

HIGLEY PARK COMMONS
CONDOMINIUM
GILBERT, AZ

FOR SALE

OPPORTUNITY 1:

7.0% Cap Rate | $\pm 3,240$ SF
NNN Investment Opportunity
5-7 Year Lease term can be put
in place at close of escrow with
established Tenant

OPPORTUNITY 2:

$\pm 8,616$ SF Stand Alone Commercial
Building for Owner User (Tenant
Currently In Place)

CONTACT INFORMATION

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1495 S HIGLEY RD | BLDG 3
1525 S HIGLEY RD | BLDG 4
GILBERT, AZ 85296



**ONLY 2
UNITS LEFT!!**

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COMMERCIAL REAL ESTATE

TCN
REAL ESTATE SERVICES

PROPERTY DETAILS

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



PROPERTY HIGHLIGHTS

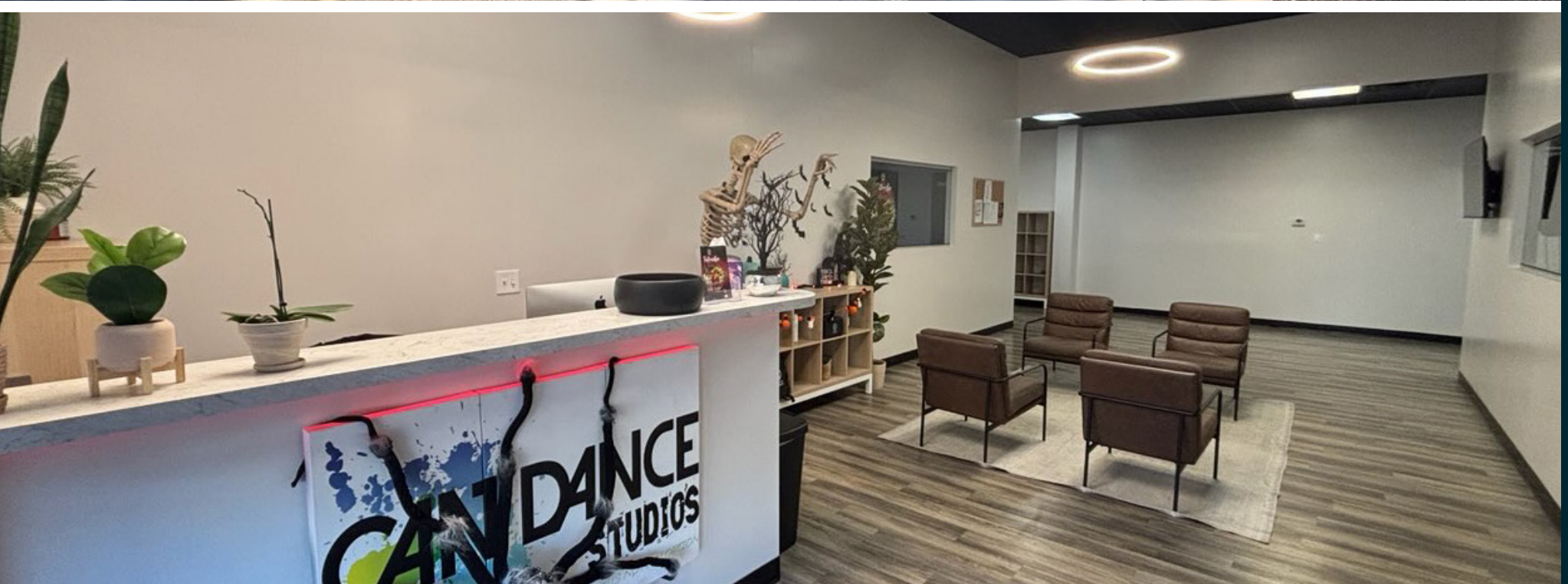
- Owner/User & Investment opportunities
- Units may be sold separately, together, or in combination
- Prime retail intersection
- 1/2 Mile via Higley Rd. & 1 Mile via Ray Rd. to the San Tan Loop 202
- Within walking distance to numerous retail amenities
- High demographic area
- Highly desirable Gilbert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



NEARBY AMENITIES



BUILDING 3 | UNIT 13



BUILDING 4 | UNIT 22



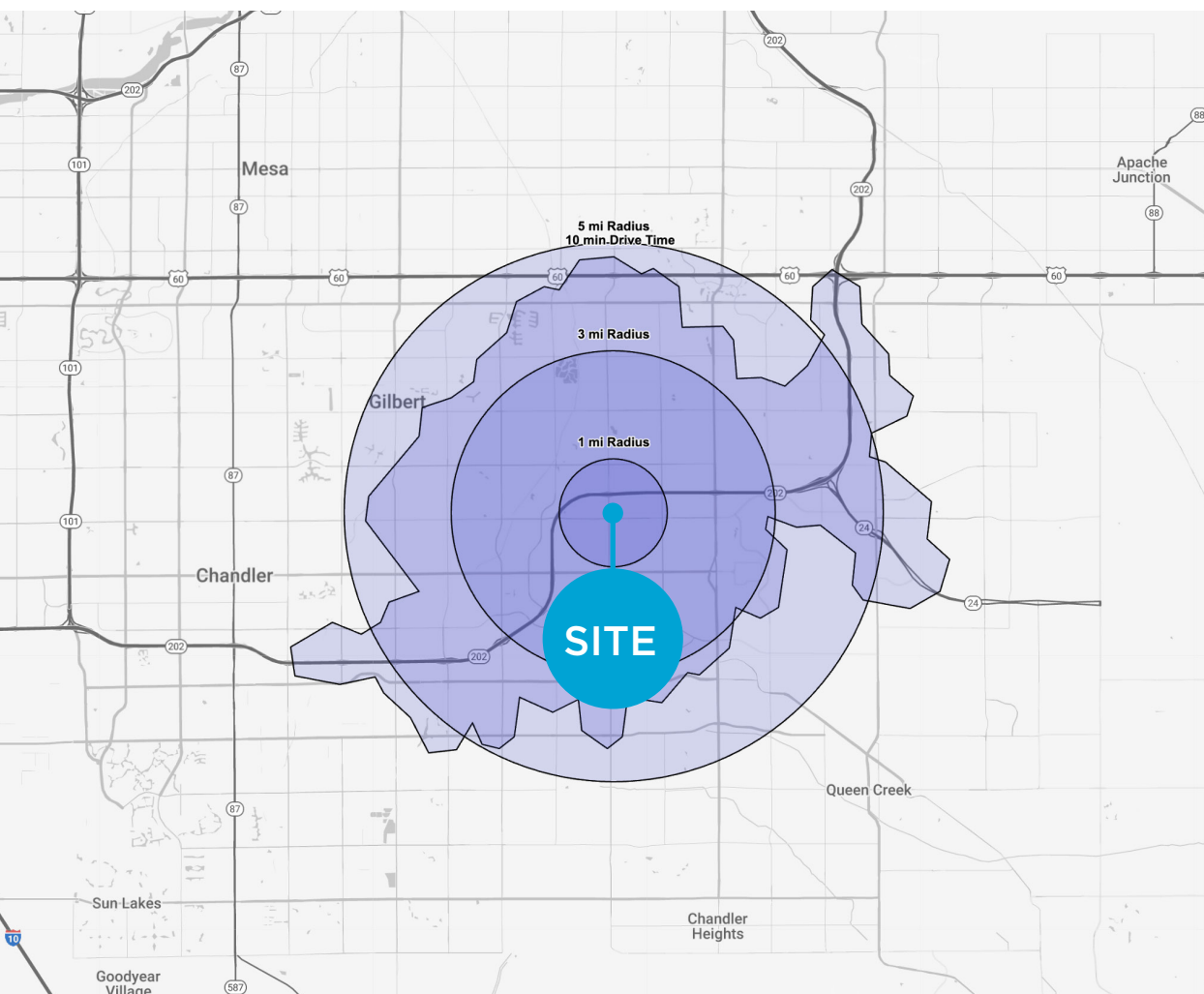
PROPERTY PHOTOS





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

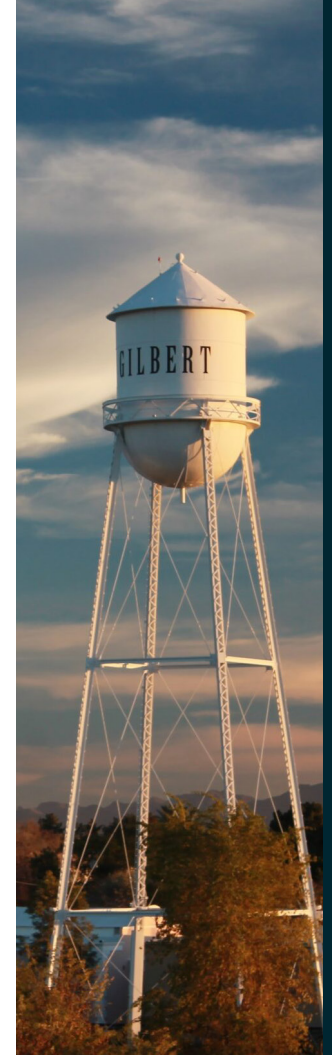
CITY OVERVIEW

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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COMMERCIAL REAL ESTATE



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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