

BRUNDRETT

226 N. Gilbert Road
Gilbert, AZ 85234

**PREMIER RESTAURANT
OPPORTUNITY IN THE
HERITAGE DISTRICT!**

**GROUND FLOOR &
4TH FLOOR SPACES
AVAILABLE**



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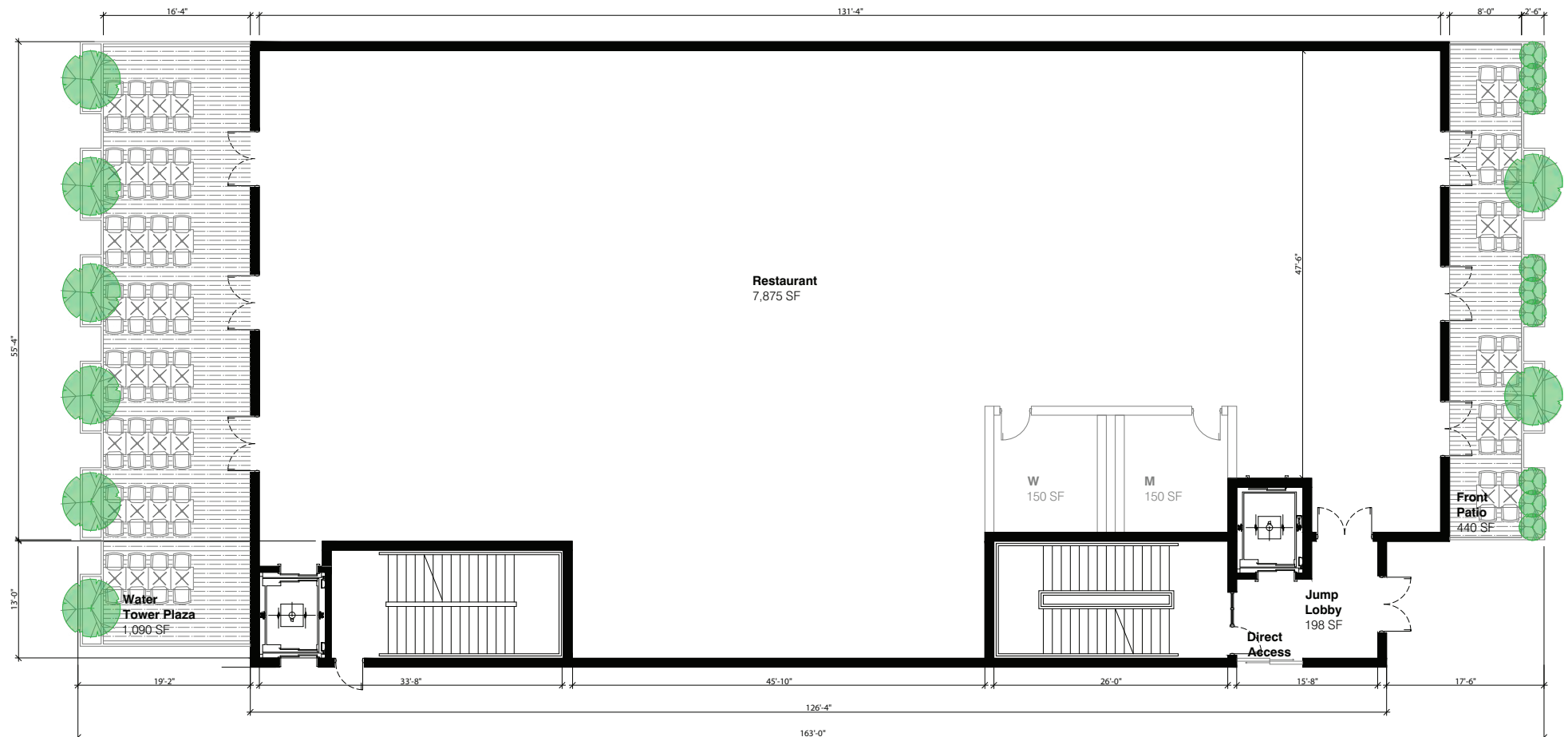
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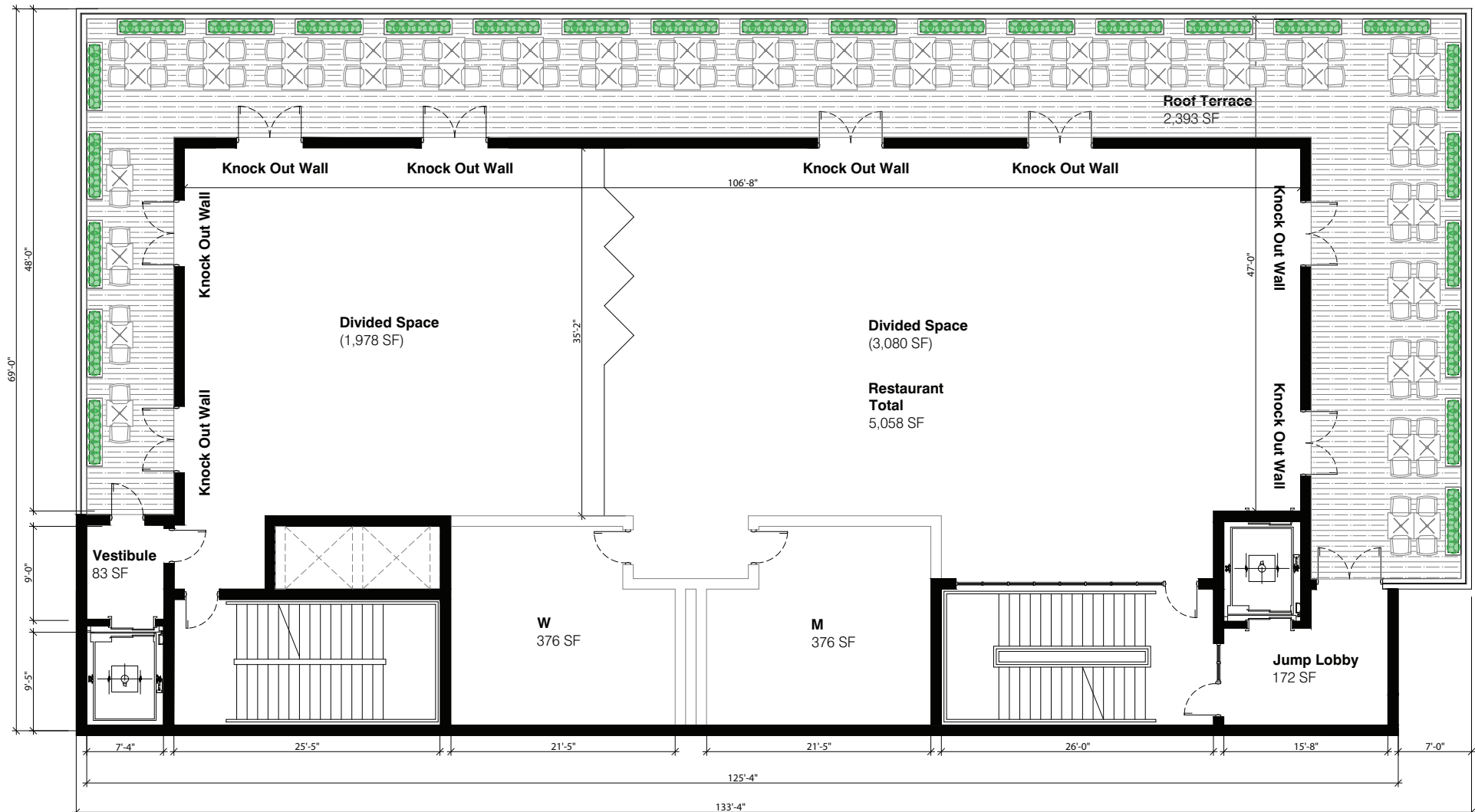
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GROUND FLOOR RESTAURANT FLOOR PLAN



4TH FLOOR RESTAURANT FLOOR PLAN



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PROPERTY HIGHLIGHTS

- ▶ **Ground Floor Restaurant - 7,954 SF Interior + 1,638 SF Outdoor**
 - 7,954 SF of efficient, open indoor restaurant space ideal for full-service operators, chef-driven concepts, and high-volume hospitality brands
 - 1,638 SF of outdoor dining including:
 - 450 SF front patio on Gilbert Road
 - Additional plaza-facing outdoor dining directly overlooking Water Tower Plaza
 - Multiple Storefront openings with NanaWall systems create a fully activated indoor/outdoor environment--perfect for maximizing covers and visibility
 - Highly walkable corner with consistent daytime office traffic and strong
- ▶ **Signature 4th Floor Rooftop--Rare District Offering**
 - Exclusive rooftop patio on the 4th floor with three-sided panoramic views of Downtown Gilbert and the Water Tower
 - Ideal for a rooftop bar, lounge, private event space, or an elevated dining extension to the ground floor
 - The stepped-back design created a private, upscale setting that becomes a natural draw for nightlife, social dining and weekend traffic
- ▶ **High-Impact Branding & Visibility**
 - Dominant Gilbert Road exposure with nonstop pass-by traffic and strong pedestrian counts
 - Architectural character--tumbled brick, warm detailing, and modern lines--delivers an elevated brand presence and premium curb appeal
 - This is a "statement location" for any operator wanting visibility, identity, and heavy walk-in volume



DEMOGRAPHICS

 POPULATION	1 MI	14,778	 HOUSEHOLDS	1 MI	5,776
	3 MI	118,427		3 MI	43,567
	5 MI	391,191		5 MI	146,789
 AVG HH INCOME	1 MI	\$124,940	 TOTAL BUSINESSES	1 MI	1,154
	3 MI	\$140,719		3 MI	7,837
	5 MI	\$121,570		5 MI	19,664

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► Unmatched Placement Within the District

- Direct adjacency to Water Tower Plaza--Gilbert's central gathering space and event hub
- Steps from leading restaurants and nightlife operators that anchor Gilbert as a top dining destination in the state
- Supported by a dense surrounding customer base: residents, professionals, families & year-round visitors

► Parking & Operations

- Supported by town-managed public parking, including:
 - 83 spaces -- Park-N-Ride
 - 82 spaces -- Oak & Ask Parking Lot
- Back-of-house access via alley for easy deliveries and staff entry

- **Ideal for** full-service restaurants, upscale casual concepts, rooftop bars/cocktail lounges, brewery/distillery + kitchen, hybrid day/night hospitality operators, and multi-level experiential concepts



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EAST ELEVATION



WEST ELEVATION

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Downtown Gilbert's Heritage District blends small-town charm with a lively, modern atmosphere. Centered around a walkable stretch of historic storefronts, the area features a restored water tower, tree-lined sidewalks, and a mix of locally owned restaurants, cafes, and boutiques that keep the streets active day and night. The district preserves its agricultural roots through thoughtful architecture and public art, while offering contemporary gathering spots like patios, craft breweries, and the popular weekly farmers market. With its warm lighting, community events, and friendly vibe, the Heritage District has become both a social hub for locals and a welcoming destination for visitors.

AREA ATTRACTIONS

- ▶ Gilbert Tower Water Plaza
- ▶ Gilbert Historical Museum
- ▶ Hale Centre Theatre
- ▶ Gilbert Farmers Market
- ▶ Neely Ranch Riparian Preserve

AREA TOURISM

Area tourism for Gilbert as a whole attracts about 7 million total visitors annually. The Downtown/Heritage District area, a pillar for tourism and leisure, attracts roughly 1.5 million visitors annually.

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EXCLUSIVELY LISTED BY:

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