CUSHMAN & WAKEFIELD

RETAIL SHOPS AND PADS AVAILABLE

SEC GILBERT ROAD & WARNER ROAD | GILBERT, AZ

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SITE FEATURES

- A Premiere Development Opportunity
- ±11.57 Acres with Frontage on Warner Road
- Currently Zoned RC
- Adjacent to Gilbert Civic Center, Gilbert Town Hall, and Gilbert Town Square
- Major Retailers in the Area: Lowes, Bank of America, Sport Clips, Farmer's Insurance, BBVA Compass Bank, Molino Home Furnishings, Ace Hardware, Walgreen's and O'Reilly Auto Parts
- Area Restaurants & Entertainment: Pei Wei, Chipotle, Buffalo Wild Wings, I-Hop, American Tap House, Ahi Sushi, Mike's Burgers & Cheesesteaks, Sal's Gilbert Pizza, Phoenicia Mediterranean Grill, Tastebuds Frozen Yogurt, Brunswick Zone, Bounce U and Regal Cinemas
- 3,200 multi-family units planned or under construction in Gilbert; Including the 216 unit Watermark at Gilbert Town Square project immediately South of the site.
- The Downtown Gilbert Heritage District, a pedestrian-friendly area filled with local restaurants, unique shops, scenic parks and cultural attractions, is located just North of the site

AVAILABILITY

Shops A	±9,000 SF
Shops B	±2,501 SF
Shops C	±1,948 SF
Shops D	±10,200 SF
Shops E	±1,114 SF
Shops F	±14,500 SF
PAD A	±6,000 RSF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	17,454	124,187	305,536
Average HH Income	$112,159	$105,452	$95,149
Daytime Employment	6,099	45,200	149,739
Median Age	37	35	34

TRAFFIC COUNTS

North on Gilbert	21,043 VPD
South on Gilbert	20,409 VPD
East on Warner	22,243 VPD
West on Warner	19,986 VPD

MAJOR EMPLOYERS – GILBERT

	EMPLOYEES
Gilbert Public Schools	2,820
Banner Health	1,761
City of Gilbert	1,510
GoDaddy`	1,430
Frys Food Stores	1,170
Higley Unified Schools	1,110
BH Drywall Stucco Painting	1,000
Dignity Health	956
Chandler Unified School District	810
Isagenix International	710

WARNER ROAD
±19,986 VPD
±21,043 VPD
±20,409 VPD
±22,243 VPD
TOWN COMMONS
±306 UNITS
KELLER AT
TOWN SQUARE
±152 UNITS
Lowe's
ExtraSpace Storage
BBVA
QuikTrip
Bank of America
IHOP
BUFFALO WILD WINGS
GRILL & BAR
SHOPS A
±9,000 SF
PAD A
±6,000 SF
BMO Harris Bank
SHOPS B
±2,501 SF
SHOPS E
±1,114 SF
Jersey Mike's SUBS
TACO SANTO
PACIFIC DENTAL SERVICES
SHOPS C
±1,948 SF
LUXE NAIL BAR
SHOPS F
±14,500 SF
SHOPS D
±10,200 SF
Major A
(2 Story)
Planet fitness
N

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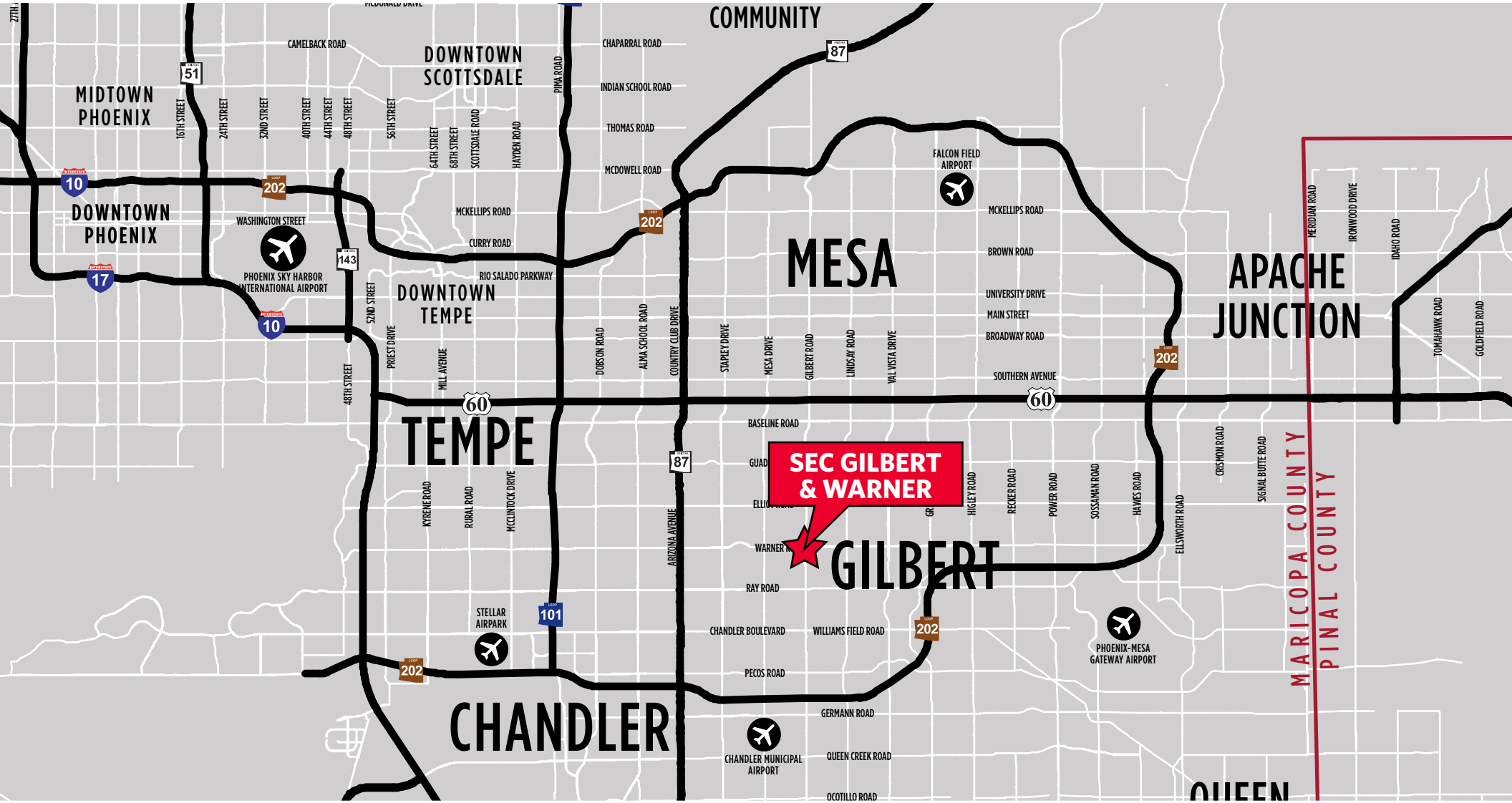

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