

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



**ONLY 1
UNIT LEFT!!**

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PROPERTY DETAILS

SOLD		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

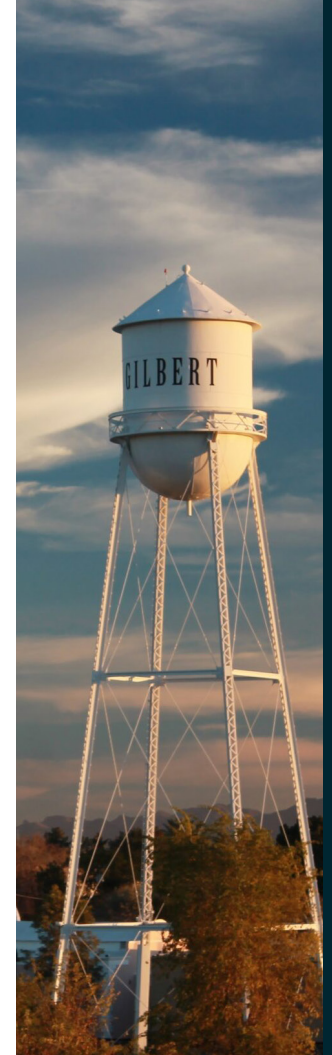
ESCROW		1525 S HIGLEY RD BLDG 4, SUITE 104 (UNIT 22)	
APN #	304-28-786		
GROSS SF	±3,240 SF		
PRICE	\$1,320,000 (\$407/SF)		
CAP RATE	7.00%		
PERCENT LEASED	100%		
LEASE EXPIRATION	7/31/28		
ZONING	SC, City of Gilbert		

SOLD		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



BUILDING 7 | UNIT 37 & UNIT 42



PROPERTY PHOTOS



BUILDING 4 | UNIT 22

IN ESCROW

PROPERTY PHOTOS



BUILDING 3 | UNIT 13



PROPERTY PHOTOS



BUILDING 2 | SUITE 102 | UNIT 12A

SOLD





LaserAway benefit LUSH nékter JUICE BAR BEST BUY Apple

Wetzel's Pretzels TORRID COOPERS HAWK lululemon

TORCHY'S TACOS FIREBIRDS SOMA PNC Buckle

ATHLETA HOTTOPIC 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

Japan Miso SUSHI 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 JESSE MESSER SUSHI Bank of America

target CVS pharmacy manchie's Jack In the Box

DOLLAR TREE SUPERCUTS JJ MCDONALD'S

ROSS DRESS FOR LESS 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 CATERERS 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? SUPERIOR SANDWICHES

Starbucks FIREHOUSE SUBS ULTA Walmart

Marshalls CARRABBA'S ITALIAN GRILL OUTBACK CHICK-FIL-E

Arby's TACO BELL MEN'S WEARHOUSE

ACE Great Clips

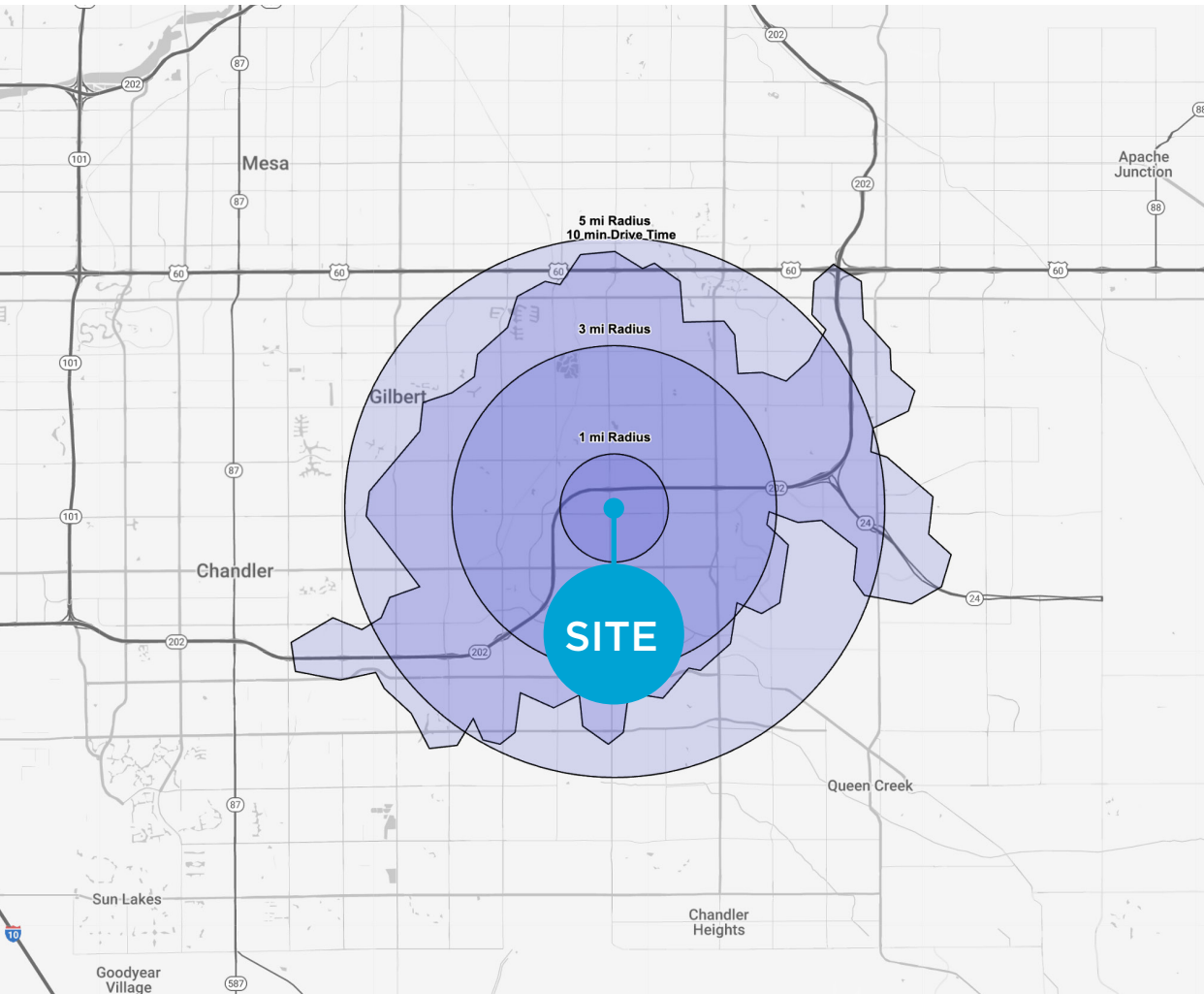
F45 Little Caesars AutoZone

fray'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

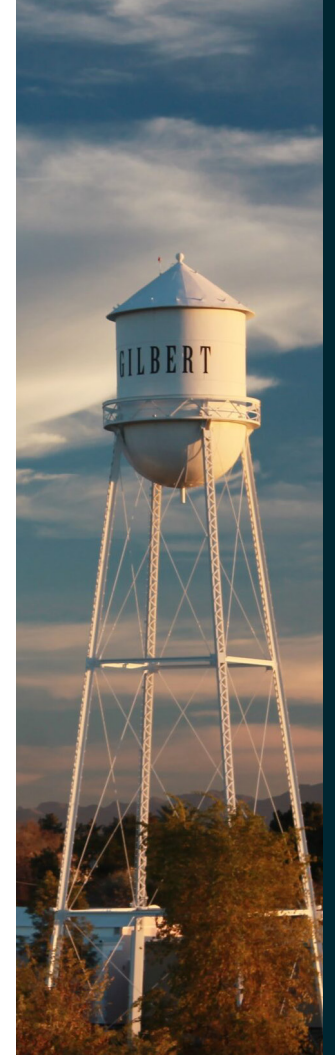
CITY OVERVIEW

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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