



SHOP SPACE AVAILABLE

NWC of Williams Field Rd and Higley Rd
Gilbert, Arizona

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SHOP SPACE AVAILABLE



◆ **±5,769 SF DEMISABLE END CAP AVAILABLE**

Property Highlights

- Ample-nearby growth which includes 541 single-family homes in Cooley Station, 320 condos located at the Epicenter at Agritopia, plus another 1,600 plus multi-family units under-construction or in design phases
- Approximately 1.5 miles from SanTan Village and the future SanTan Crossing development
- Strategically located near two full-diamond interchanges along Loop 202 SanTan Fwy where both Williams Field Rd & Higley Rd act as trafficked arterial for rush hour commutes
- Adjacent to the site; Williams Field High School with 2,150 students

Traffic Counts

Williams Field Rd	25,924 CPD
Higley Rd	19,223 CPD
Total	45,147 VPD

Nearby Tenants



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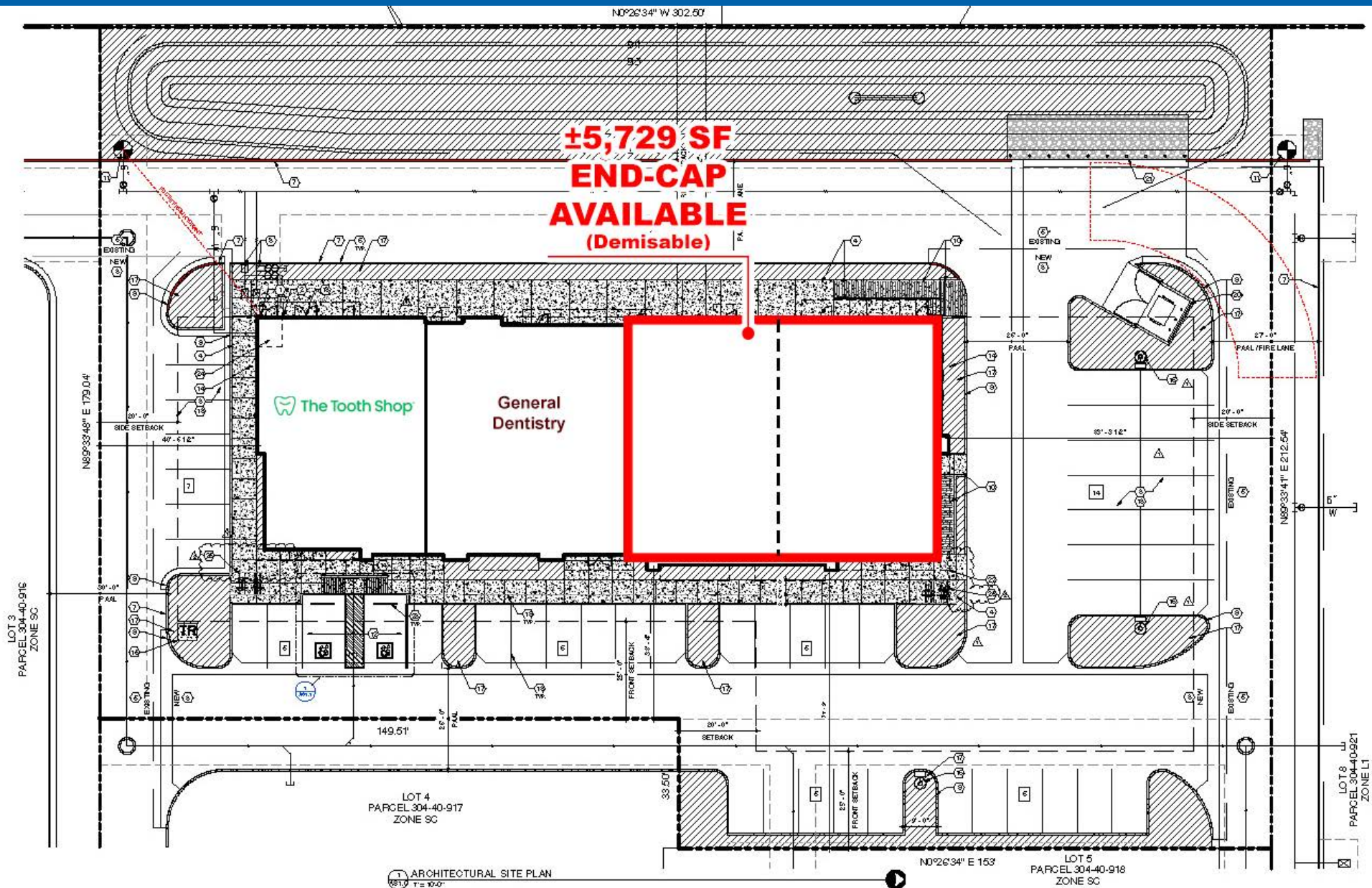
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CONCEPTUAL SITE PLAN



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VELOCITY
RETAIL GROUP

SIGNATURE AT
SANTAN VILLAGE
COMING SOON

SANTAN VILLAGE
± 2 MILES AWAY

TOPGOLF
MAIN EVENT

LOOP
202

± 70,000 VPD

RAY RD ± 56,600 VPD

LOOP
202

\$145M NEW DEVELOPEMENT
± 30-ACRES
± 43,000 SQFT WHOLE FOOD MARKET
± 119,397 SQFT DICK'S HOUSE OF SPORTS

MAJOR TENANTS

COSTCO WHOLESALE **Walmart**
HomeGoods **Marshall's** **at home** **ULTA**
NORDSTROM rack **DICK'S** **SPROUTS** **TRADER JOE'S**
★ **macy's** **Dillard's** **Apple Store**

WILLIAMS FIELD RD ± 90,300 VPD

± 5,729 SQFT END CAP

AVAILABLE - DEMISABLE

QT

STORAGE

WILLIAMS FIELD
HIGH SCHOOL
± 2,150 STUDENTS

HIGLEY RD ± 44,200 VPD



CIRCLE K

Walgreens

BIG TIRES

HIGLEY
TRADITIONAL
ACADEMY
± 750 STUDENTS

Google Earth

Image Landsat / Copernicus

TOPGOLF **SPRINGHILL SUITES**
MAIN EVENT **MARRIOTT**
DOUBLETREE
by Hilton

Bath & Body Works **TEXAS ROADHOUSE** **Crave's**
PET SMART **Walmart** **WORLD MARKET**
TARGET **Michaels**

± 70,000 VPD

RAY RD ± 56,600 VPD

LA FITNESS

SUBJECT PROPERTY

WILLIAMS FIELD RD ± 90,300 VPD

MESA GATEWAY AIRPORT

ASU
Polytechnic Campus

SANTAN VILLAGE
± 120 RETAILERS

WinCo FOODS **Starbucks**
COSTCO WHOLESALE **Swig**

HIGLEY RD ± 44,200 VPD

fray's

AUTO MALL
CARmax **San Tan**
EARNHARDT **AutoNation**
HYUNDAI • SAN TAN
EARNHARDT **HENRY BROWN**
CHRYSLER • DODGE • JEEP • RAM **H3** **BUICK** **GMC**

THE HOME DEPOT **TACO BELL** **EoS FITNESS**
SLICK CITY ACTION PARK **DUNKIN'**

± 70,000 VPD

Dignity Health
Mercy Gilbert Medical Center

GERMANN RD ± 23,000 VPD

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	19,390	115,455	258,294
	2026 TOTAL HOUSEHOLDS	6,916	40,626	87,849
	MEDIAN HOUSEHOLD INCOME	\$178,018	\$164,377	\$173,160
	2026 MEDIAN HOME VALUE	\$583,900	\$591,689	\$603,860
	2026 TOTAL EMPLOYEES	1,656	24,940	59,071
	2026 TOTAL BUSINESSES	407	4,061	9,504



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