



RETAIL PROPERTY FOR LEASE

RODEO PARK PLAZA

1663 E Ray Rd Gilbert, AZ 85295

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WESTERN RETAIL ADVISORS

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LOCATION DESCRIPTION

SEC Ray Rd & Val Vista Dr

PROPERTY HIGHLIGHTS

- LAST SPACE AVAILABLE - 2,984 SF ENDCAP
- Monument signage available
- Great access and exposure to the Loop 202 Fwy., less than 1 mile to the South

AREA CO-TENANTS



Casa Reynoso

COSMO PROF

WATER ICE Mobil CIRCLE K

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,984 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
BLDG 2 - 101	MERIDIAN CLEANERS	2,550 SF	NNN	-	-
BLDG 2 - 105	CORNERSTONE ANIMAL HOSPITAL	1,859 SF	NNN	-	-
BLDG 2 - 103	N CONTROL DRIVING	1,500 SF	NNN	-	-
BLDG 4 - 101	WATER N ICE	2,740 SF	NNN	-	-
BLDG 3 - 110-112	Available	2,984 SF	NNN	CALL FOR PRICING	ENDCAP
BLDG 3 - 109	XJ'S CASA REYNOSO	2,200 SF	NNN	-	-
BLDG 3 - 108	URBAN HAIR DESIGN	1,230 SF	NNN	-	-
BLDG 3 - 106/107	COSMO PROF	2,460 SF	NNN	-	-
BLDG 3 - 105	HOT POTATO ART STUDIO	1,060 SF	NNN	-	-
BLDG 3 - 104	OLD HABITS VINTAGE	1,230 SF	NNN	-	-
BLDG 3 - 103	ALLSTATE INSURANCE	1,030 SF	NNN	-	-
BLDG 3 - 102	CULTURE CLASH GREEK YOGURT	1,630 SF	NNN	-	-
BLDG 3 - 101	GILBERT SMILES	2,060 SF	NNN	-	-

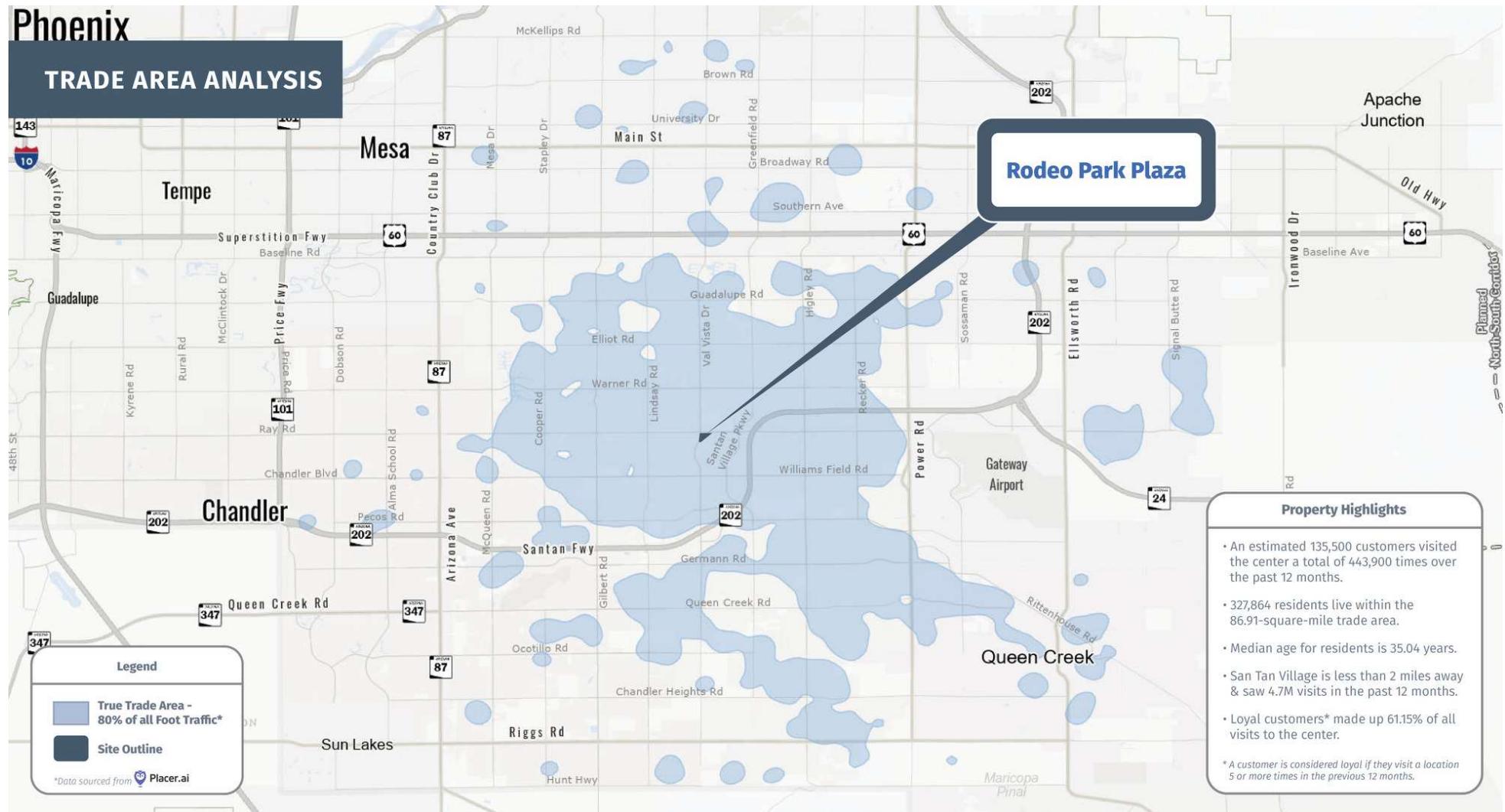
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Phoenix

TRADE AREA ANALYSIS



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POPULATION				HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	12,970	122,949	333,668	Median	\$106,611	\$120,091	\$112,846	Total Businesses	502	3,087	9,086
Median Age	34.7	35.7	35.3	Average	\$137,854	\$152,645	\$143,370	Employees	6,046	33,232	100,702
								Daytime Population	13,785	102,074	285,121

EDUCATION				EMPLOYMENT			HOUSEHOLD STATISTICS				
	1 MILE	3 MILES	5 MILES	White Collar Occupation	1 MILE	3 MILES	5 MILES	Households	1 MILE	3 MILES	5 MILES
Percentage with Degrees	55.4%	60.8%	58.7%	Services	13.7%	12.0%	12.7%	Median Home Value	\$512,696	\$533,546	\$515,640
				Blue Collar	12.6%	12.2%	13.5%				

*2024 Demographic data derived from ESRI