

313 N GILBERT RD, GILBERT, AZ 85234

OFFERED AT: \$9,250,000



MIXED USE OFFICE RESTAURANT
FOR SALE

For More Information, Please Contact:



This is not intended as a solicitation if your home is currently listed with a real estate agent.



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EXECUTIVE SUMMARY

313 N GILBERT RD, GILBERT, AZ 85234

313 North Gilbert Road, located in the heart of Gilbert's highly sought-after Heritage District, is a three-story, mixed-use property combining 14,181 net rentable square feet of retail and office space.

Constructed in 2017, the property boasts modern amenities and a dynamic tenant mix, including the thriving Thrive Coworking for Women and Prep & Pastry, a full-service restaurant known for drawing significant foot traffic to the area.

With its strategic position in one of the fastest-growing regions of Arizona, this property presents an outstanding investment opportunity with substantial potential for long-term appreciation and consistent rental income.



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GROSS BUILDING AREA
14,866 sq. ft.



ZONING
HVC (Heritage Village Center)

PROPERTY DETAILS

- **Property Address:**
313 North Gilbert Road,
Gilbert, AZ 85234
- **Net Rentable Area:**
14,181 sq. ft.
- **Year Built:** 2017
- **Occupancy:** 100%
- **Price Per Square Foot:**
\$652/NRSF



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The building's 4th floor is home to the Sotol Lounge and Rooftop Bar, offering a unique rooftop experience.

This feature adds to the building's appeal, making it an ideal location for social gatherings and events. The name 'Sotol' is displayed prominently on the building, further enhancing its visibility and recognition.

- **Ground Floor:** Prep and Pastry
- **2nd Floor:** Executive Offices
- **3rd Floor:** Thrive for Women
- **3rd floor rooftop lounge:** This exclusive rooftop bar and lounge, known as Sotol, is located on the 3rd floor offering premium views of the downtown strip and should be specifically noted in the property appraisal for its added value.



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