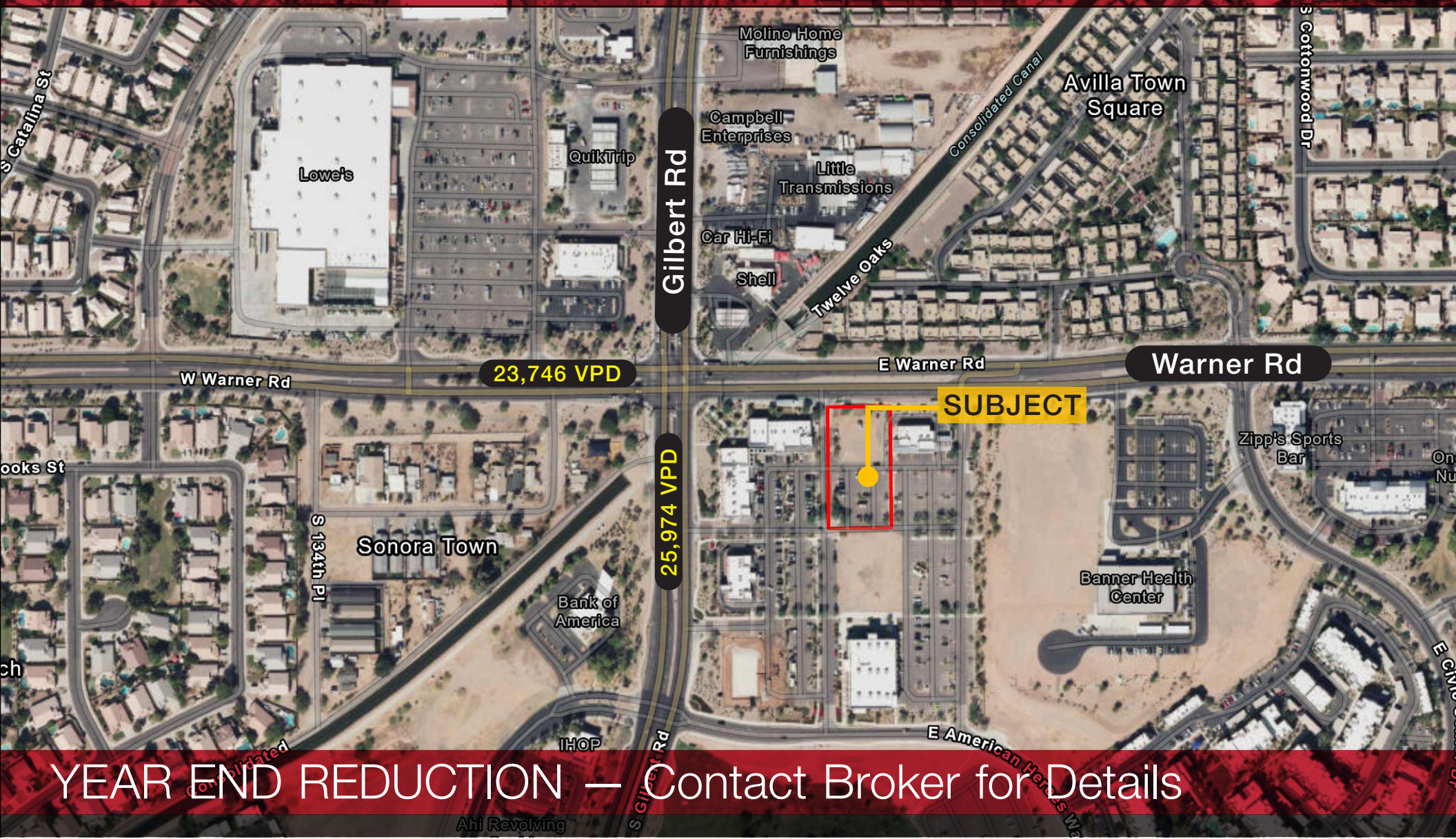


VACANT PAD FOR LEASE OR SALE | HIGH TRAFFIC GILBERT CORNER

55 E Warner Road, PAD B | Gilbert, AZ 85296



YEAR END REDUCTION — Contact Broker for Details

Joan Krueger | joan.krueger@naihonorizon.com | 602 393 6727

2944 N 44th Street, Suite 200 | Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

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Property Information



Location: 55 E Warner Rd, PAD B | Gilbert, AZ 85296

Land Size: 0.97 Acre

Lease/Sale Price: Contact Broker

Zoning: RC

Primary Use: Retail

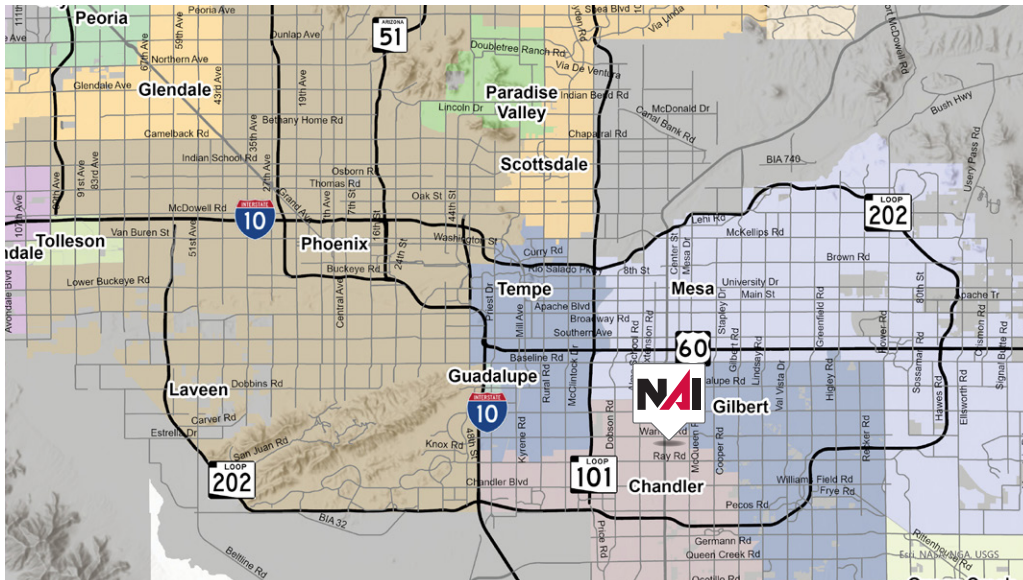
APN #: 313-12-910

Property Features

- Strategic location in thriving, walkable retail center
- Street visibility
- High demographics
- Established and dense surrounding residential and commercial area

Site Features

- High traffic counts bordering 2 sides of the retail center
- Located between established businesses
- Close to vibrant Downtown Gilbert
- Easy access from multiple freeways



Demographics	1 Mile	3 Miles	5 Miles
Population	16,987	132,972	362,392
Average Age	37.8	37.2	35.4
Average HH Income	\$145,338	\$137,016	\$128,448
Employed Population	9,986	75,407	203,369

Traffic Counts	VPD
N Gilbert Road	25,974
E Warner Road	23,746

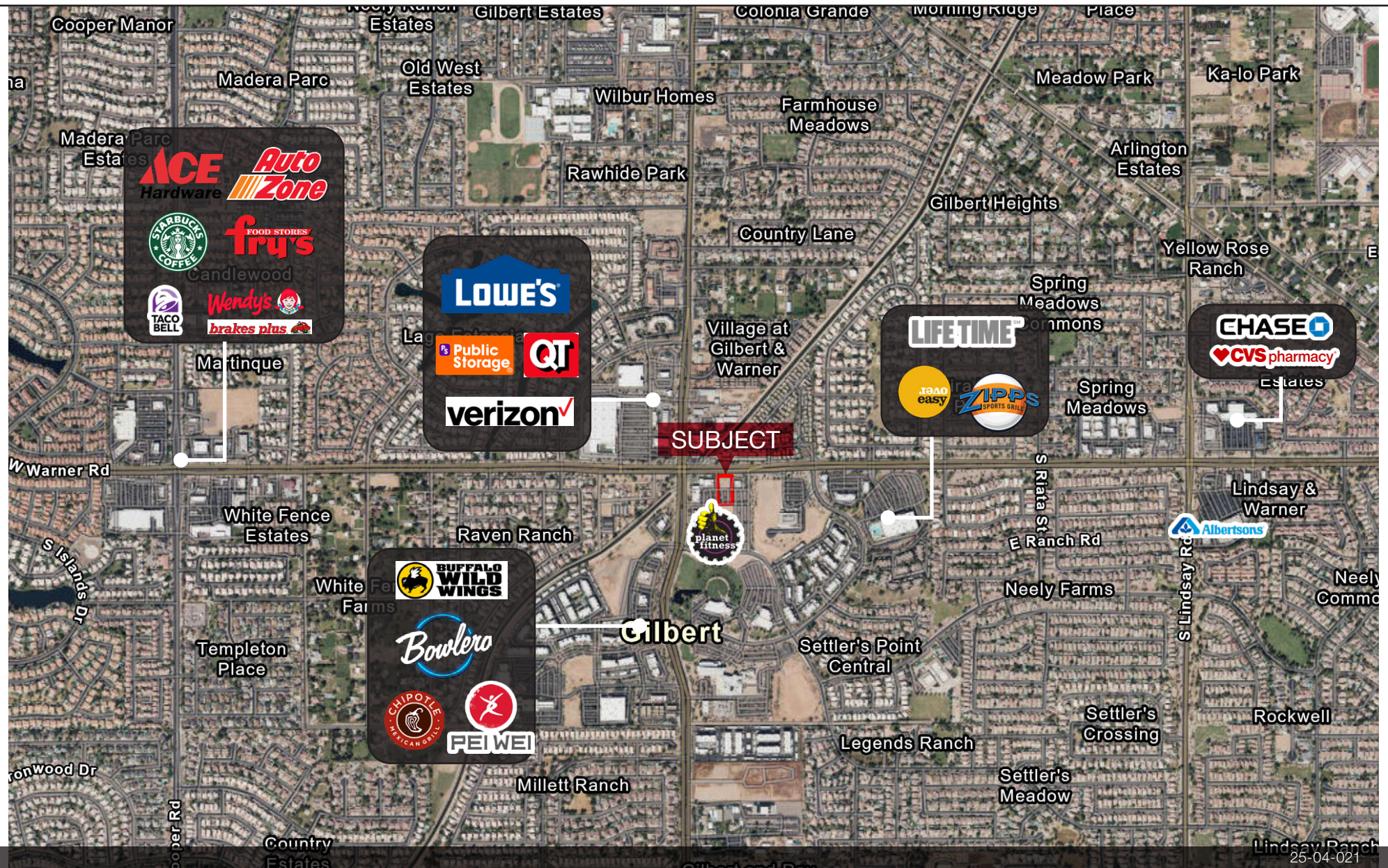
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Aerial Map



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NAIHorizon

Why is **Gilbert** Great for Your Business

GILBERT, ARIZONA, IS RAPIDLY EMERGING AS A PREMIER DESTINATION FOR BUSINESS INVESTMENT, CONSISTENTLY EARNING NATIONAL RECOGNITION FOR ITS ROBUST ECONOMIC GROWTH AND EXCEPTIONAL QUALITY OF LIFE.

#1 Mid-Sized City for Economic Growth

Gilbert leads all mid-sized U.S. cities with a total score of 67, driven by:

- 38% GDP growth (2nd highest among peers)
- 10% population growth (2018–2022)
- Significant increases in infrastructure and housing units

Top 4 Safest & Most Affordable Cities in the U.S.

- Median household income: \$115,179
- 10% population growth (2018–2022)
- Monthly cost of living: \$5,510

Ranked Top 4 Most Caring Cities in the U.S.

Recognized for strong community ties, volunteerism, and civic engagement

High Quality of Life

Known for excellent schools, family-friendly neighborhoods, extensive parks, and recreation — all adding to its appeal for employers and employees alike

Thriving Business Climate & Strategic Location

Home to industries in aerospace, tech, biotech, and clean energy — with major players like Northrop Grumman operating advanced facilities

Sources:

[CoworkingCafe, 2024] (<https://www.coworkingcafe.com/blog/top-cities-for-economic-growth/>)

[AZ Big Media] (<https://azbigmedia.com/lifestyle/4-valley-cities-rank-among-50-safest-and-most-affordable-u-s-cities/>)

[WalletHub](<https://wallethub.com/edu/most-caring-cities/17814>)

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