilbert Professional Center



Office/Retail Space and Build-to-Suit PAD Available

LED monument signage available for tenant roster and personalized advertisement!

Office/retail suite in established retail center and approximately one-acre PAD. Ideal location with excellent frontage on Gilbert Road and situated just south of popular downtown Gilbert. Strong visibility between Elliot and Warner Roads in a dense population with high average household incomes. Join Board and Brush, Hair by Tiffany, The Little Gym, LaVie Nails and SisU Accounting CPAs, and two specialty schools. The property also sits next to Angel Adult Day Center and the Sunrise Senior Care facility.

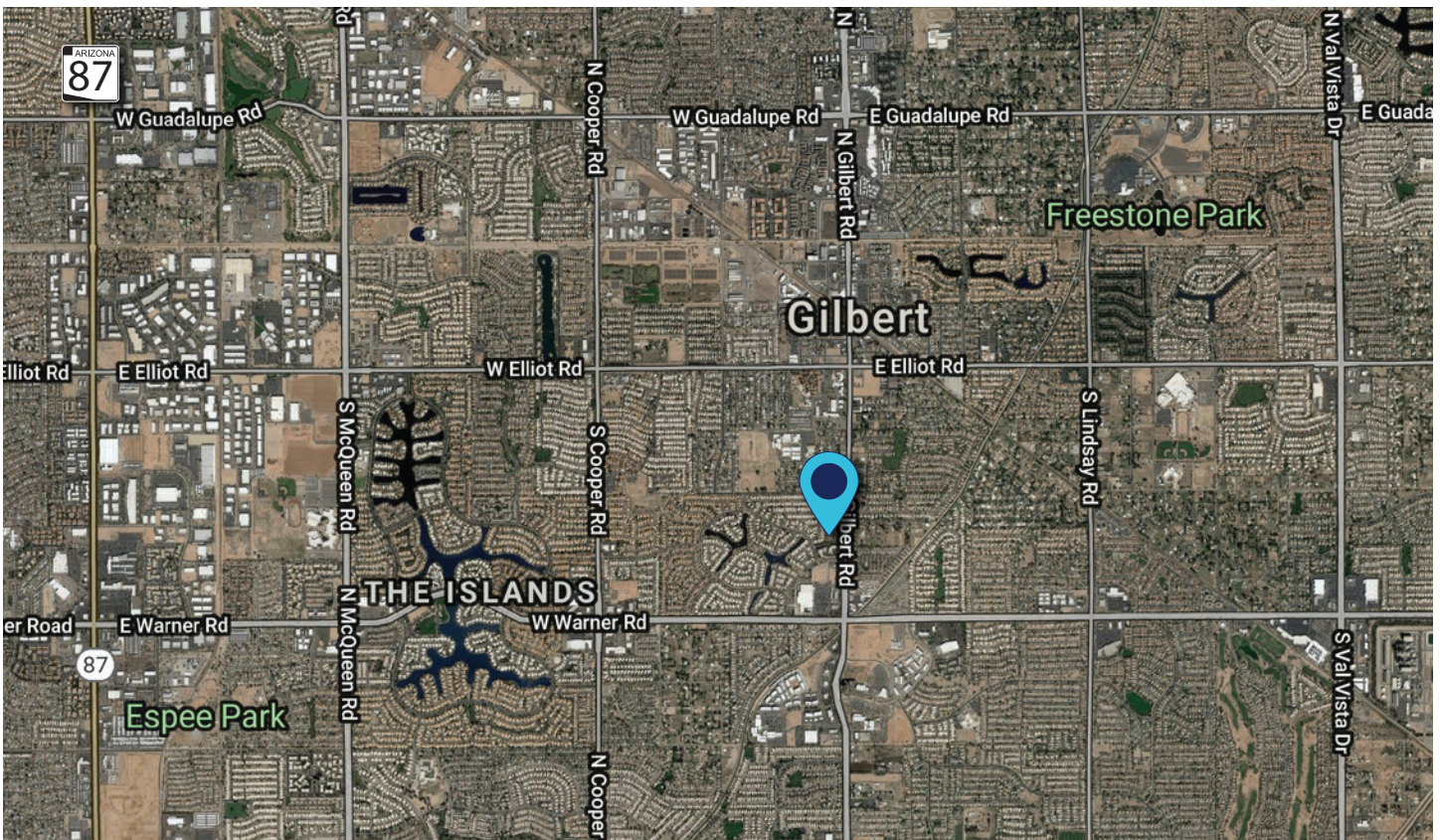


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BUILDING SIZE	±16,487 sf	<ul style="list-style-type: none"> Join Board and Brush, Hair by Tiffany, The Little Gym, LaVie Nails and Sisu Accounting CPAs, and two specialty schools LED Monument signage available for tenant advertisement Strong visibility on Gilbert Road Dense population with high average household incomes Next to Angel Adult Day Center and Sunrise Senior Care Facility Gilbert Road Traffic Count: ±21,923 vpd
BUILDING AVAILABILITY	<p>2,453 sf (divisible)</p> <p>Suite 106: ±1,453 sf</p> <p>Suite 107: ±1,000 sf</p>	
LEASE RATE	\$16.50/sf, MG	
PAD AVAILABILITY	±1 Acre (86'6" x 130' Buildable Area)	
PAD PRICING	Contact agent	
ZONING	G-C Approved for drive-thru and motor vehicle sales/leasing	
PARKING	Ample	





538 S Gilbert Rd			
Gilbert, AZ 85296		1 mi radius	3 mi radius
Population			
Estimated Population (2020)		17,021	124,488
Projected Population (2025)		18,404	134,754
Census Population (2010)		14,659	119,660
Census Population (2000)		15,236	113,633
Projected Annual Growth (2020 to 2025)		1,383 1.6%	10,266 1.6%
Historical Annual Growth (2010 to 2020)		2,362 1.6%	4,828 0.4%
Historical Annual Growth (2000 to 2010)		-577 -0.4%	6,027 0.5%
Estimated Population Density (2020)		5,421 psm	4,404 psm
Trade Area Size		3.1 sq mi	28.3 sq mi
Households			
Estimated Households (2020)		5,930	43,753
Projected Households (2025)		6,163	45,541
Census Households (2010)		4,991	41,648
Census Households (2000)		4,750	37,339
Estimated Households with Children (2020)		2,279 38.4%	17,238 39.4%
Estimated Average Household Size (2020)		2.86	2.84
Average Household Income			
Estimated Average Household Income (2020)		\$104,658	\$107,792
Projected Average Household Income (2025)		\$117,731	\$122,137
Estimated Average Family Income (2020)		\$118,641	\$118,899
Median Household Income			
Estimated Median Household Income (2020)		\$90,607	\$89,125
Projected Median Household Income (2025)		\$105,079	\$103,814
Estimated Median Family Income (2020)		\$104,610	\$101,376
Per Capita Income			
Estimated Per Capita Income (2020)		\$36,530	\$37,915
Projected Per Capita Income (2025)		\$39,487	\$41,305
Estimated Per Capita Income 5 Year Growth		\$2,957 8.1%	\$3,390 8.9%
Estimated Average Household Net Worth (2020)		\$1,063,659	\$1,050,120
Daytime Demos (2020)			
Total Businesses		582	4,747
Total Employees		5,128	41,431
Company Headquarter Businesses	-	-	16 0.3%
Company Headquarter Employees	-	-	801 1.9%
Employee Population per Business		8.8	8.7
Residential Population per Business		29.2	26.2

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538 S Gilbert Rd		1 mi radius		3 mi radius	
Gilbert, AZ 85296					
Race & Ethnicity					
White (2020)		13,012	76.4%	92,926	74.6%
Black or African American (2020)		882	5.2%	6,423	5.2%
American Indian or Alaska Native (2020)		188	1.1%	1,402	1.1%
Asian (2020)		876	5.1%	8,074	6.5%
Hawaiian or Pacific Islander (2020)		34	0.2%	322	0.3%
Other Race (2020)		1,329	7.8%	9,811	7.9%
Two or More Races (2020)		699	4.1%	5,530	4.4%
Not Hispanic or Latino Population (2020)		13,170	77.4%	96,318	77.4%
Hispanic or Latino Population (2020)		3,851	22.6%	28,170	22.6%
Not Hispanic or Latino Population (2025)		14,084	76.5%	103,136	76.5%
Hispanic or Latino Population (2025)		4,320	23.5%	31,619	23.5%
Not Hispanic or Latino Population (2010)		12,040	82.1%	97,468	81.5%
Hispanic or Latino Population (2010)		2,619	17.9%	22,192	18.5%
Not Hispanic or Latino Population (2000)		12,833	84.2%	97,698	86.0%
Hispanic or Latino Population (2000)		2,403	15.8%	15,935	14.0%
Projected Hispanic Annual Growth (2020 to 2025)		469	2.4%	3,448	2.4%
Historic Hispanic Annual Growth (2000 to 2020)		1,447	3.0%	12,235	3.8%
Age Distribution (2020)					
Age Under 5		1,013	6.0%	7,646	6.1%
Age 5 to 9 Years		1,147	6.7%	8,621	6.9%
Age 10 to 14 Years		1,293	7.6%	9,589	7.7%
Age 15 to 19 Years		1,261	7.4%	8,905	7.2%
Age 20 to 24 Years		948	5.6%	7,439	6.0%
Age 25 to 29 Years		1,148	6.7%	8,835	7.1%
Age 30 to 34 Years		1,182	6.9%	8,965	7.2%
Age 35 to 39 Years		1,174	6.9%	9,068	7.3%
Age 40 to 44 Years		1,199	7.0%	8,972	7.2%
Age 45 to 49 Years		1,265	7.4%	9,187	7.4%
Age 50 to 54 Years		1,177	6.9%	8,344	6.7%
Age 55 to 59 Years		1,090	6.4%	7,700	6.2%
Age 60 to 64 Years		900	5.3%	6,523	5.2%
Age 65 to 74 Years		1,304	7.7%	9,016	7.2%
Age 75 to 84 Years		657	3.9%	4,184	3.4%
Age 85 Years or Over		262	1.5%	1,494	1.2%
Median Age		36.5		35.5	
Gender Age Distribution (2020)					
Female Population		8,664	50.9%	63,321	50.9%
Age 0 to 19 Years		2,304	26.6%	16,868	26.6%
Age 20 to 64 Years		5,131	59.2%	38,451	60.7%
Age 65 Years or Over		1,229	14.2%	8,002	12.6%
Female Median Age		37.4		36.5	
Male Population		8,357	49.1%	61,167	49.1%
Age 0 to 19 Years		2,410	28.8%	17,893	29.3%
Age 20 to 64 Years		4,953	59.3%	36,582	59.8%
Age 65 Years or Over		994	11.9%	6,692	10.9%
Male Median Age		35.5		34.5	

538 S Gilbert Rd			1 mi radius		3 mi radius	
Gilbert, AZ 85296						
Household Income Distribution (2020)						
HH Income \$200,000 or More	540	9.1%	3,915	8.9%		
HH Income \$150,000 to \$199,999	601	10.1%	4,409	10.1%		
HH Income \$100,000 to \$149,999	1,469	24.8%	10,047	23.0%		
HH Income \$75,000 to \$99,999	915	15.4%	6,857	15.7%		
HH Income \$50,000 to \$74,999	1,160	19.6%	8,264	18.9%		
HH Income \$35,000 to \$49,999	449	7.6%	4,287	9.8%		
HH Income \$25,000 to \$34,999	333	5.6%	2,297	5.3%		
HH Income \$15,000 to \$24,999	249	4.2%	1,971	4.5%		
HH Income Under \$15,000	214	3.6%	1,705	3.9%		
HH Income \$35,000 or More	5,134	86.6%	37,779	86.3%		
HH Income \$75,000 or More	3,525	59.4%	25,228	57.7%		
Housing (2020)						
Total Housing Units	6,066		44,933			
Housing Units Occupied	5,930	97.8%	43,753	97.4%		
Housing Units Owner-Occupied	4,261	71.8%	31,405	71.8%		
Housing Units, Renter-Occupied	1,670	28.2%	12,348	28.2%		
Housing Units, Vacant	136	2.3%	1,180	2.7%		
Marital Status (2020)						
Never Married	4,104	30.3%	31,459	31.9%		
Currently Married	6,769	49.9%	48,757	49.4%		
Separated	404	3.0%	3,242	3.3%		
Widowed	626	4.6%	3,620	3.7%		
Divorced	1,665	12.3%	11,554	11.7%		
Household Type (2020)						
Population Family	14,883	87.4%	108,617	87.3%		
Population Non-Family	2,055	12.1%	15,603	12.5%		
Population Group Quarters	83	0.5%	268	0.2%		
Family Households	4,330	73.0%	32,168	73.5%		
Non-Family Households	1,601	27.0%	11,585	26.5%		
Married Couple with Children	1,611	23.8%	11,830	24.3%		
Average Family Household Size	3.4		3.4			
Household Size (2020)						
1 Person Households	1,244	21.0%	8,443	19.3%		
2 Person Households	1,709	28.8%	13,485	30.8%		
3 Person Households	1,032	17.4%	8,072	18.4%		
4 Person Households	1,097	18.5%	7,675	17.5%		
5 Person Households	498	8.4%	3,641	8.3%		
6 or More Person Households	350	5.9%	2,438	5.6%		
Household Vehicles (2020)						
Households with 0 Vehicles Available	223	3.8%	1,220	2.8%		
Households with 1 Vehicles Available	1,698	28.6%	11,752	26.9%		
Households with 2 or More Vehicles Available	4,009	67.6%	30,780	70.4%		
Total Vehicles Available	11,800		89,046			
Average Vehicles Per Household	2.0		2.0			

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538 S Gilbert Rd		1 mi radius		3 mi radius	
Gilbert, AZ 85296					
Labor Force (2020)					
Estimated Labor Population Age 16 Years or Over		13,306		96,827	
Estimated Civilian Employed		9,284	69.8%	67,832	70.1%
Estimated Civilian Unemployed		217	1.6%	2,052	2.1%
Estimated in Armed Forces		13	-	65	-
Estimated Not in Labor Force		3,792	28.5%	26,878	27.8%
Unemployment Rate		1.6%		2.1%	
Occupation (2020)					
Occupation: Population Age 16 Years or Over		9,284		67,832	
Management, Business, Financial Operations		1,442	15.5%	12,167	17.9%
Professional, Related		2,277	24.5%	17,556	25.9%
Service		1,542	16.6%	10,663	15.7%
Sales, Office		2,544	27.4%	16,897	24.9%
Farming, Fishing, Forestry		39	0.4%	98	0.1%
Construct, Extraction, Maintenance		510	5.5%	3,940	5.8%
Production, Transport Material Moving		930	10.0%	6,511	9.6%
White Collar Workers		6,263	67.5%	46,620	68.7%
Blue Collar Workers		3,021	32.5%	21,212	31.3%
Consumer Expenditure (2020)					
Total Household Expenditure		\$433.69 M		\$3.25 B	
Total Non-Retail Expenditure		\$228.17 M	52.6%	\$1.71 B	52.6%
Total Retail Expenditure		\$205.52 M	47.4%	\$1.54 B	47.4%
Apparel		\$15.48 M	3.6%	\$116.07 M	3.6%
Contributions		\$14.26 M	3.3%	\$106.97 M	3.3%
Education		\$13.4 M	3.1%	\$100.64 M	3.1%
Entertainment		\$24.91 M	5.7%	\$186.72 M	5.7%
Food and Beverages		\$63.79 M	14.7%	\$478.06 M	14.7%
Furnishings and Equipment		\$15.45 M	3.6%	\$115.88 M	3.6%
Gifts		\$10.68 M	2.5%	\$80.46 M	2.5%
Health Care		\$36.15 M	8.3%	\$270.82 M	8.3%
Household Operations		\$17.08 M	3.9%	\$128.03 M	3.9%
Miscellaneous Expenses		\$8.21 M	1.9%	\$61.51 M	1.9%
Personal Care		\$5.83 M	1.3%	\$43.7 M	1.3%
Personal Insurance		\$3.14 M	0.7%	\$23.57 M	0.7%
Reading		\$939.98 K	0.2%	\$7.04 M	0.2%
Shelter		\$90.73 M	20.9%	\$680.83 M	20.9%
Tobacco		\$2.46 M	0.6%	\$18.44 M	0.6%
Transportation		\$79.86 M	18.4%	\$598.77 M	18.4%
Utilities		\$31.3 M	7.2%	\$234.57 M	7.2%
Educational Attainment (2020)					
Adult Population Age 25 Years or Over		11,358		82,288	
Elementary (Grade Level 0 to 8)		195	1.7%	1,912	2.3%
Some High School (Grade Level 9 to 11)		412	3.6%	2,929	3.6%
High School Graduate		2,170	19.1%	15,229	18.5%
Some College		2,944	25.9%	20,418	24.8%
Associate Degree Only		1,226	10.8%	8,555	10.4%
Bachelor Degree Only		2,896	25.5%	21,703	26.4%
Graduate Degree		1,515	13.3%	11,541	14.0%

538 S Gilbert Rd				
Gilbert, AZ 85296				
	1 mi radius		3 mi radius	
Units In Structure (2020)				
1 Detached Unit	5,127	102.7%	35,343	84.9%
1 Attached Unit	100	2.0%	1,841	4.4%
2 to 4 Units	127	2.6%	1,069	2.6%
5 to 9 Units	85	1.7%	1,595	3.8%
10 to 19 Units	53	1.1%	927	2.2%
20 to 49 Units	57	1.1%	520	1.2%
50 or More Units	276	5.5%	1,549	3.7%
Mobile Home or Trailer	103	2.1%	874	2.1%
Other Structure	3	-	35	-
Homes Built By Year (2020)				
Homes Built 2010 or later	206	4.1%	1,989	4.8%
Homes Built 2000 to 2009	681	13.6%	6,310	15.1%
Homes Built 1990 to 1999	3,195	64.0%	20,089	48.2%
Homes Built 1980 to 1989	947	19.0%	9,457	22.7%
Homes Built 1970 to 1979	516	10.3%	3,891	9.3%
Homes Built 1960 to 1969	211	4.2%	1,046	2.5%
Homes Built 1950 to 1959	111	2.2%	615	1.5%
Homes Built Before 1949	64	1.3%	357	0.9%
Home Values (2020)				
Home Values \$1,000,000 or More	30	0.7%	144	0.5%
Home Values \$500,000 to \$999,999	149	3.5%	2,022	6.4%
Home Values \$400,000 to \$499,999	278	6.5%	2,771	8.8%
Home Values \$300,000 to \$399,999	1,136	26.7%	8,771	27.9%
Home Values \$200,000 to \$299,999	2,138	50.2%	12,744	40.6%
Home Values \$150,000 to \$199,999	343	8.1%	2,881	9.2%
Home Values \$100,000 to \$149,999	95	2.2%	925	2.9%
Home Values \$70,000 to \$99,999	10	0.2%	216	0.7%
Home Values \$50,000 to \$69,999	10	0.2%	86	0.3%
Home Values \$25,000 to \$49,999	6	0.1%	96	0.3%
Home Values Under \$25,000	60	1.4%	666	2.1%
Owner-Occupied Median Home Value	\$282,909		\$292,419	
Renter-Occupied Median Rent	\$1,092		\$1,103	
Transportation To Work (2020)				
Drive to Work Alone	6,394	76.1%	47,900	78.2%
Drive to Work in Carpool	941	11.2%	6,057	9.9%
Travel to Work by Public Transportation	91	1.1%	828	1.4%
Drive to Work on Motorcycle	34	0.4%	325	0.5%
Walk or Bicycle to Work	170	2.0%	879	1.4%
Other Means	65	0.8%	590	1.0%
Work at Home	710	8.4%	4,669	7.6%
Travel Time (2020)				
Travel to Work in 14 Minutes or Less	1,728	20.6%	12,589	20.6%
Travel to Work in 15 to 29 Minutes	3,538	42.1%	26,480	43.2%
Travel to Work in 30 to 59 Minutes	2,928	34.8%	20,095	32.8%
Travel to Work in 60 Minutes or More	279	3.3%	3,366	5.5%
Average Minutes Travel to Work	22.4		23.5	