

EXISTING DRIVE-THRU BUILDING

AVAILABLE FOR SALE

689 North Arizona Avenue | Gilbert, Arizona 85233



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TRAFFIC COUNTS: Country Club Drive: 41,199 VPD Guadalupe Road: 23,863 VPD

PARCEL/APN#: 302-24-391

BUILDING SIZE: 1,526-square-foot

LAND SIZE: 0.89 AC or 38,870-square-foot

ZONING: GC, City of Gilbert

COUNTRY CLUB DRIVE 41,199 VPD



EXISTING DRIVE-THRU BUILDING

NORTH FACING AERIAL VIEW



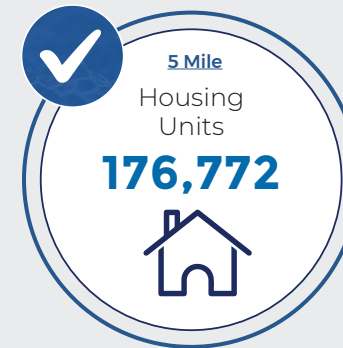
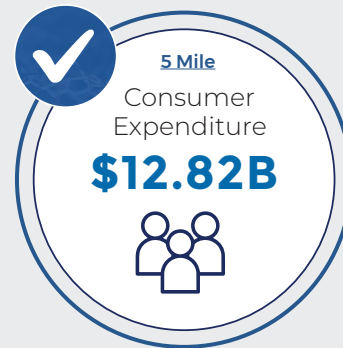
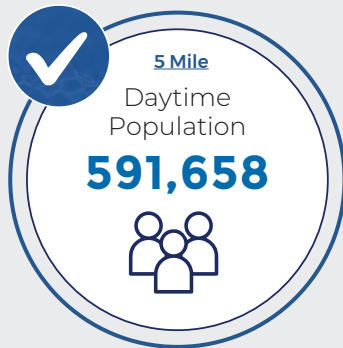
FULL US-60 FWY ACCESS
5 MINS / 1.7 MILES AWAY



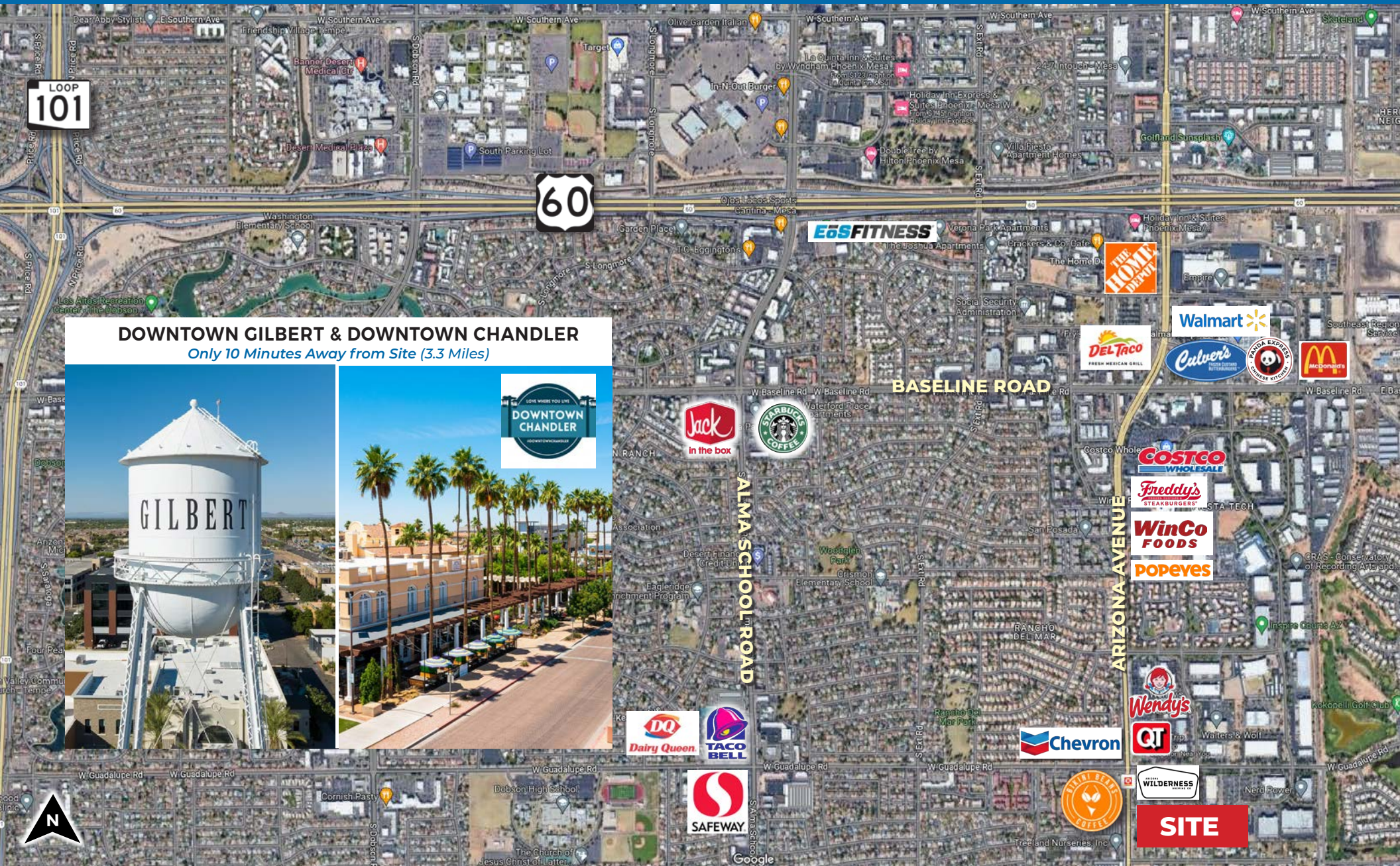
GUADALUPE ROAD 23,863 VPD



COUNTRY CLUB DRIVE 41,199 VPD



OVERHEAD AERIAL VIEW

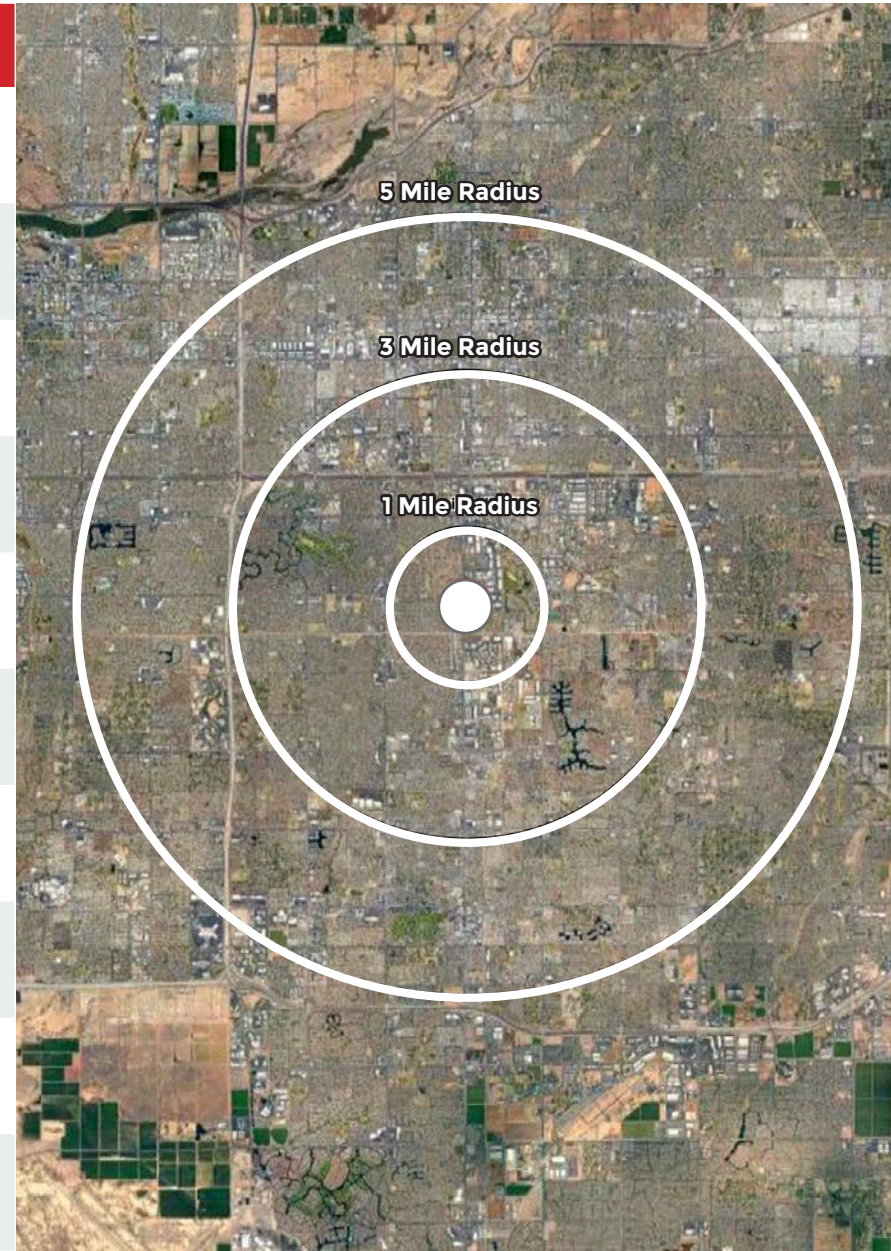


DOWNTOWN GILBERT & DOWNTOWN CHANDLER
Only 10 Minutes Away from Site (3.3 Miles)



DEMOGRAPHICS

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	21,737	217,865	591,658
Estimated Population:	12,538	147,720	430,055
2028 Proj. Residential Population:	12,776	160,962	460,702
Average Household Income:	\$139,646	\$113,692	\$115,594
Total Consumer Expenditure:	\$455.45M	\$4.46B	\$12.82B
Median Age:	38.0	34.3	34.7
Average Household Size:	2.4	2.5	2.6
Housing Units:	5,368	62,068	176,772
Total Households:	5,089	58,329	165,608
Total Businesses:	855	8,158	20,926



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EXCLUSIVELY LISTED BY:



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the **ORION** team provides best-in-class service to the commercial real estate community.

Boasting an extensive knowledge of the market and properties, **ORION** uses a tailored marketing and structured approach to each client to unlock the potential of every deal. **ORION** continually outperforms its competition and delivers unprecedented value to our clients.



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