



FOR SALE | OFFICE

OASIS AT THE ISLANDS

1543 W Elliot Rd, Suite 104, Gilbert, AZ 85233

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

Oasis at the Islands

1543 W Elliot Rd, Suite 104, Gilbert, AZ 85233



PROPERTY SUMMARY

Sale Price:	\$432,384
Current Lease Term:	5 Years/May 2031
Current Tenant:	Med Spa
Cap Rate:	6.25%
Building Size:	1,502 SF
Building Class:	A
Zoning:	SC (Shopping Center)
Cross Streets:	SEC Elliot & McQueen Rds

PROPERTY OVERVIEW

Excellent investment opportunity to acquire a 1,502-square-foot general office condominium leased to a highly-rated medical spa on a secure 5-year term, offering stable income potential and a turnkey layout for medical or professional use. The suite features a welcoming reception area, four treatment rooms, storage room, and break/laundry room designed for efficient daily operations.

Ideally located with convenient access to major roadways, nearby retail, dining, and dense residential neighborhoods, the property benefits from strong visibility, accessibility, and long-term tenant demand within the growing medical and wellness sector.

PROPERTY HIGHLIGHTS

- 1,502 SF unit available for Sale at \$432,384
- Leased to highly rated med spa through 2031
- 3 covered parking spaces
- Building signage
- Lake views and many restaurants and retailers adjacent to plaza
- Easy freeway access to US 60, Loop 101 & Loop 202

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VISUAL MEDIA

PROPERTY DESCRIPTION

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OFFERING SUMMARY

Sale Price:	\$432,384
Number of Units:	1
Building Size:	1,502 SF
Cap Rate:	6.25%

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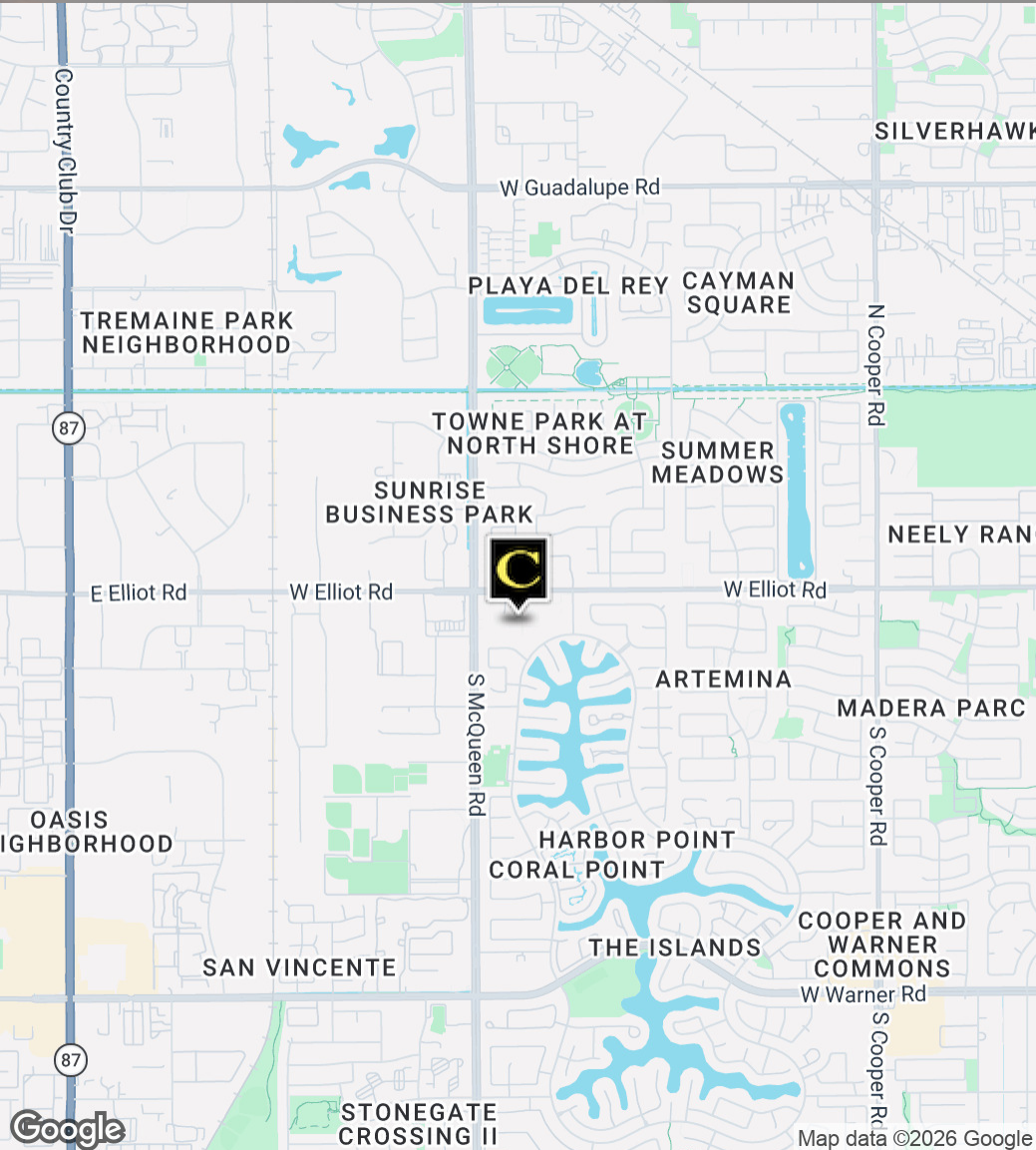
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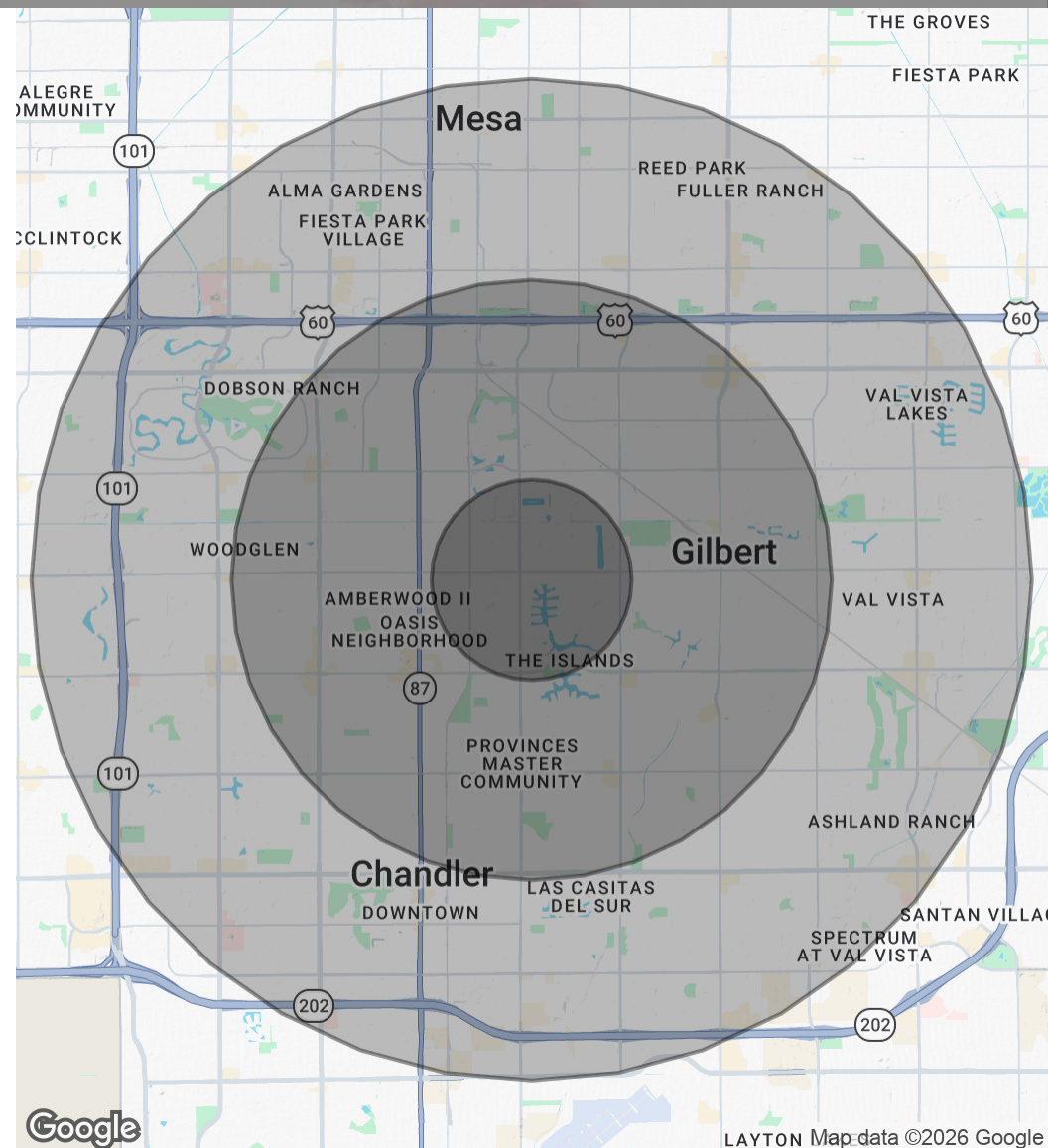
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,678	137,103	393,257
Average Age	38.8	36.9	36.1
Average Age (Male)	37.1	35.6	34.8
Average Age (Female)	40.9	38.1	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,917	52,438	148,441
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$125,137	\$109,911	\$107,983
Average House Value	\$505,216	\$426,116	\$423,713

2023 American Community Survey (ACS)



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