



# GILBERT CITY GATE

MEDICAL COMMONS

SEC HIGLEY RD AND MICHELLE WAY  
GILBERT, ARIZONA

NEW CONSTRUCTION | ±45,000 SF TWO-STORY BUILDING

DELIVERING Q1 2023



BUILDING REPRESENTED BY:



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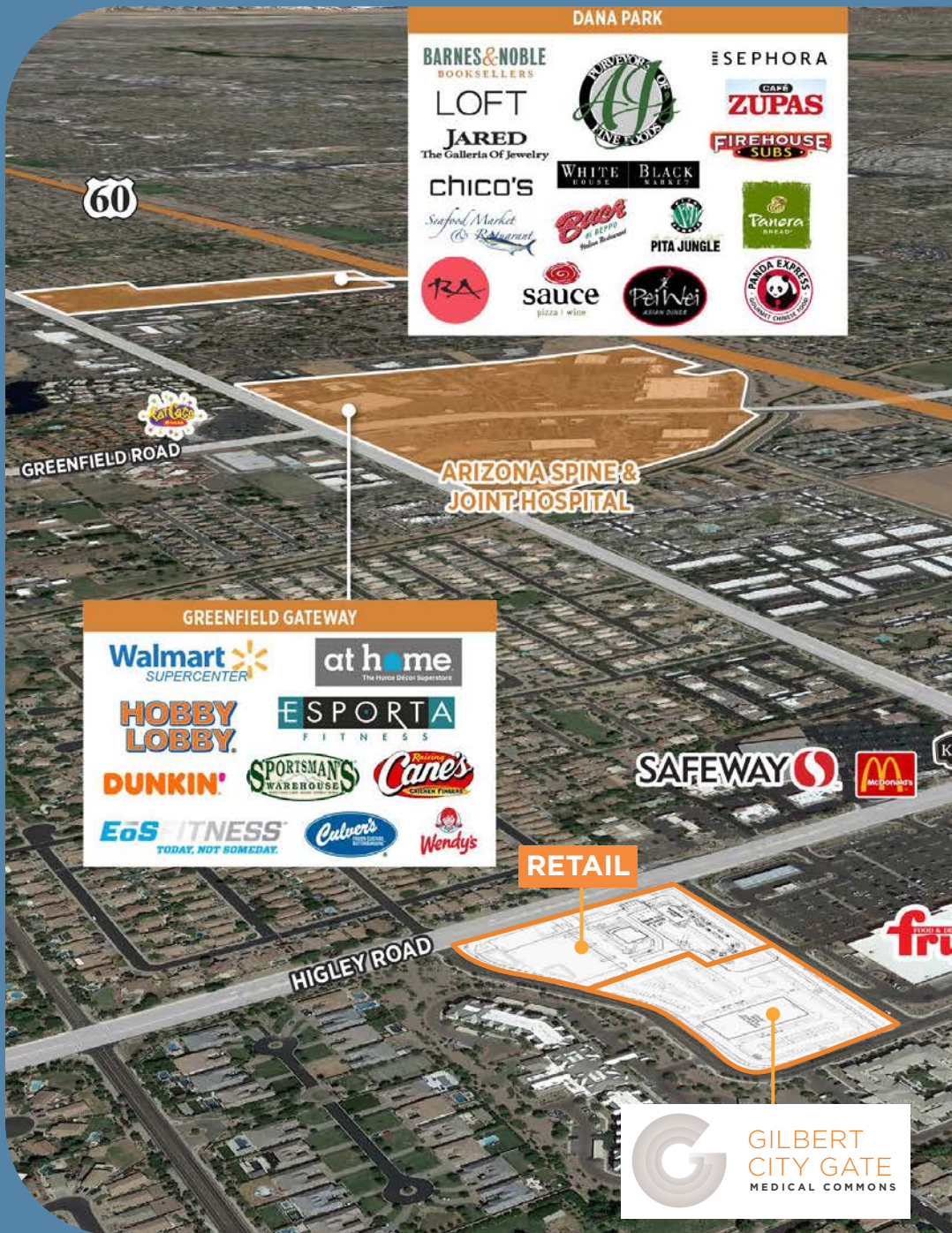
BUILDING DEVELOPED BY:



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**DANA PARK**

BARNES & NOBLE BOOKSELLERS  
LOFT  
JARED The Galleria Of Jewelry  
chico's  
Seafood Market & Restaurant  
RA

THE GARDENS OF THE AVONDS  
WHITE HOUSE BLACK MARKET  
Dino's MEXICAN RESTAURANT  
sauce pizza | wine

SEPHORA  
CAPS ZUPAS  
FIREHOUSE SUBS  
TANORA  
PITA JUNGLE  
Pei Wei ASIAN DINER  
PANDA EXPRESS

**GREENFIELD GATEWAY**

Walmart SUPERCENTER  
at home The Home Decor Superstore  
HOBBY LOBBY  
ESPORTA FITNESS  
DUNKIN'  
SPORTSMAN'S WAREHOUSE  
Cane's CHICKEN FINANCER  
EoS FITNESS TODAY, NOT SOMEDAY  
Culver's  
Wendy's

**RETAIL**

SAFeway  
McDonald's  
KNEADERS  
Fry's  
THAI CHILI  
MOD  
Starbucks  
POPEYES  
DEL TACO  
Burger King  
Residence Inn Marriott  
Banner MD Anderson Cancer Center  
Banner Gateway Medical Center  
Banner Urgent Care  
Hampton  
Rucker Barrel  
Jamba Juice  
REAL TEXAS BAR-B-Q

**GILBERT CITY GATE MEDICAL COMMONS**

- 45,000 SF two-story building
- 5 : 1,000 RSF Parking Ratio
- Gurney Sized Elevator
- Convenient surface parking (covered available)
- Future entrances of Higley Rd, East Michelle Way, and East Gary Way

**LOCATION:**

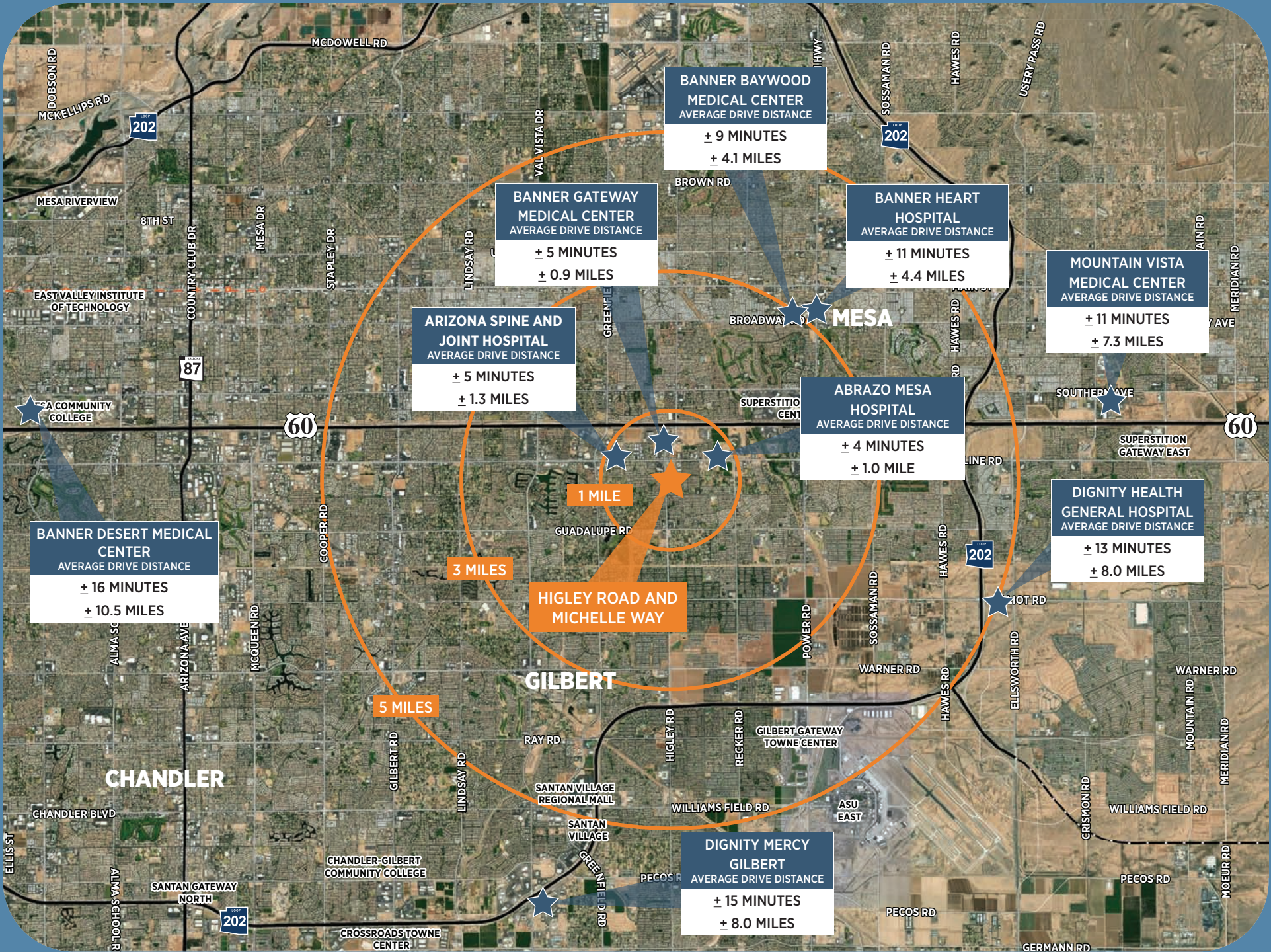
- Within the booming town of Gilbert
- 1.4 Miles south of the 60
- Minutes from Banner Gateway (165 Beds) and MD Anderson Medical Centers (177 Beds), Arizona Spine and Joint Hospital (23 Beds), and Abrazo Mesa Hospital (8 Beds)
- Minutes from the Riparian Preserve At Water Ranch equipped with scenic walking trails, a park, and picnic tables

**2021 AVERAGE HH INCOME & POPULATION**

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>	\$101,260	\$96,706	\$89,599
<b>POPULATION</b>	11,060	117,516	338,732

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**BANNER BAYWOOD  
MEDICAL CENTER**  
AVERAGE DRIVE DISTANCE  
± 9 MINUTES  
± 4.1 MILES

**BANNER GATEWAY  
MEDICAL CENTER**  
AVERAGE DRIVE DISTANCE  
± 5 MINUTES  
± 0.9 MILES

**BANNER HEART  
HOSPITAL**  
AVERAGE DRIVE DISTANCE  
± 11 MINUTES  
± 4.4 MILES

**MOUNTAIN VISTA  
MEDICAL CENTER**  
AVERAGE DRIVE DISTANCE  
± 11 MINUTES  
± 7.3 MILES

**ARIZONA SPINE AND  
JOINT HOSPITAL**  
AVERAGE DRIVE DISTANCE  
± 5 MINUTES  
± 1.3 MILES

**ABRAZO MESA  
HOSPITAL**  
AVERAGE DRIVE DISTANCE  
± 4 MINUTES  
± 1.0 MILE

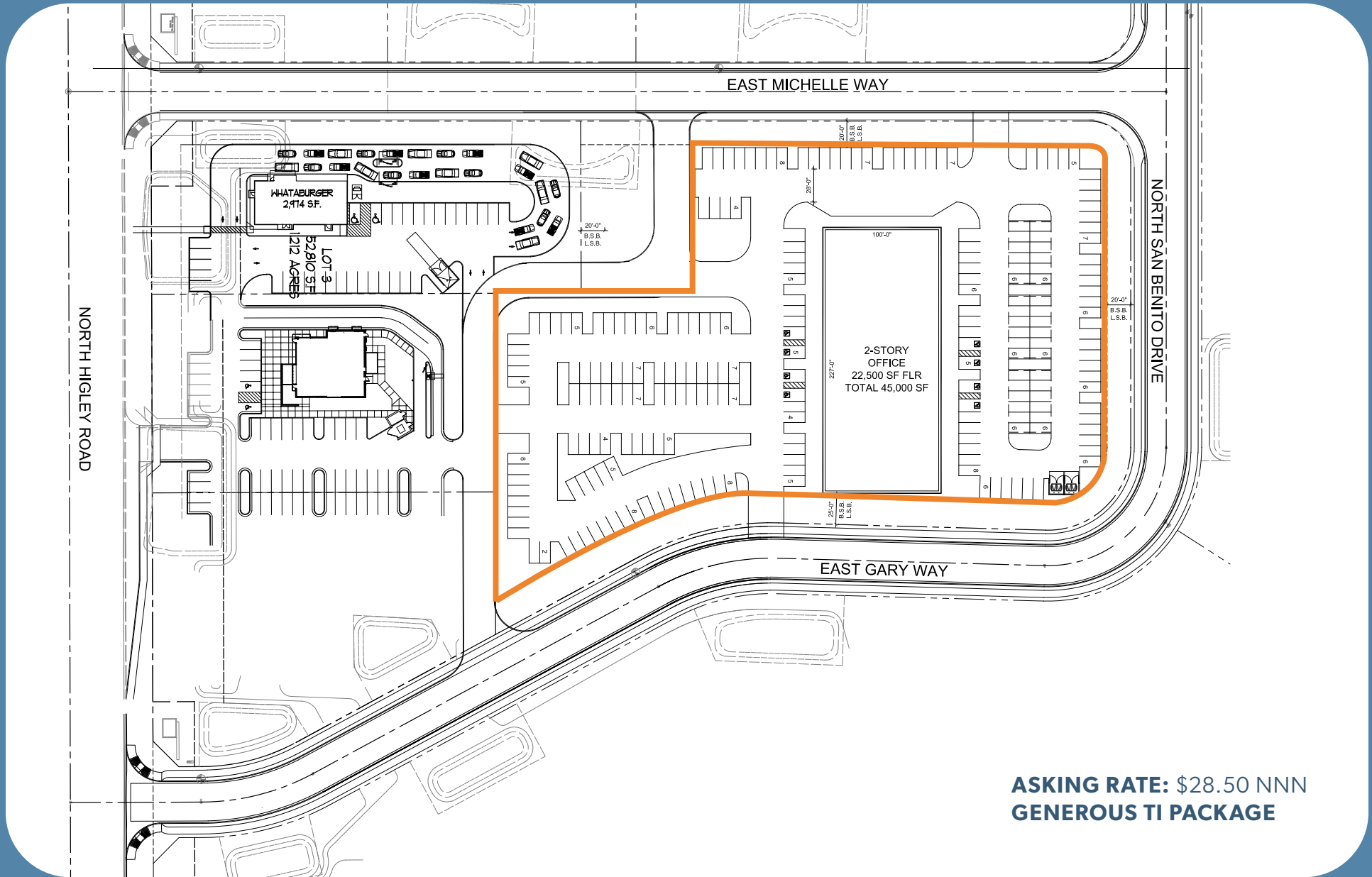
**DIGNITY HEALTH  
GENERAL HOSPITAL**  
AVERAGE DRIVE DISTANCE  
± 13 MINUTES  
± 8.0 MILES

**BANNER DESERT MEDICAL  
CENTER**  
AVERAGE DRIVE DISTANCE  
± 16 MINUTES  
± 10.5 MILES

**HIGLEY ROAD AND  
MICHELLE WAY**

**DIGNITY MERCY  
GILBERT**  
AVERAGE DRIVE DISTANCE  
± 15 MINUTES  
± 8.0 MILES





**ASKING RATE: \$28.50 NNN**  
**GENEROUS TI PACKAGE**

**SEC HIGLEY RD AND MICHELLE WAY | GILBERT, ARIZONA**



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