



Shaping a new tomorrow, today.

As one of the Southwest's fastest growing communities, Gilbert, Arizona is earning praise as the #1 City for Economic Growth, pop. 250K-500K. *Coworking Cafe, 2025*



292,116
2024 Population
Estimate*



\$578,419
Median Single Family
Home Sales Price**



49.7%
Population Age 25+ with
Bachelor's Degree or
Higher***



\$133,955
Median HHI***



36.2
Median Age***

Biotechnology, Life Sciences & Healthcare

With higher academic partners in the area preparing a highly-educated workforce, it has really supported our innovation and research efforts. Gilbert-based businesses have access to a diverse workforce with various skill sets including nearly 1million people within a 30-minute commute.
~Lamont Yoder, Former CEO Banner Health

Biotech, Life Sciences & Healthcare Data

Highly Educated Workforce

Diverse Water Portfolio
Reliable Power Grid
Pro-Business Climate

Gilbert boasts a highly educated and youthful population, with 49.7% of residents aged 25+ holding a bachelor's degree or higher—well above the national average. The median age is 36.2, and nearly a third of residents fall between 25 and 44, offering a prime talent pool for growing companies. As one of Arizona's fastest-growing municipalities, Gilbert remains vibrant and future-focused. The town supports workforce development through a strong K-12 system and expanding higher education options. Park University and the University of Arizona operate programs in nursing and liberal arts in Gilbert's Heritage District. Chandler-Gilbert Community College educates over 17,000 students annually, offering career-focused programs in pharmacy tech, biomedical research, solar installation, and more. This robust educational ecosystem ensures a steady pipeline of skilled professionals ready to meet the demands of business and industry.

gilbertedi.com

Sources: *Maricopa Association of Governments 2024 Population Estimate. For national comparison purposes, Gilbert may alternatively reference ESRI Business Analyst current year estimate of 289,542; **Cromford Report; *** ESRI Business Analyst 2025



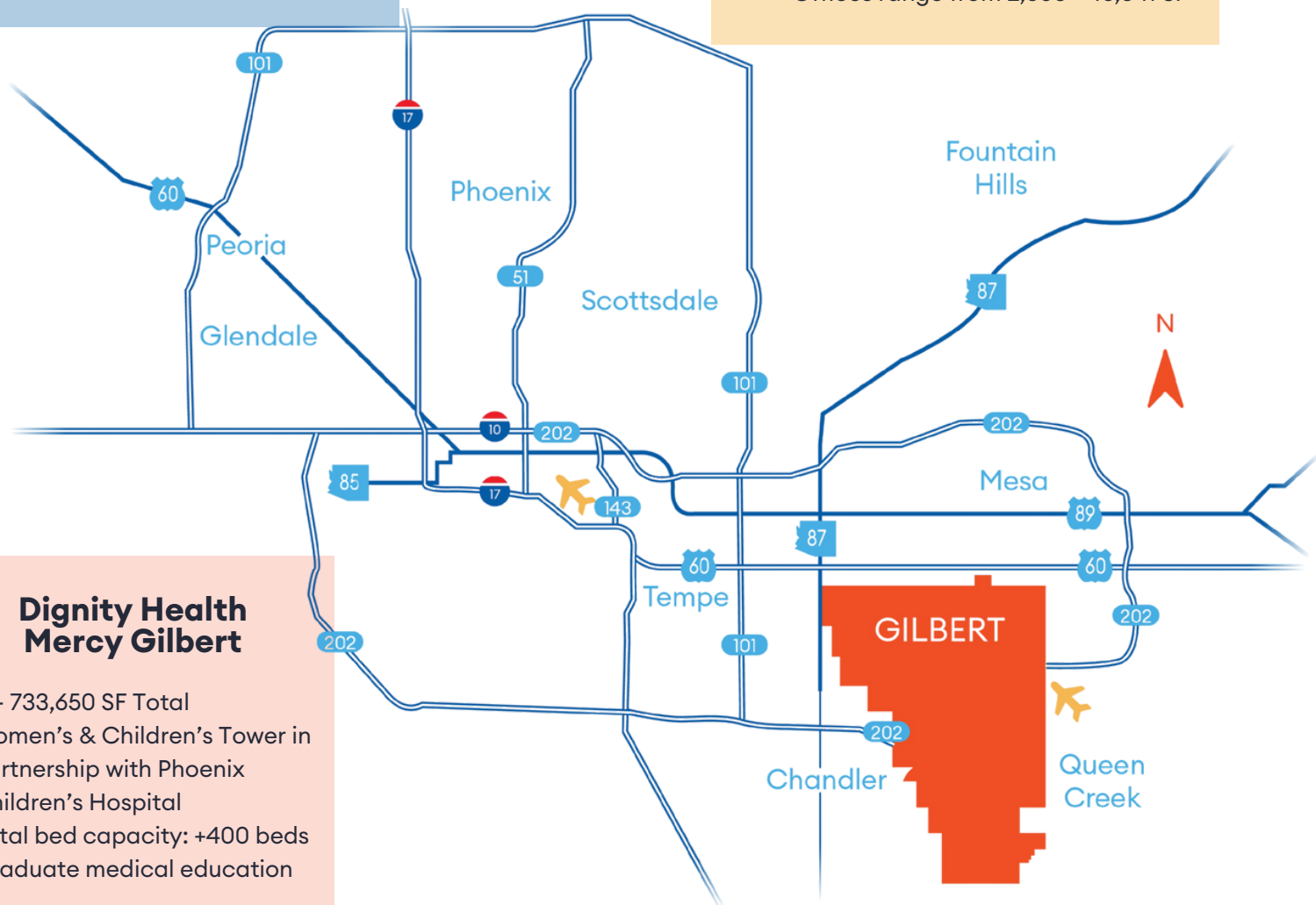
Development Spotlight

Melrose Professional Park

- +/- 114,000 Total SF
- No hospital use restrictions
- 10 units available
- Ranging from 9,516 - 19,006 SF

Celebration Medical Center

- +/- 68,000 SF Class A medical office without restrictions
- Across from Dignity's Mercy Gilbert Hospital Campus
- Offices range from 2,508 - 45,841 SF



Dignity Health Mercy Gilbert

- +/- 733,650 SF Total
- Women's & Children's Tower in partnership with Phoenix Children's Hospital
- Total bed capacity: +400 beds
- Graduate medical education



Available Sites

gilbert
arizona



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