



## Medical Office Condo for sale or lease

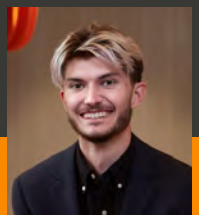
Executive Villas at Dana Point  
3303 E Baseline Rd, Building 2, Gilbert, Arizona

**\$2,500,000**

+/- 8,345 SF



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## Property Details

- Year Built: 2002
- +/- 8,345 SF
- Parcels: 309-27-049 & 309-27-050
- Zoning GO, Gilbert
- Property Taxes \$14,424.40 or \$1.72 PSF
- 2024 Association dues \$3.00 PSF

## Signage

- Monument Signage with E Baseline Rd frontage
- Suite Entrance Signage
- Exterior Building signage



## Property Highlights

- Built out Lasik eye surgery center and ophthalmology offices. Operating room approved for full sedation.
- Back-up generator onsite and conveys with the real property.
- Existing architectural construction drawings to convey with the real property.

Medical Office Condo for sale or lease in one of the fastest growing communities in Arizona. This office condo complex is located across from Dana Park Gilbert's upscale shopping and dining area. Minutes away from freeway 60 along the E Baseline corridor.

+/- 8,345 SF first floor office condo for sale. Comprised of a shell space (+/- 2,127 SF), small office space (+/- 1,032 SF) and a Lasik eye surgery center (+/- 5,106 SF). The three suites can be combined into a single larger contiguous space. Great revenue potential for an owner user to lease the two smaller spaces. Please call for rates.

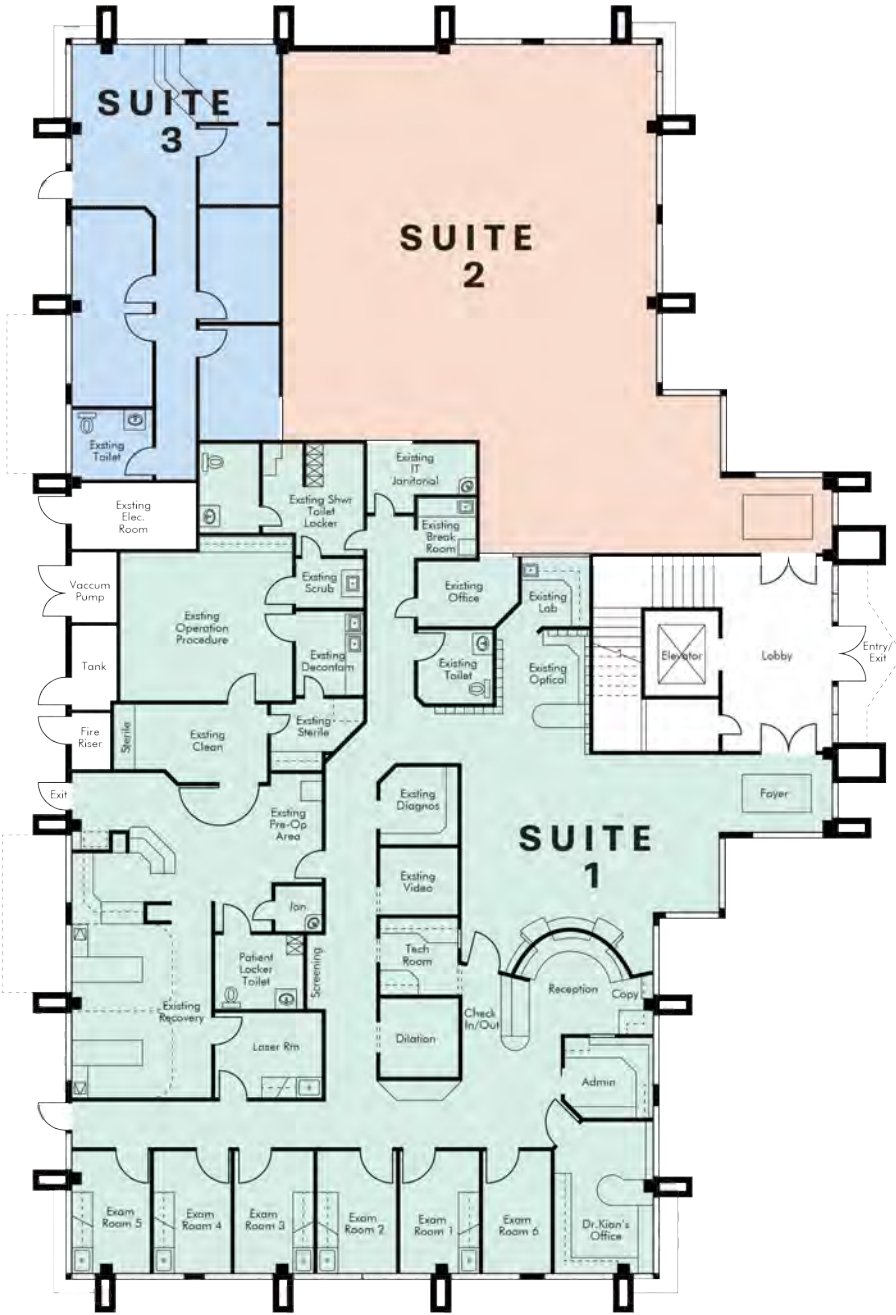


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# Existing Floor Plan





# AREA DETAILS



**362,382**

**Population  
(within 5 miles)**



**\$312,548**

**Average House  
Value (within 1 mile)**



**\$95,531**

**Average Household  
Income (within 1 mile)**



**143,272**

**Households  
(within 5 miles)**



**34.5**

**Median Age**



**20 Min**

**to Sky Harbor**

# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimPLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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