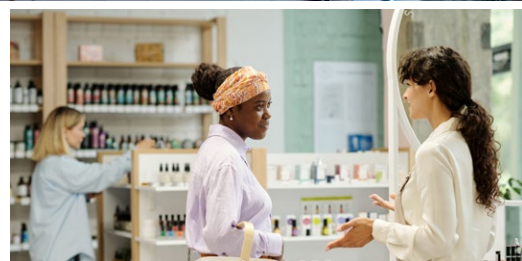




GILBERT TOWN SQUARE



SWC

GILBERT RD & WARNER RD

Gilbert, AZ



property highlights

AVAILABLE: Shop Space Available $\pm 1,553 - 9,324$ SF

ZONING: SC (Shopping Center), Gilbert

PRICING: CALL FOR PRICING

property highlights

- Strong Owner-Occupied Base: Within a 3-mile radius, over 72% of households are owner-occupied, contributing to a stable and engaged local customer base.
- Affluent & Educated Demographic: Average household incomes range from \$133K to \$151K across the 1–5 mile radius, with a bachelor's degree or higher attained by up to 42% of residents.
- Mature, Family-Oriented Population: The median age in the area is 36–38 years, supporting a mix of family-oriented retail, service, and dining users.
- Suites 110: 18' ceiling heights.

neighboring tenants



traffic count

ADOT 2024

Gilbert Rd

N $\pm 29,218$ VPD (NB & SB)

S $\pm 21,663$ VPD (NB & SB)

Warner Rd

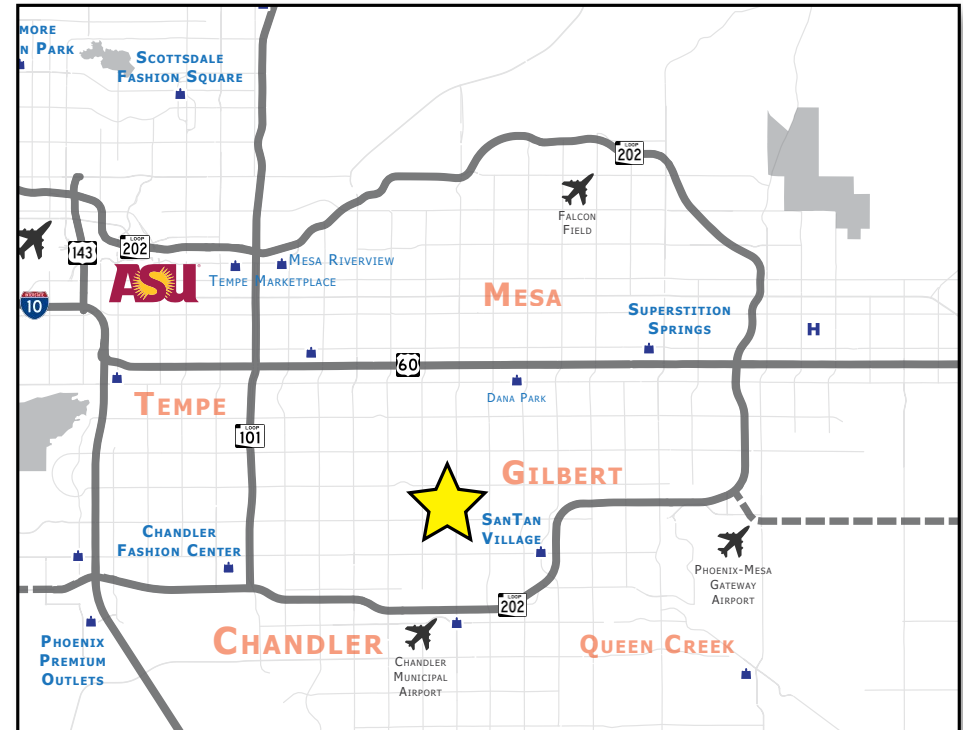
E $\pm 27,474$ VPD (EB & WB)

W $\pm 25,577$ VPD (EB & WB)



#1 PLACE TO LIVE IN ARIZONA

livability.com, 2023



Residential & Trade Area Highlights

Located in the heart of Gilbert, AZ—one of the fastest-growing and most desirable communities in the Southeast Valley—this shopping center benefits from a dynamic and affluent trade area. The site is surrounded by established neighborhoods and ongoing residential growth that continues to support strong retail demand.

site plan overview



NOT A PART
 AVAILABLE
 SHORT TERM LEASE
 LEASED

SUITE	TENANT	SIZE
101	Christ Church	±3,129 SF
103	Christ Church	±1,400 SF
104	Christ Church	±1,610 SF
105	Available 18' Clear Height	±2,846 SF
106	Thrive Autism Services	±3,990 SF
108	Thrive Autism Services	±2,450 SF
110	Available 18' Clear Height	±9,324 SF
113	Paradigm Learning	±3,133 SF
115	Available	±1,553 SF
116	Available	±1,553 SF
117	Town Square Dental	±2,440 SF
118	GTR Financial	±4,200 SF

drone aerials

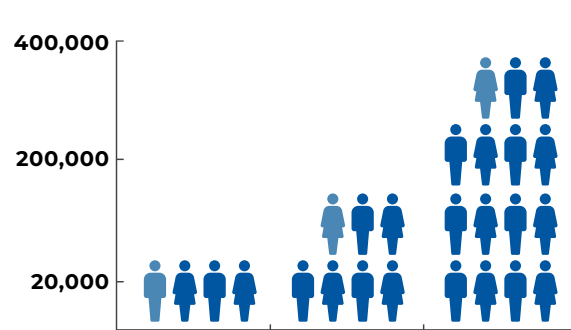


mid zoom aerial



demographics

ESRI 2025



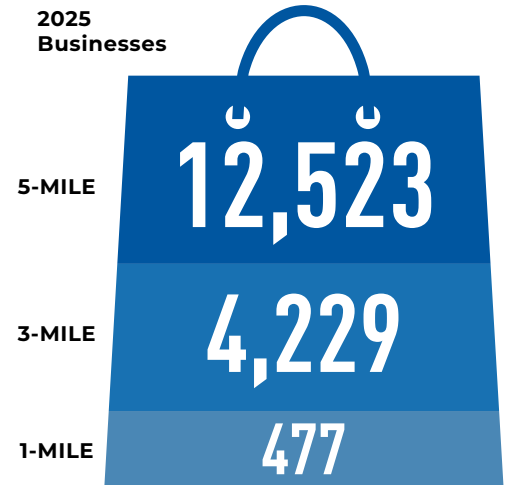
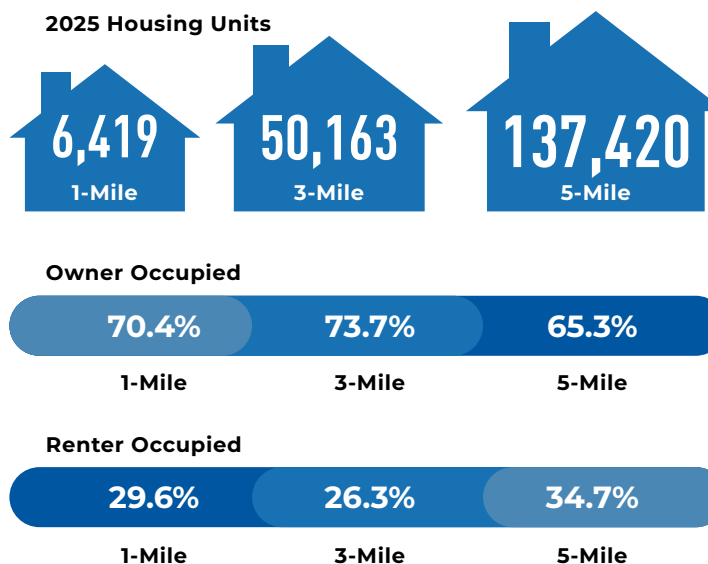
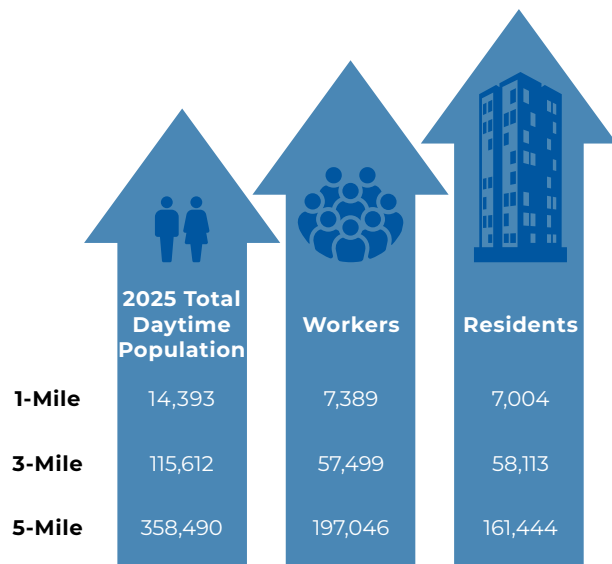
	1-Mile	3-Mile	5-Mile
2025 Total Population	16,682	132,036	362,141
2030 Total Population	16,904	134,223	371,635



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$128,740	\$151,252	\$56,283
3-Mile	\$117,425	\$144,680	\$52,893
5-Mile	\$106,572	\$133,950	\$48,774



	1-Mile	3-Mile	5-Mile
2025 Households	6,284	48,302	131,589
2030 Households	6,469	49,712	136,353





EXCLUSIVELY LISTED BY

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