

HIGLEY PARK COMMONS
CONDOMINIUM
GILBERT, AZ

FOR SALE

THREE LEASED INVESTMENT
OPPORTUNITIES & ONE OWNER/
USER OPPORTUNITY;
MAY BE SOLD INDIVIDUALLY OR AS
A PACKAGE TO A 1031 INVESTOR

CONTACT INFORMATION

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IN ESCROW 1485 S HIGLEY RD | BLDG 2
1495 S HIGLEY RD | BLDG 3
1525 S HIGLEY RD | BLDG 4
SOLD 1511 S HIGLEY RD | BLDG 7
GILBERT, AZ 85296



**ONLY 2
UNITS LEFT!!**

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PROPERTY DETAILS

2026 NNN's \$4.22/SF/YR

1485 S HIGLEY RD | BLDG 2, SUITE 102 (UNIT 12A)

APN #	304-28-935
GROSS SF	±1,042 SF
PRICE	\$500,000 (\$480/SF)
STATUS	Vacant
ZONING	SC, City of Gilbert

1495 S HIGLEY RD | BLDG 3 (UNIT 13)

APN #	304-28-783
GROSS SF	±8,616 SF
PRICE	\$3,200,000 (\$371/SF)
CAP RATE	5.69%
PERCENT LEASED	100%
LEASE EXPIRATION	10/31/27
ZONING	SC, City of Gilbert

1525 S HIGLEY RD | BLDG 4, SUITE 104 (UNIT 22)

APN #	304-28-786
GROSS SF	±3,240 SF
PRICE	\$1,320,000 (\$407/SF)
CAP RATE	7.00%
PERCENT LEASED	100%
LEASE EXPIRATION	7/31/28
ZONING	SC, City of Gilbert

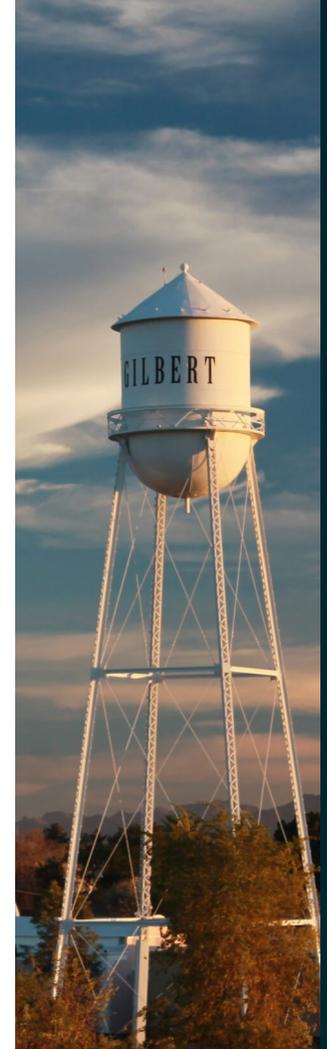
1511 S HIGLEY RD | BLDG 7 (UNIT 37 & UNIT 42)

APN #	Suite 104: 304-28-800 Suite 102: 304-28-801
GROSS SF	Suite 104 (Unit 37): ±3,590 SF w/ Mezzanine Suite 102 (Unit 42): ±4,779 SF Total: ±8,369 SF
PRICE	\$3,900,000 (\$466/SF)
CAP RATE	7.00%
PERCENT LEASED	96.00%
LEASE EXPIRATION	Salon with 22 Month-to-Month Leases & 1 Vacant Suite
ZONING	SC, City of Gilbert



PROPERTY HIGHLIGHTS

- Owner/User & Investment opportunities
- Units may be sold separately, together, or in combination
- Prime retail intersection
- 1/2 Mile via Higley Rd. & 1 Mile via Ray Rd. to the San Tan Loop 202
- Within walking distance to numerous retail amenities
- High demographic area
- Highly desirable Gilbert location



PROPERTY HIGHLIGHTS



BUILDING 7 | UNIT 37 & UNIT 42



PROPERTY PHOTOS



BUILDING 4 | UNIT 22



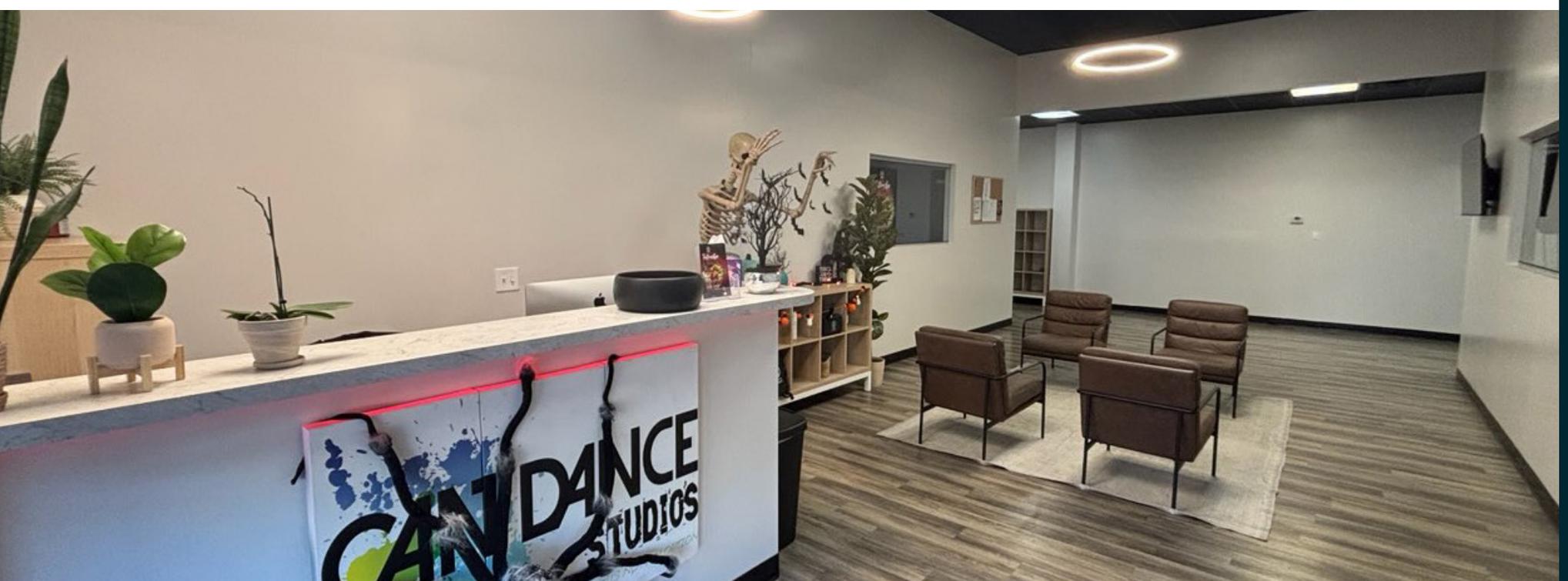
PROPERTY PHOTOS



BUILDING 3 | UNIT 13



PROPERTY PHOTOS



BUILDING 2 | SUITE 102 | UNIT 12A

IN ESCROW





LaserAway benefit LUSH nékter BEST BUY Apple
 Wetzel's Pretzels TORRID COOPERS HAWK lululemon
 TORCHY'S TACOS FIREBIRDS SOMA PNC Buckle B
 ATHLETA HOT TOPIC pressed juicery BLACK ROCK
 FUZZY'S SHAKE SHACK HOLLISTER charlotte russe Bank of America
 DONATOS HomeGoods FIVE GUYS Rack chico's
 DICKEY'S SportClips Panera COLD STONE LANE BRYANT AMERICAN EAGLE
 JASON'S MESS at home COACH Bath & Body Works BRIO
 VICTORIA'S SECRET claire's SEPHORA IN-N-OUT BURGER
 macy's Dillard's Red Robin WHITEHOUSE BLACK MARKET

IN-N-OUT BURGER WALK-ONS MOD PIZZA TILLY'S
 Pizza Hut Bath & Body Works Applebees
 Panera Habit Cane's Jason's Mess Bank of America
 target CVS pharmacy manchie's Bank of America Jack
 DOLLAR TREE SUPERCUTS JJ In the Box McDonald's
 ROSS TEXAS TACO RUBIO'S
 Starbucks Jamba Chick-fil-e WORLD MARKET

SEPHORA ASHLEY CYCLEBAR
 Starbucks pure barre FIRST WATCH Cane's TRADER JOE'S
 NATURAL GROCERS BMO KOHL'S CVS pharmacy
 SONIC SPROUTS FARMERS MARKET SUBWAY

DUNKIN' Dutch Bros LA FITNESS
 WELLS FARGO Orangetheory FITNESS
 SPINATO'S PIZZERIA & FAMILY KITCHEN BUCK & RIDER
 SALT & STRAW

Dutch Bros WHATABUGGER SMOOTHIE KING Cafe Rio
 SportClips planet fitness POPEYES
 BLACK ROCK planet fitness Walmart SUBWAY Carl's Jr.

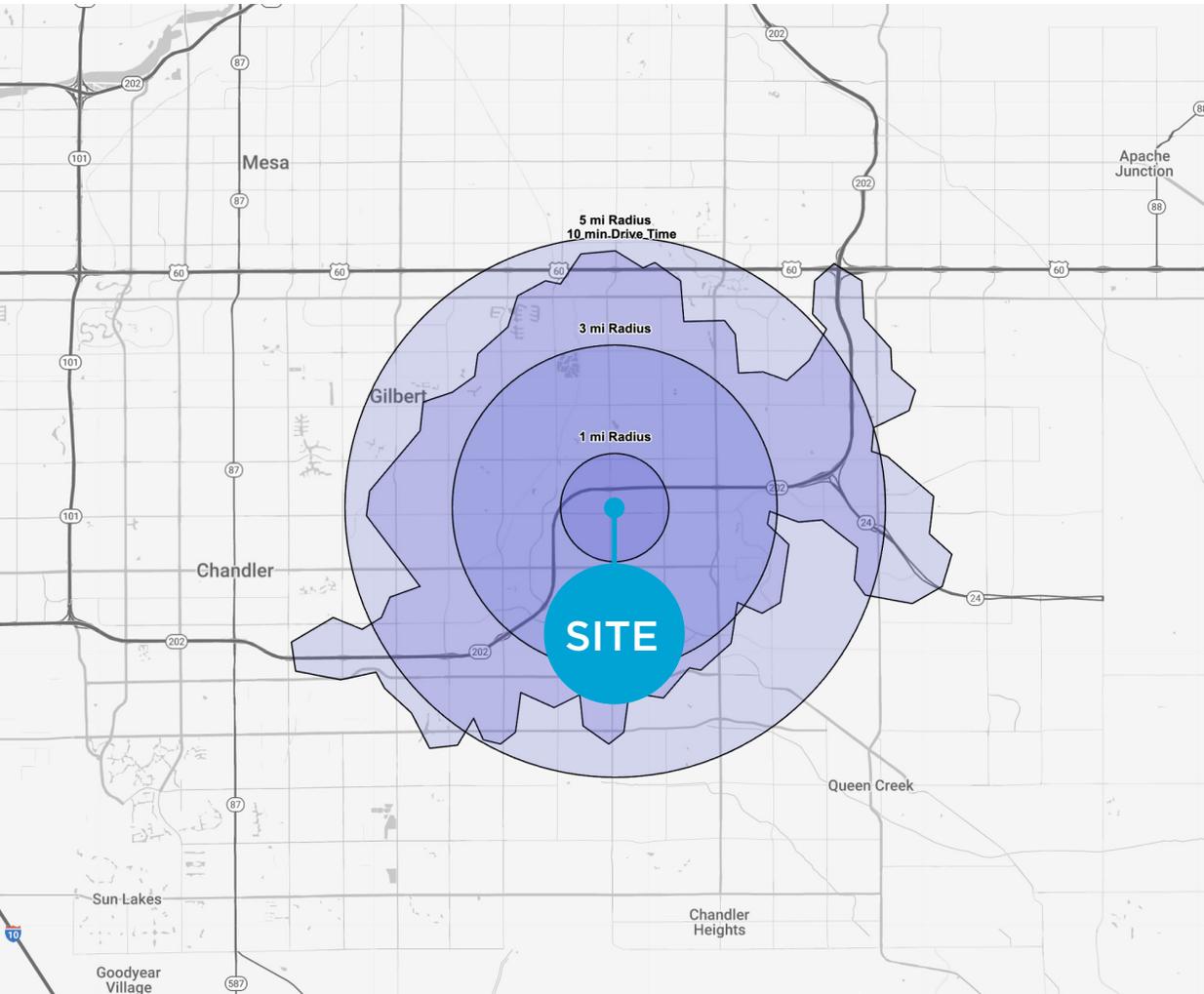
TAKE 5 benefit Wetzel's Pretzels Portillo's DISCOUNT TIRE
 crumbl cookies WHATABUGGER Lash F45 USbank OLD NAVY
 DO Kirkland's Costa Vida Jamba
 SMASH BURGER MOD PIZZA Cafe Rio WHICH WICH?
 Starbucks FIREHOUSE SUBS ULTA Walmart
 Marshalls CARRABBA'S ITALIAN GRILL OUTBACK Chick-fil-e
 Arby's TACO BELL MEN'S WEARHOUSE

ACE Great Clips Little Caesars F45 AutoZone
 Fry's TACO BELL Starbucks BURGER KING

Mesa Gateway Airport

AERIAL OVERVIEW

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	19,345	108,479	262,950
2029	20,991	118,111	285,315

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,232	35,112	87,553
2029	6,765	38,318	95,159

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$127,019	\$129,465	\$125,379

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$431,062	\$440,428	\$392,531

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	2,222	26,179	78,169

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	318	3,590	11,430

GILBERT

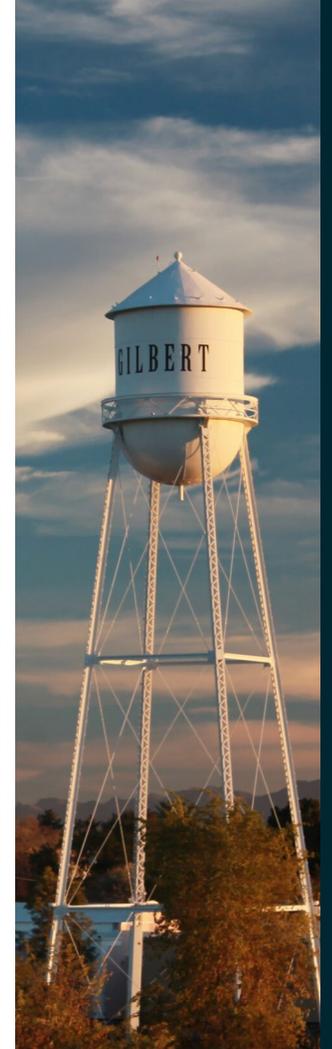
CITY OVERVIEW

COMMUNITY & LIFESTYLE

Once a small farming town, Gilbert has grown into one of Arizona's most sought-after suburban communities. Known for its excellent schools, safe neighborhoods, and family-friendly atmosphere, the town offers a balance of modern amenities and small-town charm. The Heritage District serves as the heart of the city, featuring local restaurants, shops, and year-round community events.

BUSINESS & GROWTH

Gilbert's thriving economy and prime location in the Greater Phoenix area make it a hub for innovation and development. With strong industries in healthcare, education, and technology, the city attracts both businesses and residents seeking opportunity. Its accessibility, parks, and focus on sustainable growth continue to make Gilbert a top destination for living and investment.



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1511
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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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