

SUNRISE BUSINESS PARK

Professional Industrial Suites w/
Easy Access to US-60, Loop 101 & 202



1730 W SUNRISE BLVD | GILBERT, AZ 85233

THE **LEROY
BREINHOLT**
TEAM

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COMMERCIAL PROPERTIES INC.

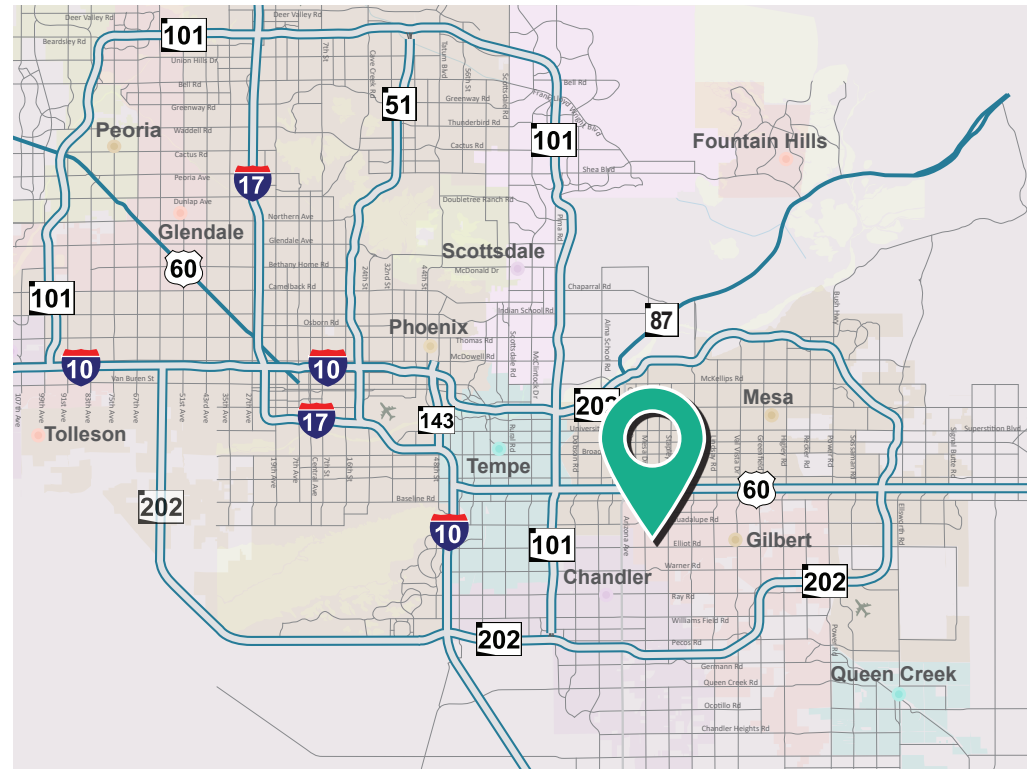
Locally Owned. Globally Connected. CORFAC
INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

SUNRISE BUSINESS PARK

PROPERTY OVERVIEW

Address	1730 W Sunrise Blvd, Gilbert, AZ 85233
Lease Rate	\$1.25 PSF/Mo (NNN)
Suite Sizes	±5,208 - ±7,680 SF
Build Out	Multi-Tenant Industrial Park
Grade Level Doors	12' x 14' Roll Up Doors
Clear Height	18'
Parcel	302-23-071 & 302-23-072
Zoning	I-1, City of Gilbert



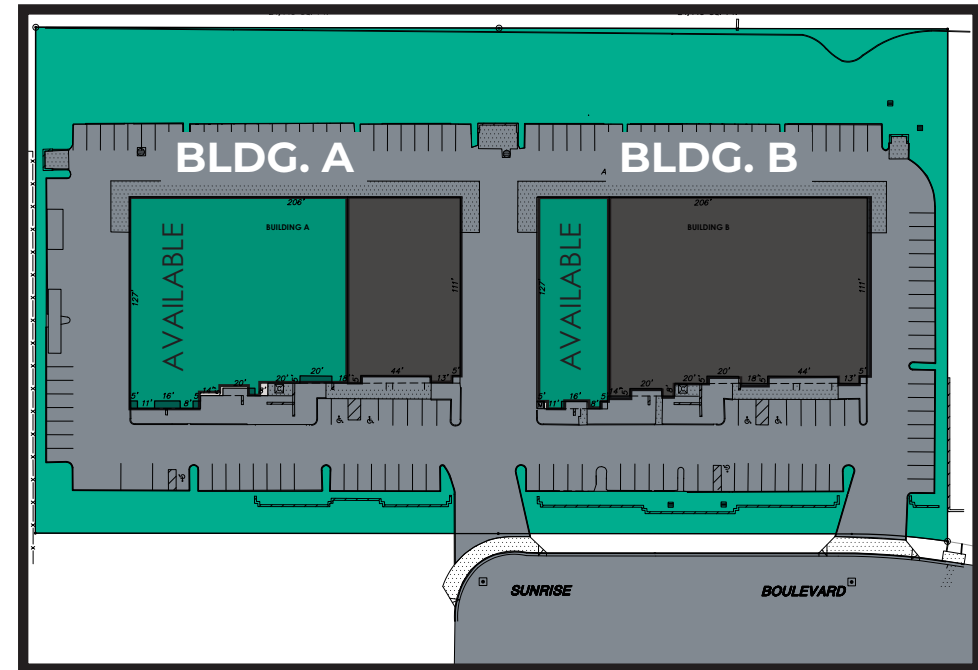
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AVAILABILITY & SITE PLAN

SUITES	SQ FT	LEASE RATE
A101	±5,808 SF	\$1.25 PSF/Mo (NNN)
A102	±5,208 SF	\$1.25 PSF/Mo (NNN)
A103/A104	±7,680 SF	\$1.25 PSF/Mo (NNN)
B101	±5,808 SF	\$1.25 PSF/Mo (NNN)



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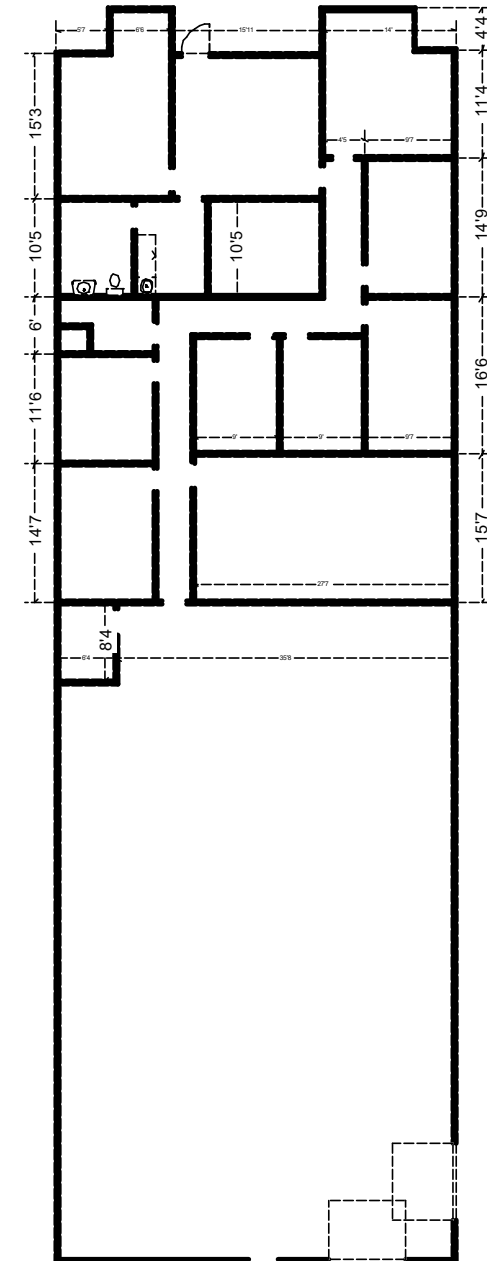
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1730 W SUNRISE BLVD

SUITE A-101 ±5,808 SF

- RECEPTION
- 4 OFFICES
- CONFERENCE ROOM
- BULL PEN
- BREAK ROOM
- 2 RESTROOMS
- A/C COOLED WAREHOUSE



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1730 W SUNRISE BLVD

SUITE B-101 ±5,808 SF

- RECEPTION
- 2 OFFICES
- CONFERENCE ROOM
- BREAK ROOM
- 2 RESTROOMS
- A/C COOLED WAREHOUSE

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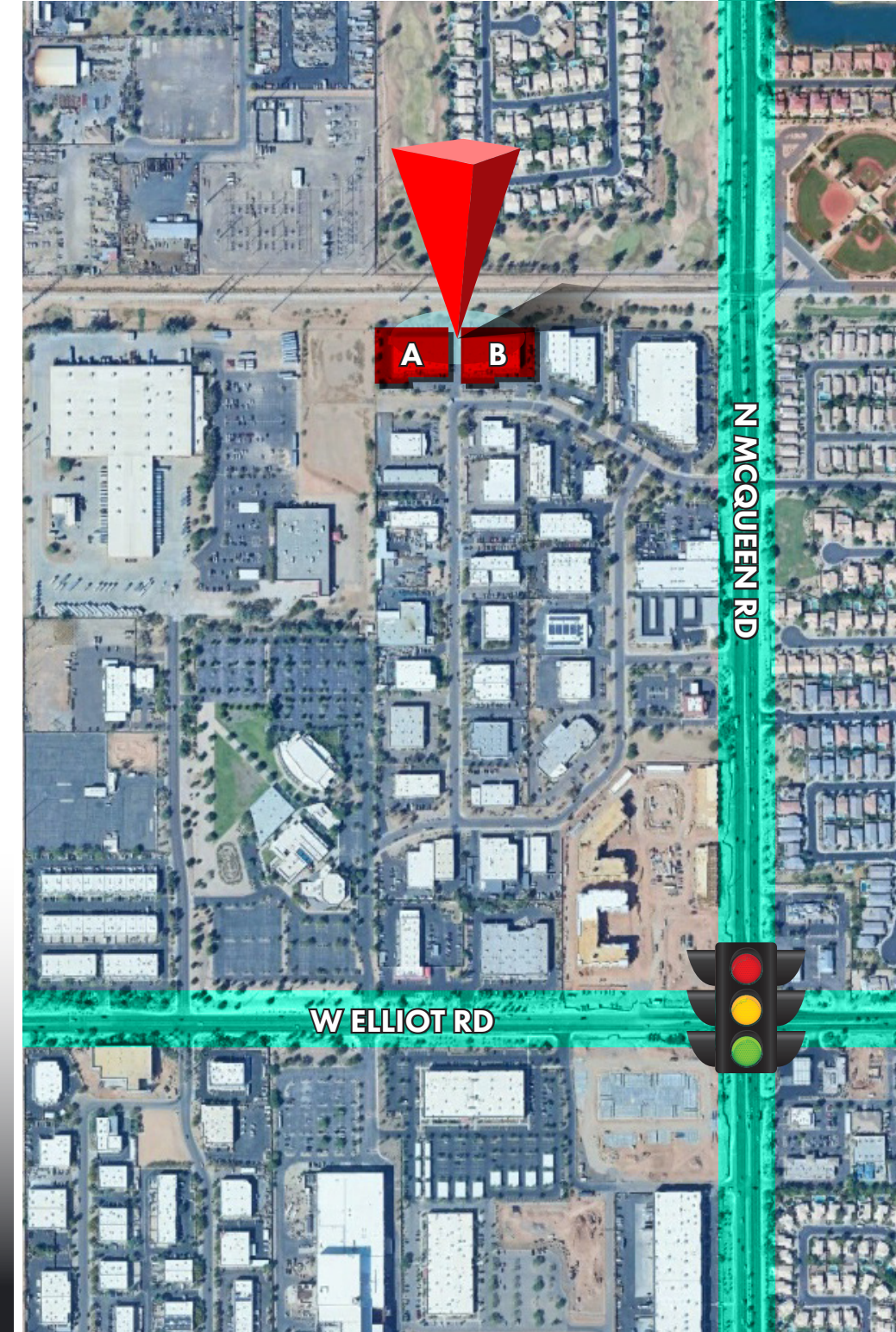
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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2025 Population	7,806	135,335	408,973
Median Age	37.7	36.9	36.5
2025 Households	2,899	51,224	151,050
Degree or Higher	46%	33%	32%
Avg. HH Income	\$136,792	\$111,867	\$108,565
Median Home Value	\$627,782	\$452,200	\$452,832
Daytime Employees	9,748	77,695	178,667



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