

Newly Constructed Retail/Office/Medical AVAILABLE FOR LEASE

LEASE RATE: \$39.00 NNN + \$8/SF NNN'S

with \$75/SF TI allowance (HVAC units are included)

SUITE SIZE: ±2,000 SF

4727 E Pecos Rd, Ste 103

Gilbert, AZ 85297



Completed Q1 2026
Available Immediately

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORPAC INTERNATIONAL

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Property Summary

Address	4727 E Pecos Rd Gilbert, AZ 85297
Building Size	6,500 SF
Year Built	2026
Building Class	A
Tenancy	Multiple
Available	Suite 103
Suite Size	2,000 SF
Lease Rate	\$39.00 PSF + \$8/SF NNN'S with \$75/SF TI allowance (HVAC units are included)



About the Property

Discover an exceptional leasing opportunity at this newly constructed property in the heart of Gilbert. This building features a new modern design and offers a versatile footprint highly suitable for retail, office, or medical use. Completed in Q1 2026, Suite 103 is available immediately and ready for customization, supported by a generous \$75/SF tenant improvement allowance to help create an ideal layout. The suite shares the 6,500 SF building with a neighboring general dentistry practice.

Strategically located along E Pecos Rd near Power Rd, this property provides excellent accessibility and brand exposure within a growing commercial corridor. Its prime Gilbert location offers convenient access and is surrounded by a wealth of amenities. The property is just moments away from Dignity Health Mercy Gilbert Medical Hospital, ASU's Polytechnic Campus, Phoenix-Mesa Gateway Airport, and SanTan Village.



Flexible
Floor Plans



New Modern
Design



Ingress/Egress
E Pecos Rd

Suite 103

2,000 SF For Lease

\$39.00 NNN + \$8/SF NNN'S

with \$75/SF TI allowance (HVAC units are included)

Available Immediately

- Tenant Improvements Available
- Suitable for Retail, Office, or Medical/Dental Use
- Neighboring General Dentist
- New Modern Design



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 14 26





S VAL VISTA DR

S RECKER RD



E WARNER RD

ARIZONA
24



LOOP
202

E RAY RD



WILLIAMS FIELD
HIGH SCHOOL



HIGLEY RD

E WILLIAMS FIELD RD



SANTAN VILLAGE
MARKETPLACE



E PECOS RD



S GREENFIELD RD



E GERMANN RD

POWER RD



S SOSSAMAN RD

Location Overview

Gilbert, Arizona

Gilbert has transformed from a small agricultural town into a dynamic economic engine for the Phoenix metropolitan area, celebrated for its thriving business climate, prosperous community, and exceptional quality of life. The town's diverse economy is a magnet for world-class companies in high-growth sectors like healthcare and technology, supported by a highly educated workforce. This powerful combination of economic stability and a vibrant, amenity-rich environment makes Gilbert a premier destination for residents and a secure, appreciating market for real estate investment.

The town's success and desirability are built on several key pillars, including:

- Diverse, high-growth economy
- Highly educated and skilled workforce
- Safe, family-friendly atmosphere with top-rated schools
- Abundance of retail and dining, including the famed Heritage District

This unique blend of economic strength and community focus has not gone unnoticed, with Gilbert consistently earning top national rankings and accolades.

#1

**Best Place to Live
in Arizona**

(Ranking Arizona, 2022)

#1

**City for Economic Growth
250K - 500K Population**

(CoworkingCafe, 2024)

#3

**Safest and Most
Affordable City**

(GOBanking Rates, 2024)

#5

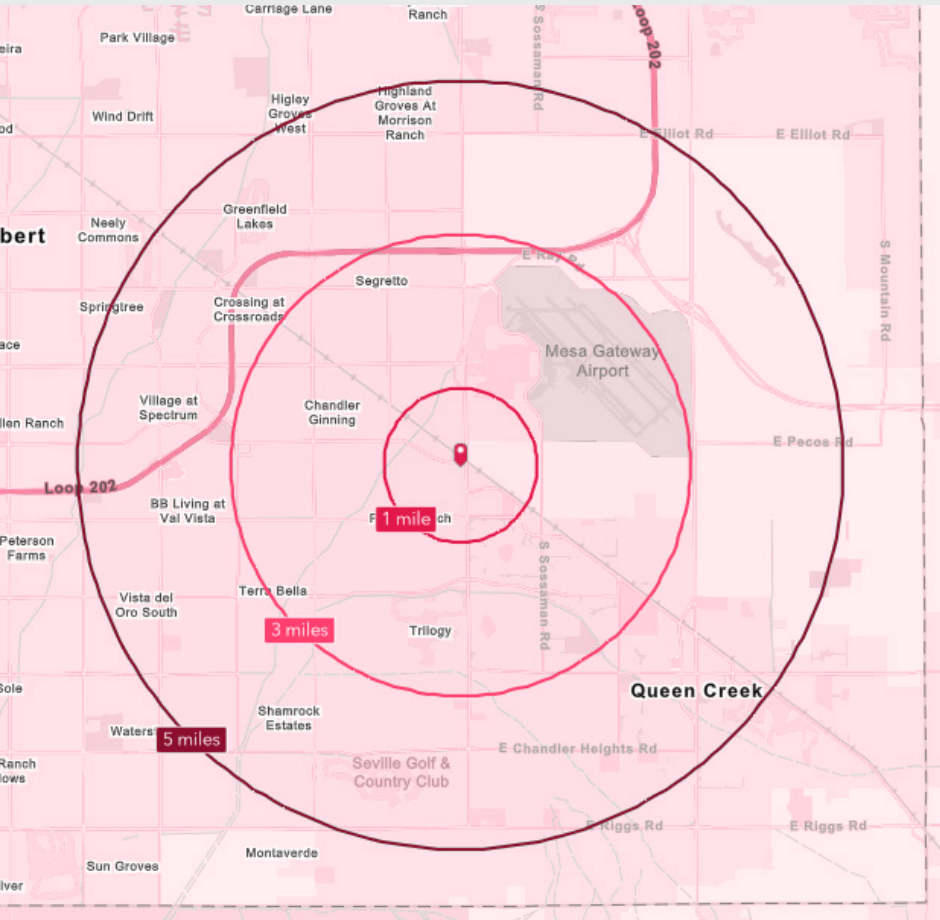
**Best City for
First-Time Homebuyers**

(Good Morning America, 2025)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	9,319	84,004	216,612
 Households	3,040	26,299	67,836
 Average Household Income	\$110,930	\$129,877	\$137,127
 Median Home Value	\$434,517	\$453,969	\$469,529



5 Mile Highlights

35
Median Age

45.2K
Daytime Employees

44%
Bachelor's Degree or Higher

An Environment for Professional Growth

This location provides direct access to a premier, highly educated talent pool, making recruitment seamless for any professional business. As a major commercial hub, the area's large daytime population of professionals creates a dynamic setting for business-to-business networking. The surrounding community's affluence ensures a stable and professional client base, making this a strategic location to grow your company.

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For More Information,
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