



Parkview at Morrison Ranch

New Fitness-Anchored Retail in Morrison Ranch

— **NEC HIGLEY ROAD & WARNER ROAD** —
GILBERT, AZ

Parkview at Morrison Ranch

±15-Acre Fitness-Anchored Retail

Future Mixed-Use
Development

Morrison Ranch Apartments

Luxury 231-Unit
Multifamily Development

HIGLEY ROAD 39,438 VPD



WARNER ROAD 16,515 VPD



NEWMARK



Developed by:

Additional Information:

Joe Doucett

Senior Managing Director

t 602-952-3817

m 480-390-2262

joe.doucett@nmrk.com

CONCEPTUAL SITE PLAN



SHOPS SUITES AVAILABLE TOTALING ±8,320 SF

CONCEPTUAL MOUNTAINSIDE FITNESS





PROPERTY HIGHLIGHTS

- Anchored by Mountainside Fitness
- Drive-Thru PADs and shop space available
- Delivering late 2025
- Located within the affluent, master-planned community of Morrison Ranch - a premiere place to Live, Work and Shop
- Gilbert has the highest median income in Arizona. According to analysis by SmartAsset, Gilbert's median income sits at \$104,802, approximately \$7,000 more than the high-end suburb of Scottsdale



Gabriella Point Commerce Center
152-acre mixed use park including Tuscany at Gabriella Point: 760 Multifamily Units



LOOP 202 62,220 VPD

Parkview at Morrison Ranch
±15-Acre Fitness-Anchored Retail

Morrison Ranch Apartments
Luxury 231-Unit Multifamily Development



WARNER ROAD 16,515 VPD

HIGLEY ROAD 39,438 VPD

BLOOMFIELD PARKWAY







TRADE AREA DEMOGRAPHICS



Population	Trade Area
2023 Estimated Population	15,980
2028 Projected Population	18,949
Households	
2023 Estimated Households	4,541
2028 Projected Households	5,395
Income	
2023 Est. Average HH Income	\$204,700
2023 Est. Median HH Income	\$147,632
2023 Est. Per Capita Income	\$58,231
Business	
2023 Est. Employees	1,533
2023 Est. Businesses	383



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 **Evergreen**

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DEMOGRAPHIC PROFILE



PARKVIEW AT MORRISON RANCH

NEC Higley Road & Warner Road
Gilbert, AZ 85296

LATITUDE: **33.33583** | LONGITUDE: **-111.72141**

Population	1-Mile	3-Mile	5-Mile
2023 Estimated Population	14,712	116,110	285,485
2028 Projected Population	17,448	130,224	314,590
2023 Est. Daytime Population	12,219	92,120	246,337
Households			
2023 Estimated Households	4,542	38,162	100,960
2028 Projected Households	5,353	43,117	111,966
Income			
2023 Est. Average HH Income	\$184,211	\$159,136	\$141,522
2023 Est. Median HH Income	\$142,345	\$117,694	\$105,886
2023 Est. Per Capita Income	\$57,054	\$52,382	\$50,132
Business			
2023 Est. Employees	2,265	20,013	71,034
2023 Est. Businesses	546	3,811	11,486



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