



SHOPS FOR LEASE AT BUSY INTERSECTION



Broadway & Gilbert Shops

437 S. Gilbert Road, Mesa, Arizona 85204

Anthony Ruiz | Senior Associate
aruiz@edge-re.com | 602.774.3636x8

Southwest Edge
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016
602.774.3636 | edge-re.com

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LOCATION

437 S. Gilbert Road
Mesa, Arizona 85204



SIZE

±900 sf - Suite 3
±900 sf - Suite 6
±1,525 sf - Suite 14 & 15
±1,517 sf - Suite 16



ZONING

LC (City of Mesa)



TRAFFIC COUNTS

20,212 CPD

Broadway Road

37,082 CPD

Gilbert Road



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	26,310	166,938	379,931
DAYTIME POPULATION	20,645	154,804	366,780
MED HH INCOME	\$47,012	\$52,340	\$55,901

AREA RETAILERS

7-11, Little Caesar's Pizza, Cricket Wireless, Jackson Hewitt Tax Service, Domino's Pizza, JC Wings, Taquitos Jalisco, La Baronesa Salon, La Guadalupana Bakery, Mad Hatter Mufflers & Brakes, Chevron, 76

PROPERTY INFORMATION

- Existing Retail Shop Suites Available for Immediate Occupancy
- Turn Key Ready Space Perfect for Insurance Office
- Spaces Available from 900 to 1,525 SF
- Prime Visibility and Frontage on Gilbert Road
- Suites 14, 15, & 16 are contiguous
- All in Vanilla Shell condition







