

# Cameo Plaza- 6,860 sqft Divisible Retail Plaza

WONDERFUL OPPORTUNITY FOR  
A SINGLE TENANT SPACE WITH  
THE OPTIONS TO SUB-DIVIDE  
FOR SMALLER TENANTS.

260 N Gilbert Rd  
Mesa, AZ 85203

**Simon Enwia**

SEW

CEO | Managing Broker (AZ, CA, FL, IL, WI)

(773) 559-8198

simon@senw.io

Lic: BROKER OF RECORD CA, AZ, FL, WI, IL

**SEW**  
COMMERCIAL

# THE SPACE

Location	260 N Gilbert Rd Mesa, AZ 85203
County	Maricopa
APN	138-68-001-S
Cross Street	Gilbert & University
Traffic Count	23064
Square Feet	6860
Annual Rent PSF	\$18.00
Lease Type	NNN

**Notes** Single Tenant Space, or can be divided from 800-3600/sqft per unit.

## HIGHLIGHTS

- Dense residential area with over 22,800 residents within a 1-mile radius
- Approximately three miles from Loop 202 (Red Mountain Freeway), SR-87 (Beeline Highway), and US-60
- High visibility with over 50,000 cars per day at the intersection
- Prominent frontage on Gilbert Road
- Monument signage available
- Massive showroom of approximately 3,660 square feet
- Four 800 square foot suites, each with separate entrances and their own restrooms



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	21,915	163,432	334,202

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$86,908	\$96,162	\$99,634

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	8,059	59,786	128,172



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FL, WI, IL

SENW  
8100 W Oakton St Ste 103, Niles, IL 60714



## PROPERTY FEATURES

BUILDING SF	6,860
LAND SF	24,300
YEAR BUILT	1984
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15

## CONSTRUCTION

EXTERIOR	Block, stucco
ROOF	Rolled

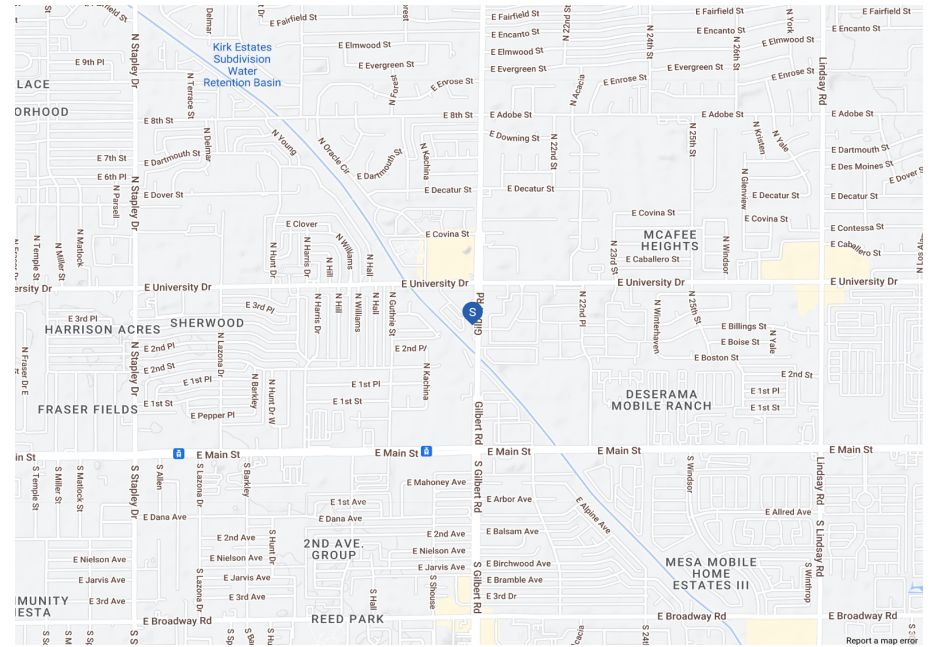


- Cross Streets: Gilbert & University

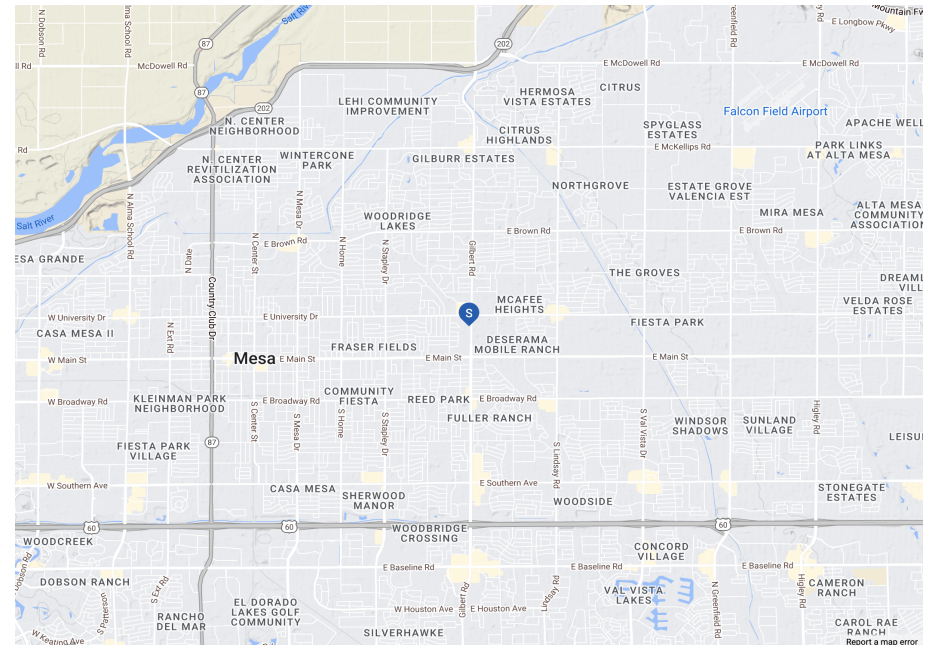
- Located in a dense residential area with over 22,800 residents within a 1-mile radius, this divisible 6,860 square foot commercial property is an exceptional opportunity. Situated approximately three miles from Loop 202 (Red Mountain Freeway), SR-87 (Beeline Highway), and US-60, the property boasts convenient access to major highways. The intersection sees over 50,000 cars per day, ensuring high visibility and traffic.

- The property features a 6,860 square foot building available for lease, with prominent frontage on Gilbert Road and monument signage available. Inside, a massive showroom spans approximately 3,660 square feet, complemented by four additional suites, each 800 square feet with separate entrances. Each suite and the showroom have their own restrooms, totaling five restrooms in the building.

Locator Map



Regional Map



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**SUBJECT PROPERTY**

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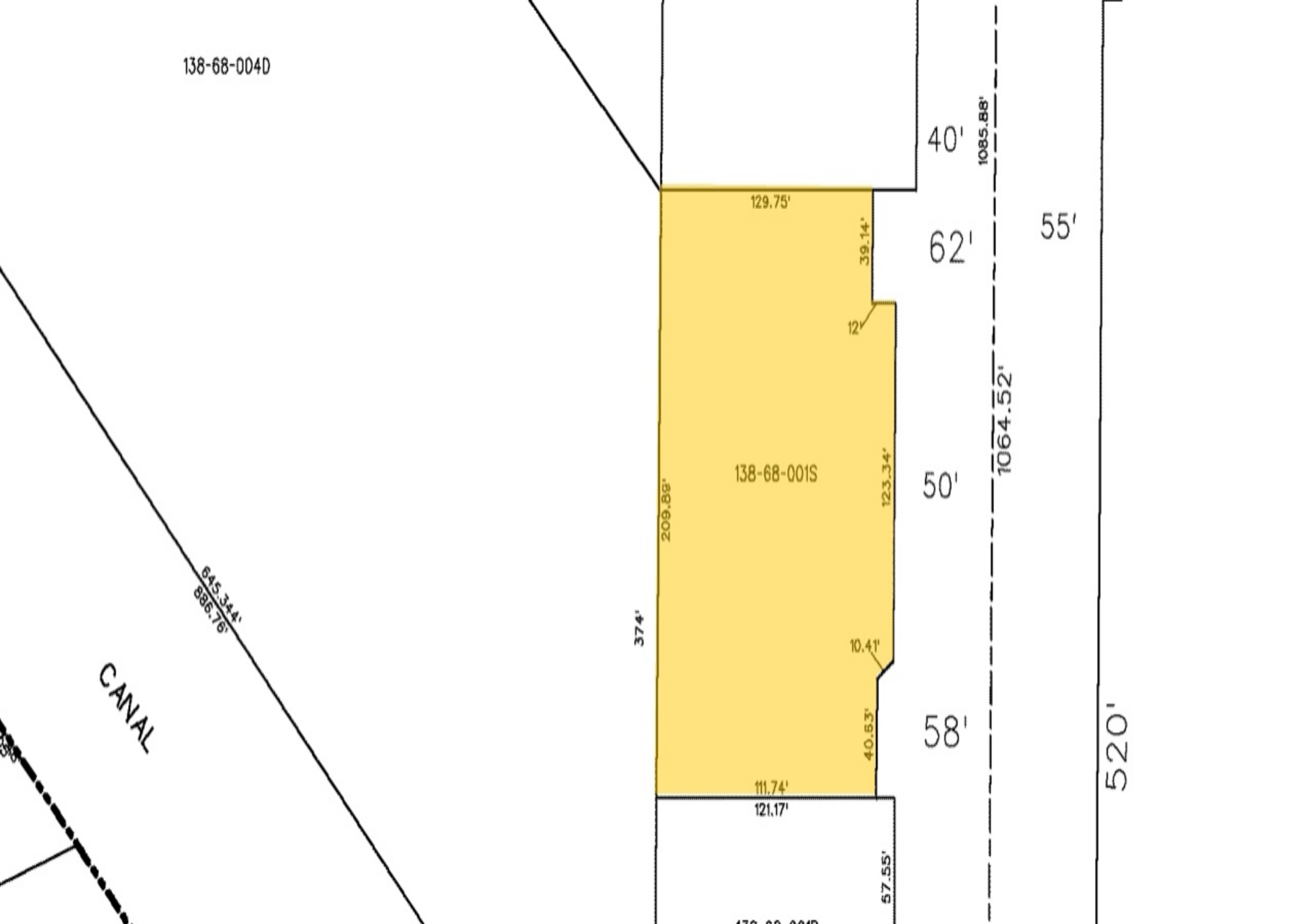


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Aerial Map | Cameo Plaza- 6,860 sqft Divisible Retail Plaza



138-68-004D



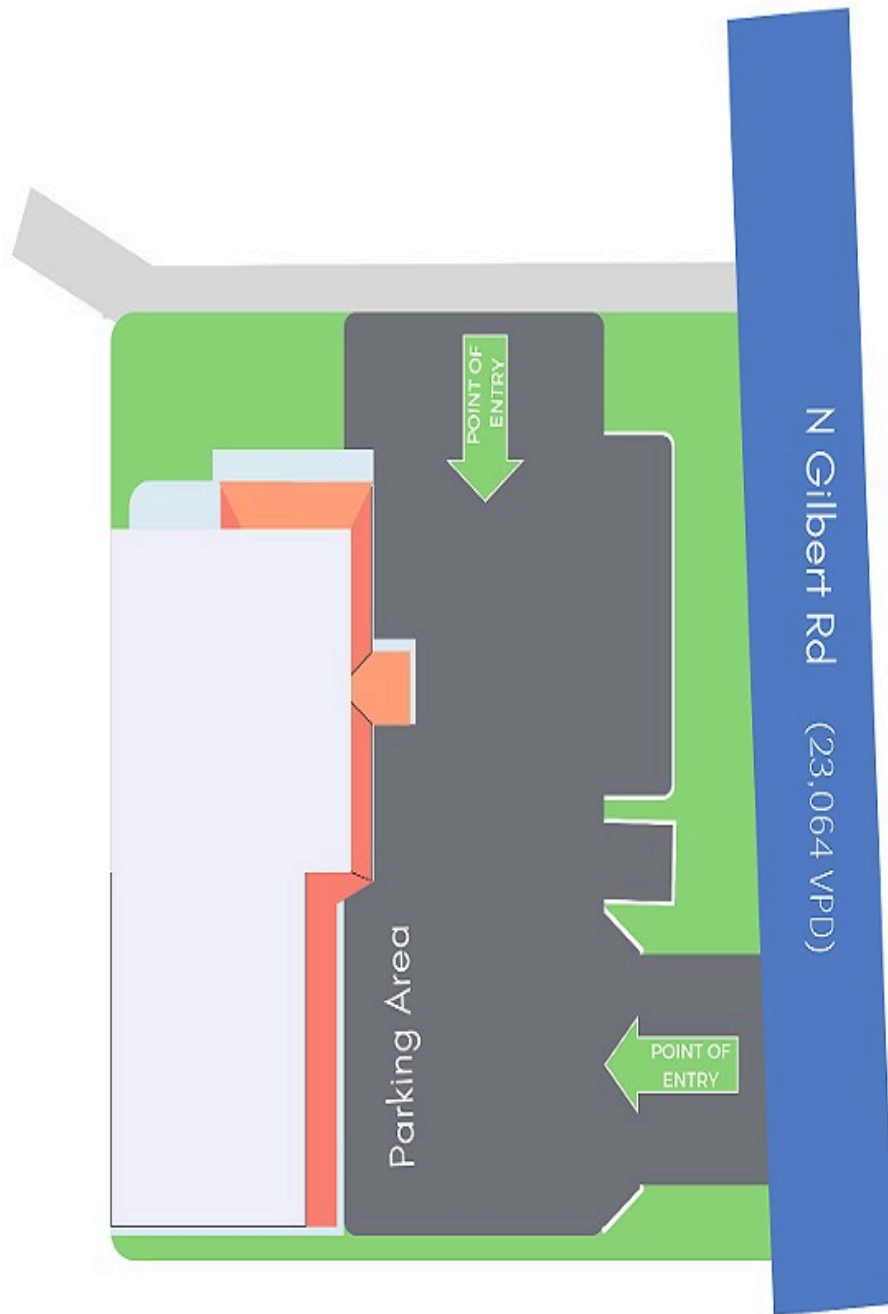
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Parcel Map | Cameo Plaza- 6,860 sqft Divisible Retail Plaza

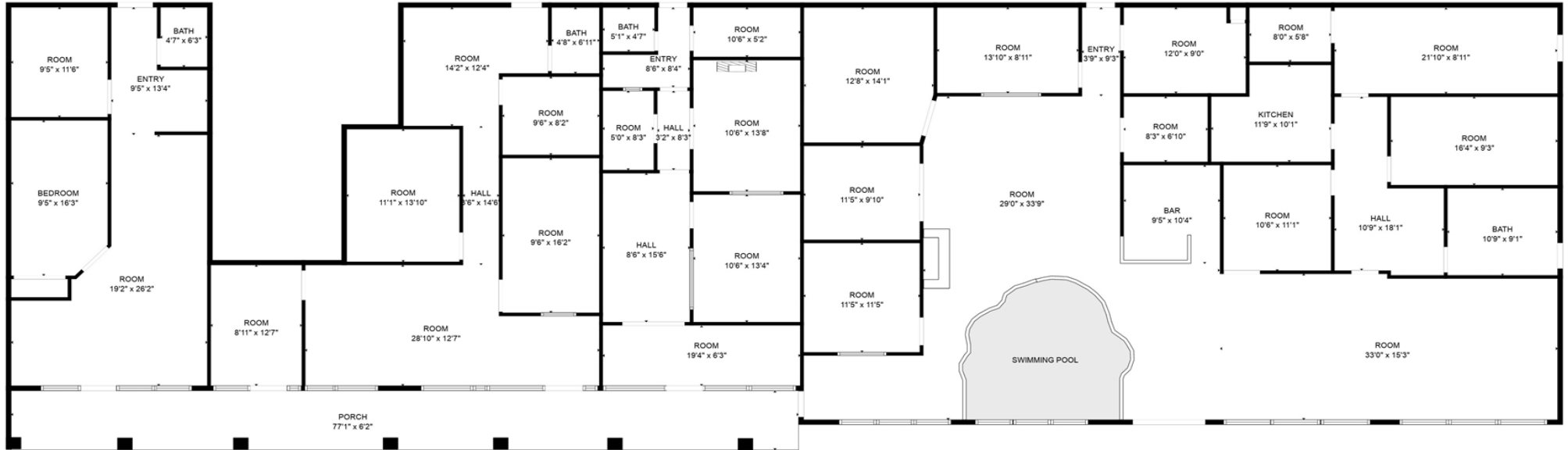




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Site Plan | Cameo Plaza- 6,860 sqft Divisible Retail Plaza



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Floor Plan | Cameo Plaza- 6,860 sqft Divisible Retail Plaza





**Large Showroom**





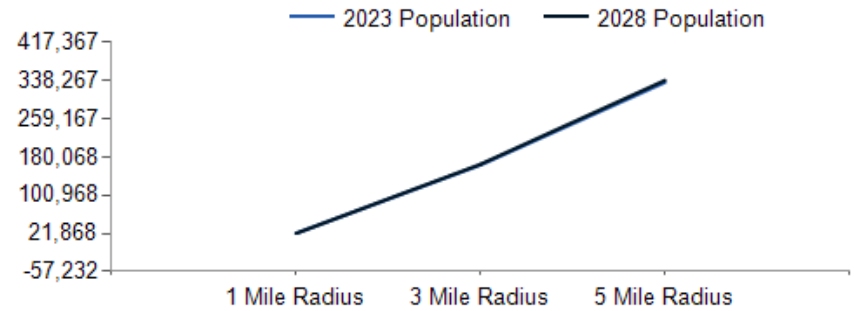




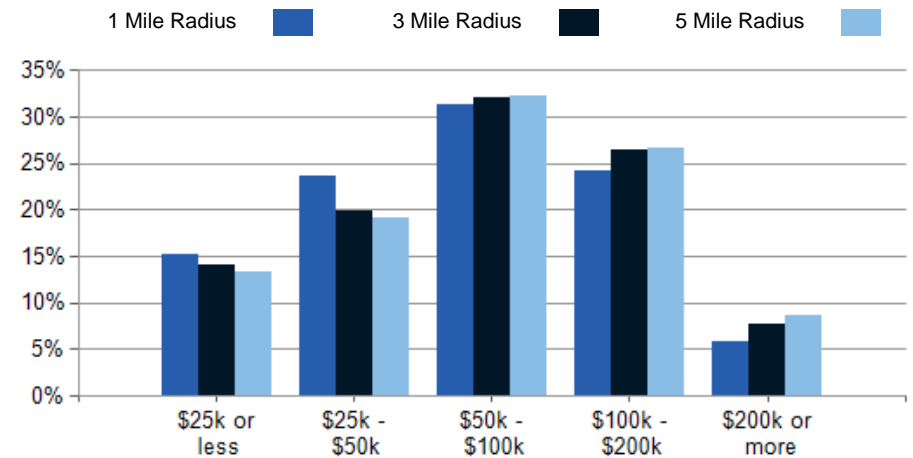
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,303	159,004	318,630
2010 Population	21,025	154,181	309,144
2023 Population	21,915	163,432	334,202
2028 Population	21,868	164,864	338,267
2023-2028: Population: Growth Rate	-0.20%	0.85%	1.20%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	722	4,481	9,370
\$15,000-\$24,999	507	3,918	7,724
\$25,000-\$34,999	720	4,070	8,894
\$35,000-\$49,999	1,177	7,757	15,641
\$50,000-\$74,999	1,340	10,686	23,179
\$75,000-\$99,999	1,175	8,509	18,078
\$100,000-\$149,999	1,389	11,118	23,681
\$150,000-\$199,999	558	4,704	10,507
\$200,000 or greater	471	4,543	11,096
Median HH Income	\$64,768	\$71,724	\$73,901
Average HH Income	\$86,908	\$96,162	\$99,634

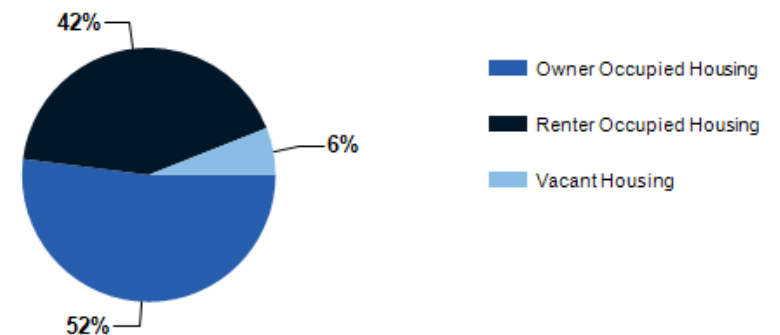
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,511	63,404	132,198
2010 Total Households	7,261	54,105	114,054
2023 Total Households	8,059	59,786	128,172
2028 Total Households	8,175	61,540	132,043
2023 Average Household Size	2.72	2.71	2.58
2023-2028: Households: Growth Rate	1.45%	2.90%	3.00%



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius



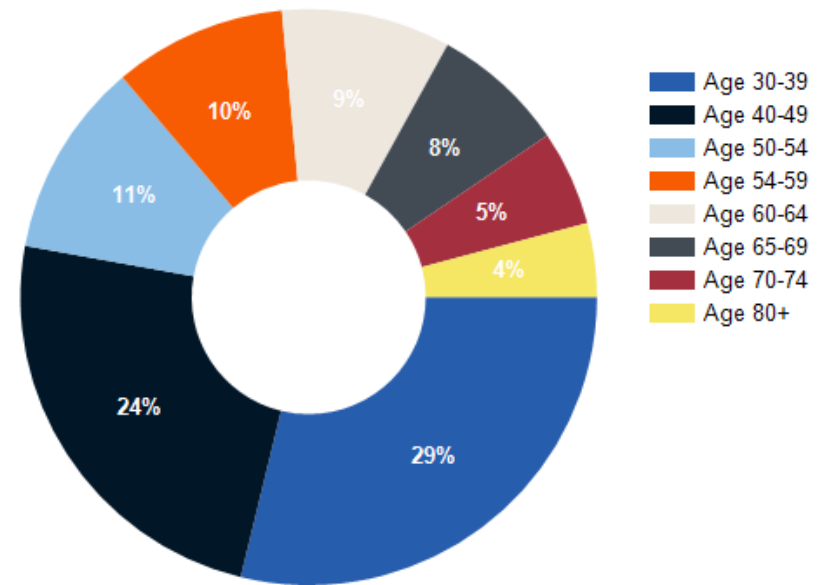
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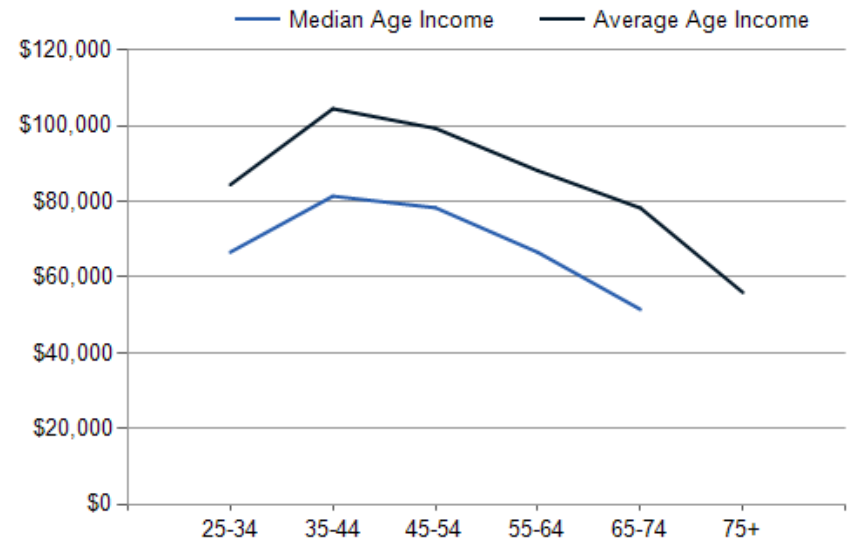
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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,725	12,172	26,331
2023 Population Age 35-39	1,593	11,409	23,416
2023 Population Age 40-44	1,507	10,609	21,432
2023 Population Age 45-49	1,265	9,091	18,134
2023 Population Age 50-54	1,264	8,954	18,022
2023 Population Age 55-59	1,115	8,283	17,286
2023 Population Age 60-64	1,094	8,856	18,719
2023 Population Age 65-69	865	8,115	17,327
2023 Population Age 70-74	616	6,626	14,317
2023 Population Age 75-79	478	5,079	11,199
2023 Population Age 80-84	302	3,052	6,928
2023 Population Age 85+	245	2,801	6,144
2023 Population Age 18+	16,159	123,026	257,144
2023 Median Age	33	36	36
2028 Median Age	34	37	38



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,615	\$72,821	\$74,675
Average Household Income 25-34	\$84,436	\$91,936	\$94,265
Median Household Income 35-44	\$81,407	\$88,031	\$92,149
Average Household Income 35-44	\$104,507	\$113,818	\$119,402
Median Household Income 45-54	\$78,349	\$88,702	\$91,873
Average Household Income 45-54	\$99,337	\$115,849	\$119,984
Median Household Income 55-64	\$66,556	\$78,584	\$81,086
Average Household Income 55-64	\$88,138	\$105,044	\$109,959
Median Household Income 65-74	\$51,491	\$59,013	\$60,862
Average Household Income 65-74	\$78,294	\$83,686	\$87,084
Average Household Income 75+	\$55,954	\$64,700	\$67,316



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In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.



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## CONFIDENTIALITY and DISCLAIMER

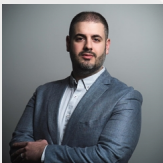
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*



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