

AVAILABLE FOR LEASE: 1,730 SQUARE FEET



FOR LEASING INQUIRIES:

IGNITE
COMMERCIAL
REAL ESTATE

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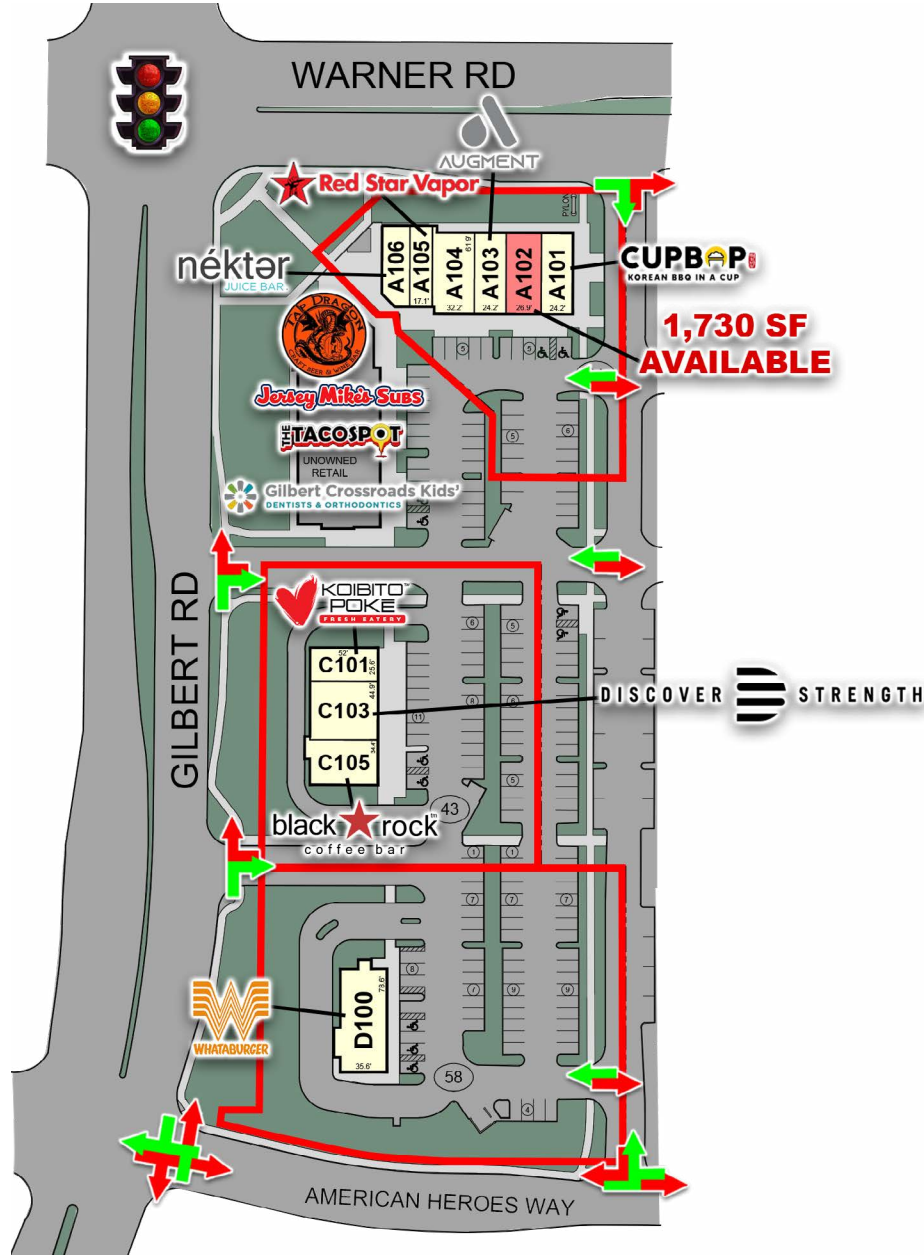
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Warner Rd

Gilbert Rd



CURLINE





**DOWNTOWN GILBERT
/HERITAGE DISTRICT**

25,557 VPD (24)

29,218 VPD (24)

**1,730 SF
AVAILABLE**

27,474 VPD (24)



**DOWNTOWN GILBERT
/HERITAGE DISTRICT**

25,557 VPD (24)

29,218 VPD (24)

**1,730 SF
AVAILABLE**

**Keller at
Town Square
±152 Units**

27,474 VPD (24)

PROPERTY HIGHLIGHTS

- Located at the thriving crossroads of Warner Rd (27,474 vpd east of Civic Center Dr) and Gilbert Rd (29,218 VPD north of Long Meadow Dr)
- Less than 2 miles from Gilbert’s Heritage District which sees 1.4 million visitors annually
- Gilbert is ranked the #1 Midsize City for Economic Growth, 250K - 500K Population (CoworkingCafe, 2024)
- Gilbert has been named the #1 most prosperous city in the US by the Economic Innovation Group
- The median household income in Gilbert is \$121,351



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	16,987	132,972	362,392
2029 Proj. Population	17,243	136,667	372,692
2024 Daytime Pop	14,293	113,656	345,535
2024 Households	6,324	48,234	130,258
Avg HH Income	\$145,338	\$137,016	\$128,448
Median Age	37.8	37.2	35.4

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	14,776	113,969	264,736
2010 Total Population	14,940	123,942	308,228
2024 Total Population	16,987	132,972	362,392
2029 Total Population	17,243	136,667	372,692
2019-2024 Annual Rate	0.30%	0.55%	0.56%
2024 Total Daytime Population	14,293	113,656	345,535
Workers	7,159	54,939	183,239
Residents	7,134	58,717	162,296
HOUSEHOLD SUMMARY			
2000 Households	4,696	37,220	87,030
2010 Households	5,080	42,622	106,485
2024 Households	6,324	48,234	130,258
2029 Households	6,543	50,448	135,959
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	69.9%	71.7%	63.2%
Renter Occupied Housing Units	27.4%	24.8%	32.3%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$145,338	\$137,016	\$128,448
Average Home Value	\$525,105	\$560,277	\$543,264
2024 POPULATION BY RACE/ETHNICITY			
Total	16,987	132,971	362,393
White Alone	69.7%	65.2%	60.8%
Black Alone	3.7%	4.3%	5.1%
American Indian Alone	1.2%	1.6%	2.1%
Asian Alone	6.1%	7.1%	6.7%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	5.6%	7.5%	10.6%
Two or More Races	13.5%	14.0%	14.4%
Hispanic Origin	20.6%	22.9%	27.4%
Diversity Index	65.5	70.4	75.3
2024 POPULATION BY AGE			
Total	16,987	132,971	362,393
0 - 4	5.4%	5.9%	6.2%
5 - 9	5.7%	6.5%	6.7%
10 - 14	6.5%	6.9%	7.1%
15 - 24	13.3%	13.1%	13.8%
25 - 34	14.8%	14.4%	15.5%
35 - 44	14.7%	15.0%	15.2%
45 - 54	12.9%	13.0%	12.8%
55 - 64	12.9%	12.1%	10.9%
65 - 74	8.6%	8.3%	7.4%
75 - 84	3.7%	3.9%	3.5%
85 +	1.4%	1.1%	1.0%
18 +	78.6%	76.7%	75.8%
2024 Median Age	37.8	37.2	35.4
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	11,740	90,002	240,018
Some College, No Degree	18.3%	20.1%	20.1%
Associate Degree	10.5%	11.4%	11.3%
Bachelor's Degree	34.9%	29.6%	28.1%
Graduate/Professional Degree	15.2%	14.7%	13.3%

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