OFFERED AT: \$9,250,000



For More Information, Please Contact:





#### **Danny Perkinson**

Associate Broker 480.247.0907 commercial@perkprop.com perkprop.com



# **EXECUTIVE SUMMARY**

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.

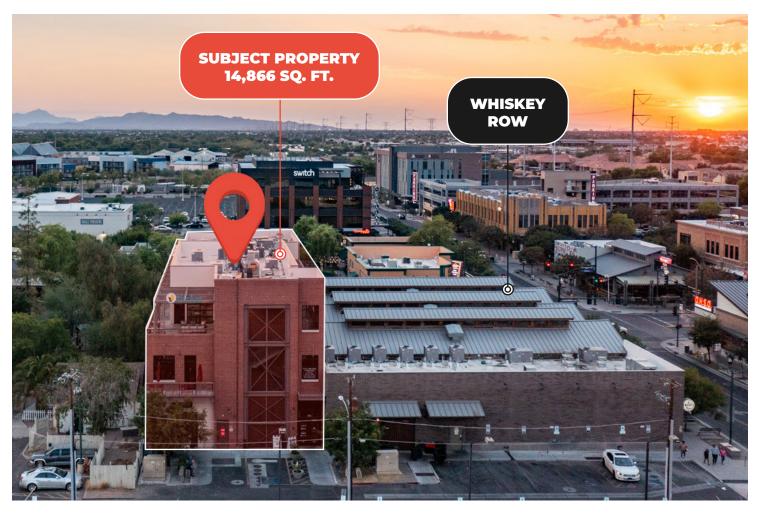
With its strategic position in one of the fastest-growing regions of Arizona, this property presents an outstanding investment opportunity with substantial potential for long-term appreciation and consistent rental income.







# PROPERTY FEATURES





### **GROSS BUILDING AREA**

14,866 sq. ft.



#### **ZONING**

HVC (Heritage Village Center)

#### **PROPERTY DETAILS**

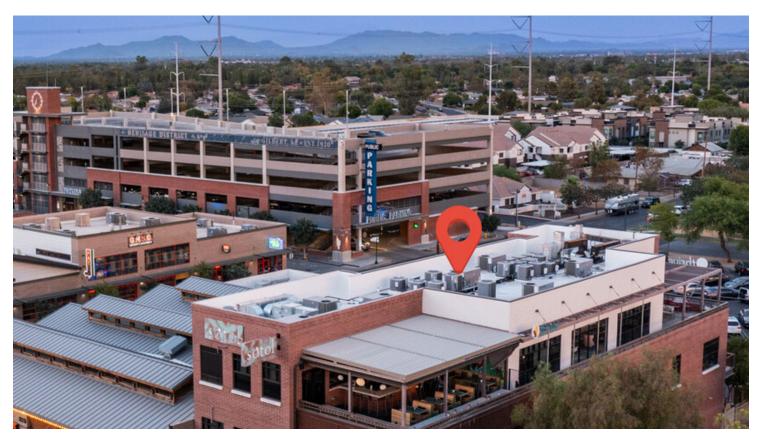
- Property Address: 313 North Gilbert Road, Gilbert, AZ 85234
- Net Rentable Area: 14,181 sq. ft.
- Year Built: 2017
- **Occupancy:** 100%
- Price Per Square Foot: \$652/NRSF







## SOTOL LOUNGE & ROOFTOP BAR





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 Pastry2nd 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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# **313 N GILBERT RD**GILBERT, AZ 85234

Mixed use Office/Restaurant For Sale



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