



±60,455 SF AVAILABLE PAD

E
SEC

HIGLEY RD & BASELINE RD

GILBERT, AZ



PhoenixCommercialAdvisors.com

property summary

AVAILABLE	±60,455 SF	ZONING	RC
PARCEL #	313-12-894	PRICING	Call for Pricing

PROPERTY HIGHLIGHTS

- Zoned RC which provides opportunities for various types of development including retail, medical, office, and hospitality.
- Located less than one-mile of US 60 (±249,545 VPD)
- Adjacent to new high profile Fry's grocery anchored project and numerous national tenants including Chick-fil-a and Starbucks.
- Located within a mile of Banner Medical Center, a major employer with 1,665 staff members.
- Situated in the highly sought-after Gilbert trade area, which is one of the fastest-growing cities in the United States.



TRAFFIC COUNT

HIGLEY RD

N: ±45,074 VPD (NB/SB)

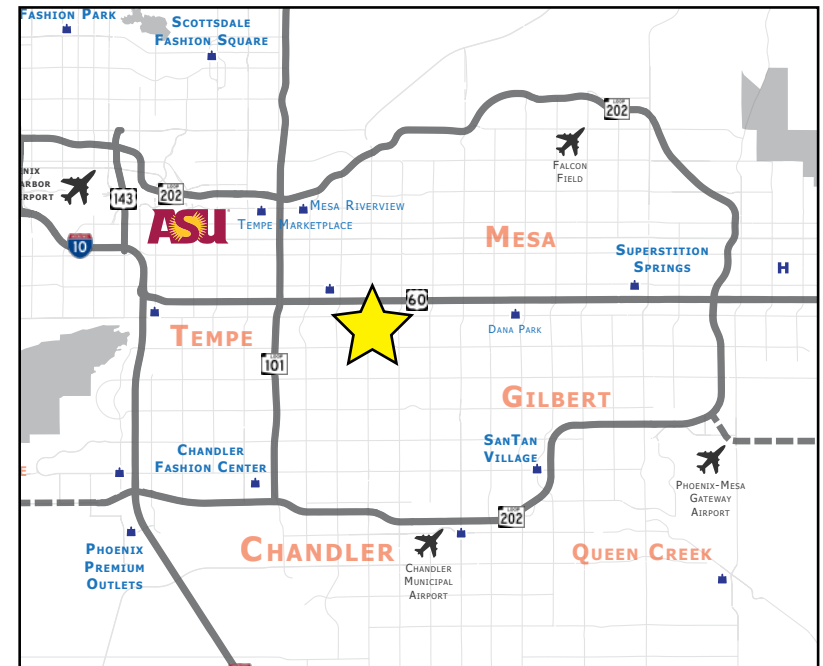
S: ±31,887 VPD (NB/SB)

BASELINE RD

E: ±25,690 VPD (EB/WB)

W: ±45,653 VPD (EB/WB)

ADOT 2023



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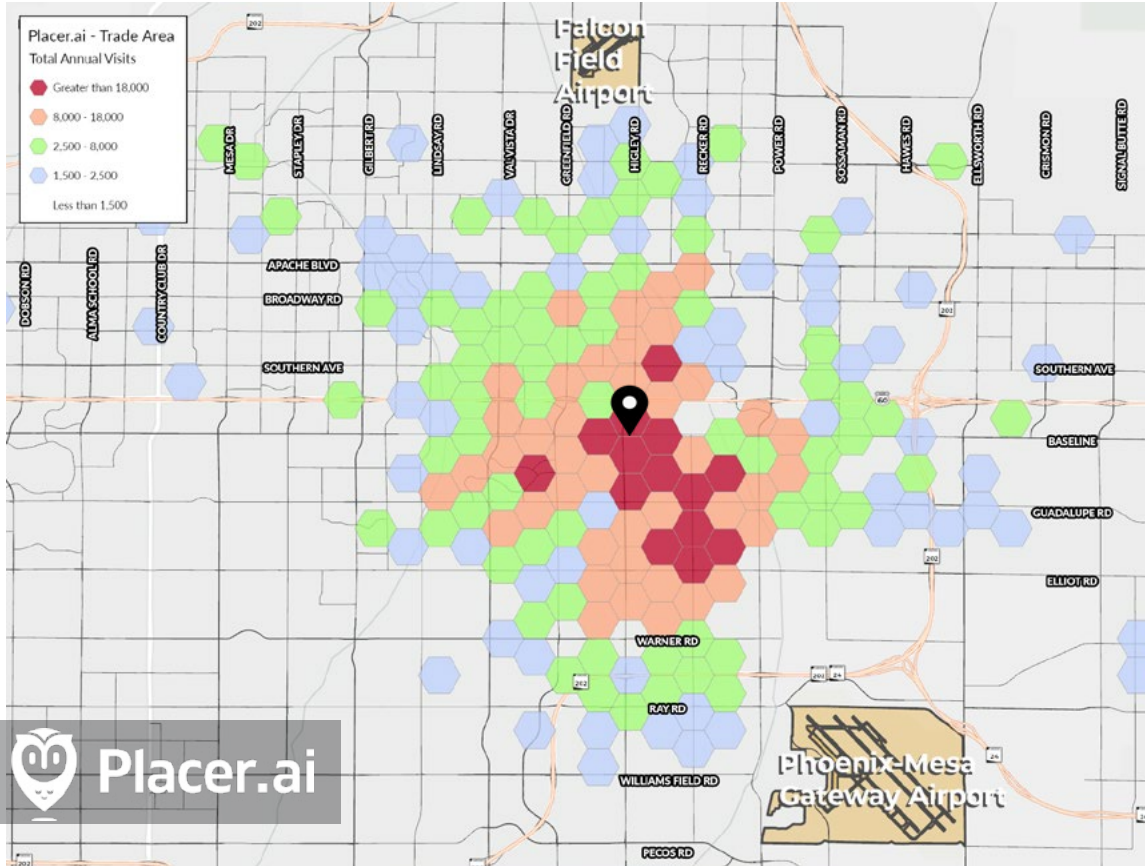
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SHOPPING CENTER TRAFFIC

- Highly trafficked center, that pulls from all over the Gilbert / Mesa area. In the last 12 months:
- **401.8K unique devices** were seen at the shopping center
- **1.9M visits** from those devices.

**Visits include those only who dwelled for 10 or more minutes*



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Aug 1st, 2023 - Sept 30th, 2024)



Estimated Visits
1.7 M



Estimated Visits
640.6 K



Estimated Visits
547 K



Estimated Visits
523.5 K



Estimated Visits
491.4 K



Estimated Visits
491.4 K



Estimated Visits
434 K



Estimated Visits
338.4 K

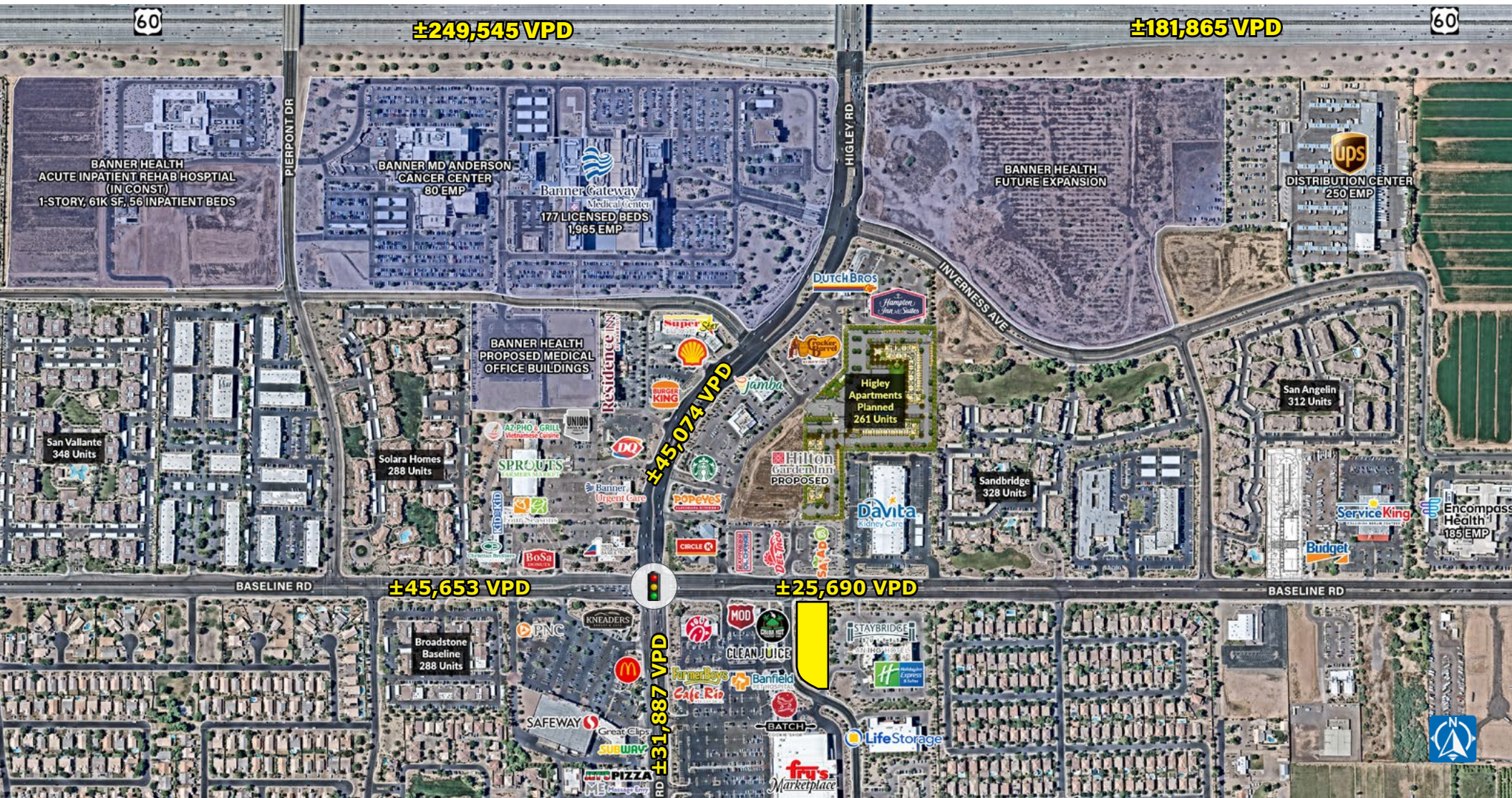
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zoom aerial



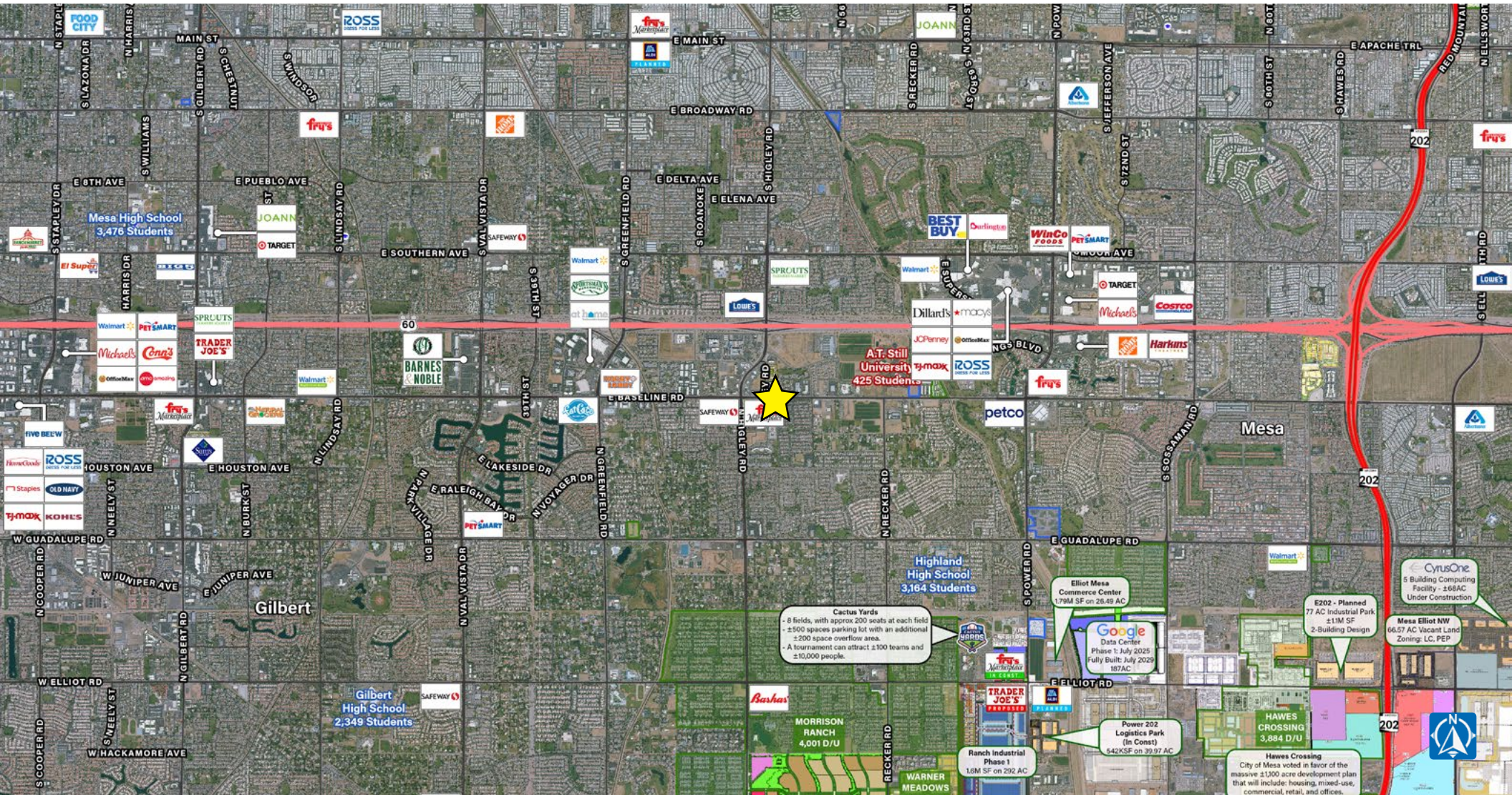
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wide aerial



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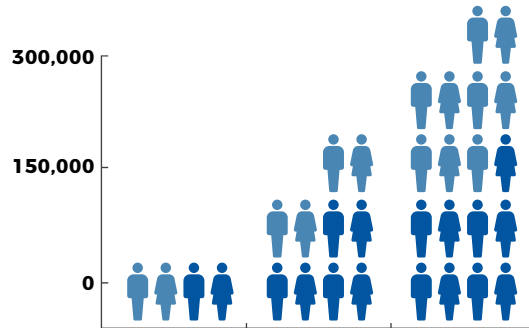
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demographics

2024 ESRI



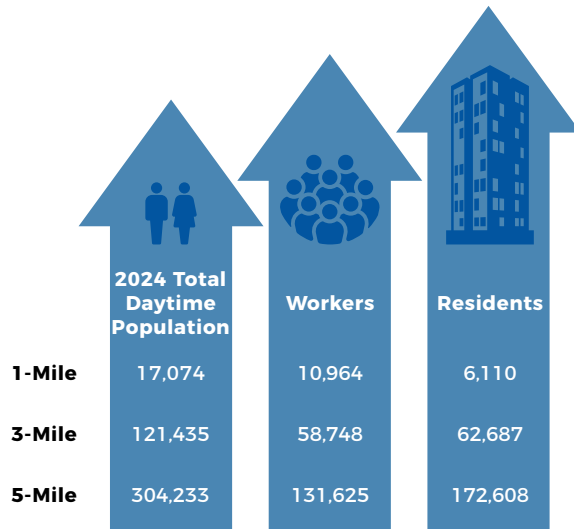
	1-Mile	3-Mile	5-Mile
2024 Total Population	13,086	121,899	340,993
2029 Total Population	14,059	123,703	350,061



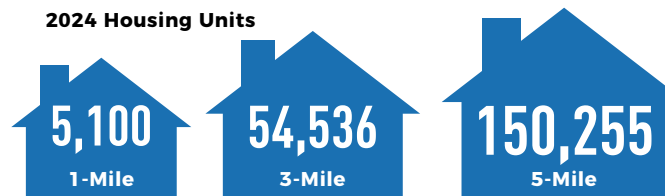
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$102,531	\$126,618	\$45,873
3-Mile	\$88,432	\$115,876	\$44,696
5-Mile	\$85,897	\$111,716	\$43,004



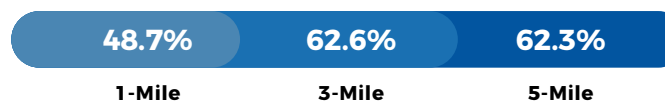
	1-Mile	3-Mile	5-Mile
2024 Households	4,817	46,875	131,304
2029 Households	5,291	48,302	136,779



2024 Housing Units



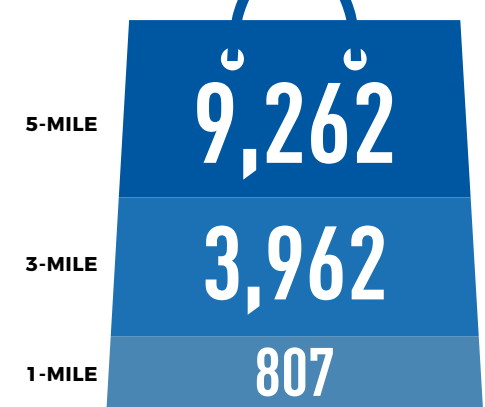
Owner Occupied



Renter Occupied



2024 Businesses



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exclusively listed by

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