



Pad AVAILABLE | TOWNSHIP PLAZA



GILBERT RD & BASELINE RD

GILBERT, AZ



property summary

AVAILABLE	Pad, Buildable up to 5,000 SF	LEASE TYPE	Ground Lease
ADDRESS	1927 E Baseline Rd, Gilbert, AZ 85233	LEASE RATE	CALL FOR PRICING

LOCATION HIGHLIGHTS

- » Join a high-volume Fry's Marketplace
- » Just over 1.5 miles from Heritage Square in Downtown Gilbert and just over a half-mile from the US-60 freeway
- » Excellent visibility at a highly-trafficked intersection, boasting over 70,000 vehicles per day
- » Strong employment to the west and southwest
- » A new, multi-family project is planned at the intersection with 102 units
- » Mesa High School is located just over 1 mile north, with 3,535 students

TRAFFIC COUNTS

Gilbert Rd

N ±45,144 VPD (NB & SB)

S ±35,398 VPD (NB & SB)

Baseline Rd

E ±26,524 VPD (EB & WB)

W ±25,460 VPD (EB & WB)

ADOT 2021

AROUND THE TOWNSHIP PLAZA

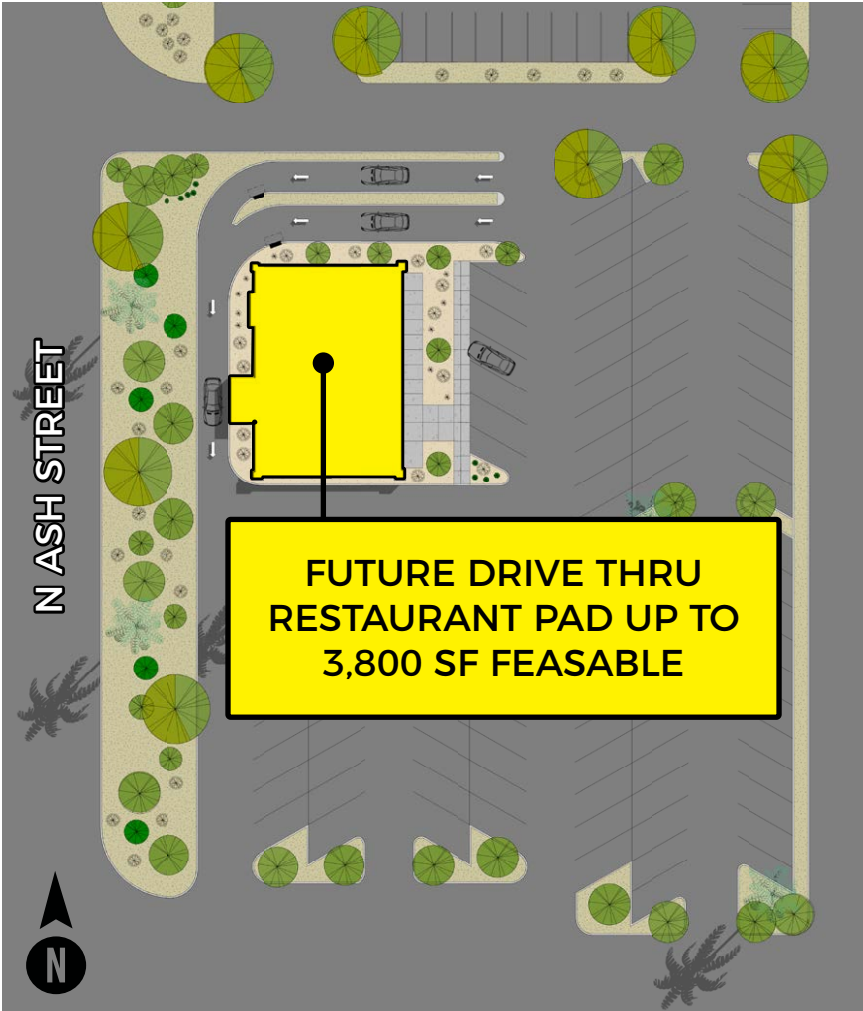


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floor plan



renderings



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zoom aerial



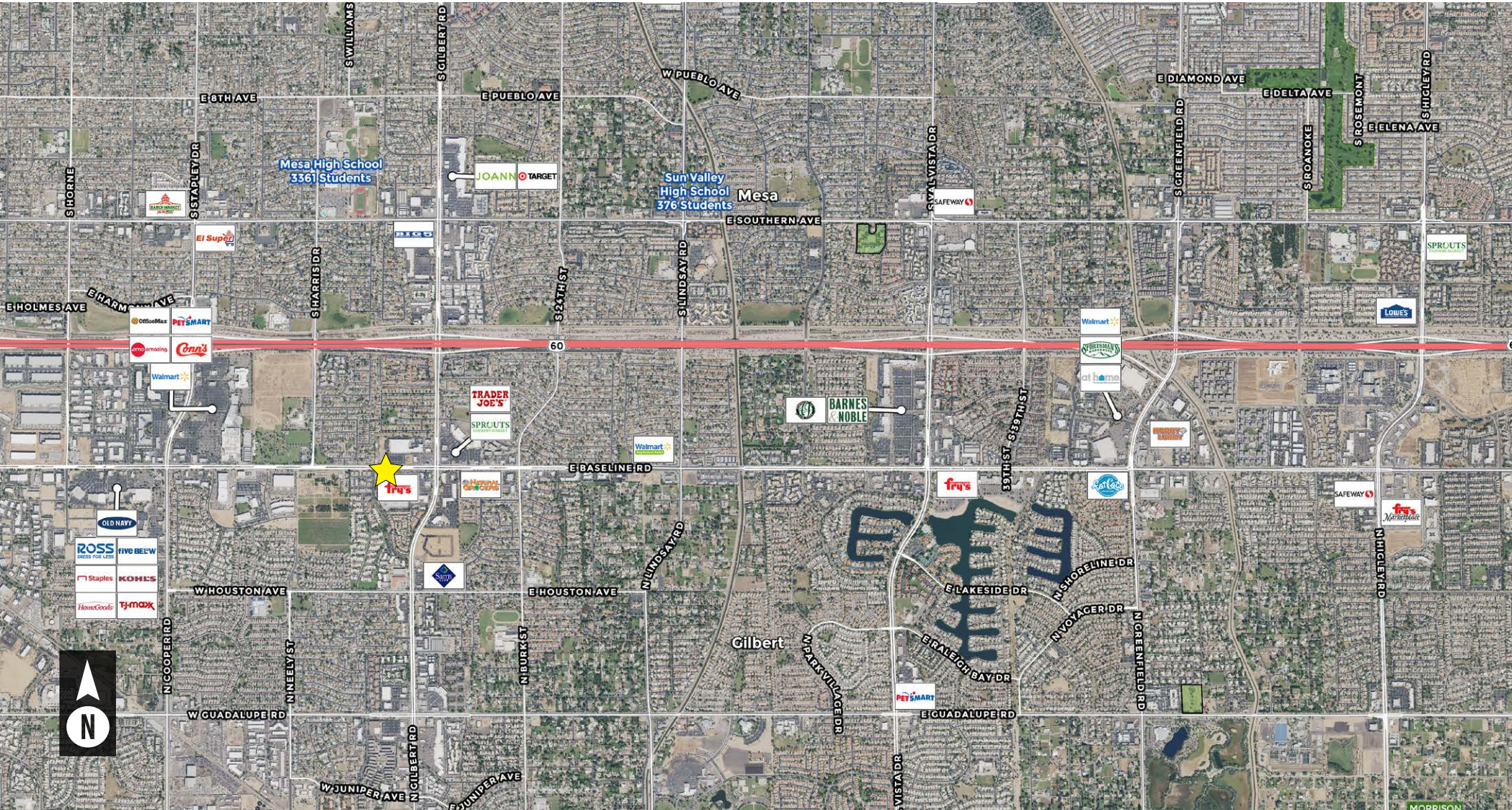
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wide aerial



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placer map

Based on Placer.ai True Trade Area at 70% Total Population

(ALL INFORMATION IS BASED ON SAMPLED DATA. THE NUMBERS BELOW ARE ESTIMATES AS OF AUGUST 31ST, 2023)

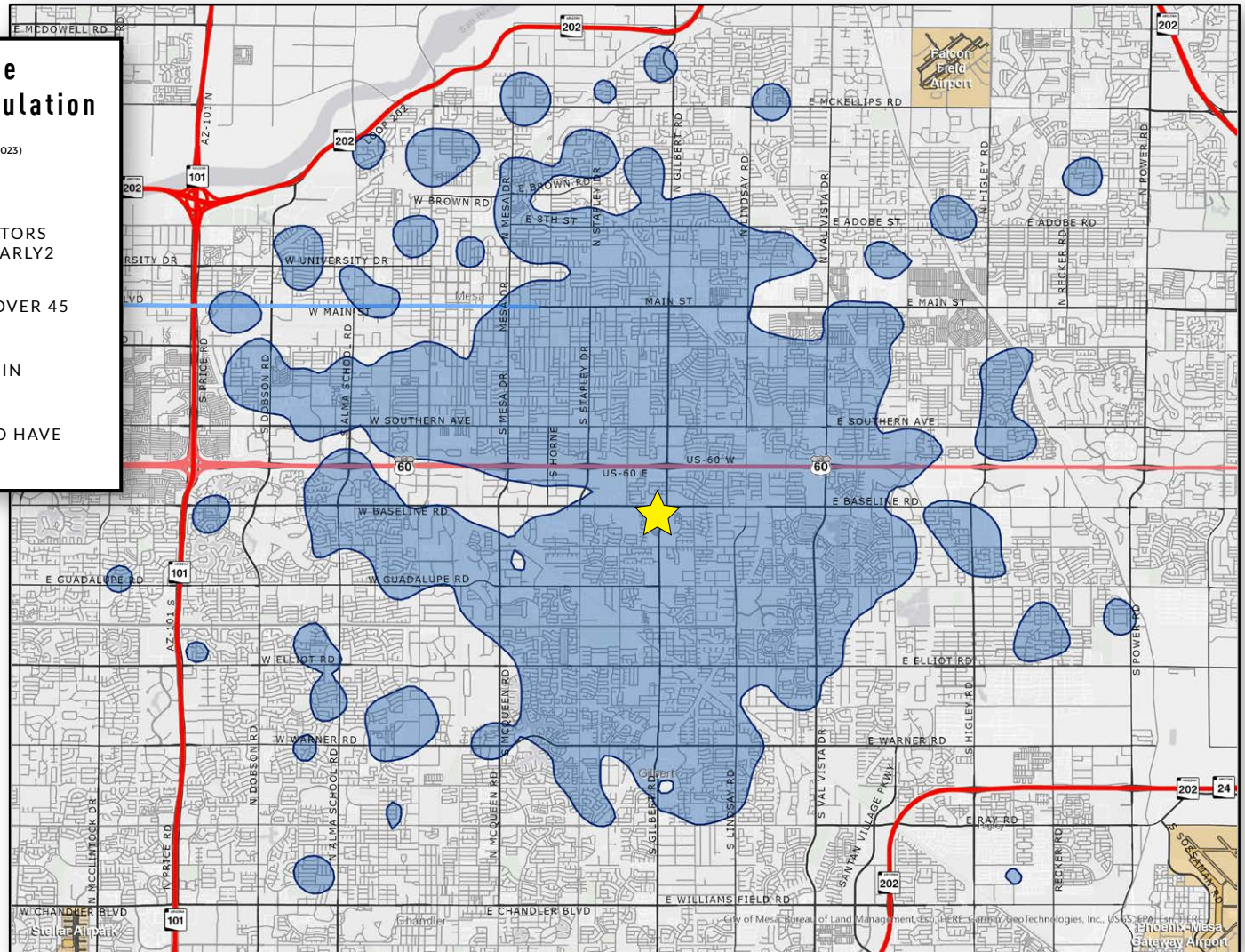
 70% OF TOTAL VISITS

TOWNSHIP PLAZA AVERAGES 38,000 VISITORS PER WEEK WHICH APPROXIMATES TO NEARLY 2 MILLION PER YEAR

THE TRUE TRADE AREA EXPANDS UP TO OVER 45 SQUARE MILES

MORE THAN 80% OF VISITORS LIVE WITHIN 10 MILES OF CENTER.

24.96% OF THE VISITORS ARE LOYAL WHO HAVE VISITED A MINIMUM 4 TIMES.



SWC

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PCA
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demographics

2023 ESRI ESTIMATES



	1-Mile	3-Mile	5-Mile
2023 Total Population	16,721	147,413	401,711
2028 Total Population	17,192	146,367	400,486



	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	15,923	139,682	382,196
Workers	8,639	67,019	183,358
Residents	7,284	72,663	198,838



	1-Mile	3-Mile	5-Mile
Average HH Income	\$77,331	\$75,548	\$74,937
Median HH Income	\$98,825	\$101,066	\$101,993
Per Capita Income	\$37,081	\$36,317	\$38,487



	1-Mile	3-Mile	5-Mile
2023 Housing Units	6,597	56,204	166,040
Owner Occupied	58.4%	58.7%	54.7%
Renter Occupied	38.4%	35.4%	36.6%



	1-Mile	3-Mile	5-Mile
2023 Households	6,387	52,843	151,628
2028 Households	6,635	53,039	153,001



	1-Mile	3-Mile	5-Mile
2023 Businesses	638	5,154	12,560



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exclusively listed by

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