

PREMIER RESTAURANT  
OPPORTUNITY IN THE  
HERITAGE DISTRICT!

GROUND FLOOR &  
4TH FLOOR SPACES  
AVAILABLE



**EMMA BARRECA**  
Cell: (610) 469-4000  
[emma@dpcre.com](mailto:emma@dpcre.com)

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
[marti@dpcre.com](mailto:marti@dpcre.com)

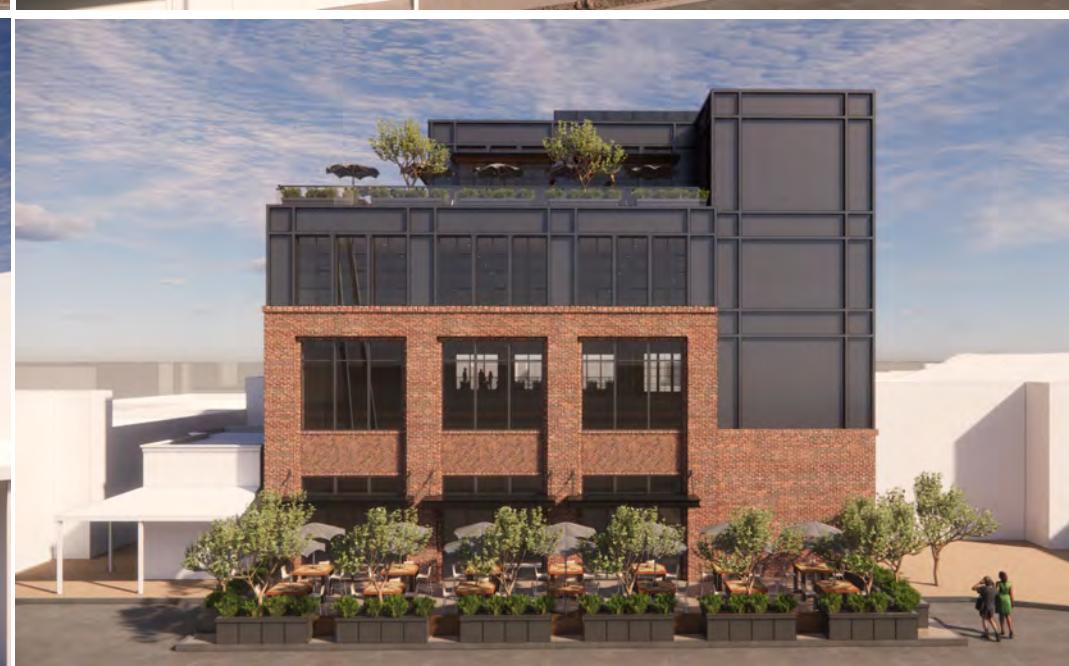
7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
[www.dpcre.com](http://www.dpcre.com)

**D** **DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

# BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



**EMMA BARRECA**  
Cell: (610) 469-4000  
[emma@dpcre.com](mailto:emma@dpcre.com)

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
[marti@dpcre.com](mailto:marti@dpcre.com)

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
[www.dpcre.com](http://www.dpcre.com)

**DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

# BRUNDRETT

## Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



EMMA BARRECA  
Cell: (610) 469-4000  
emma@dpcre.com

MARTI WEINSTEIN  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

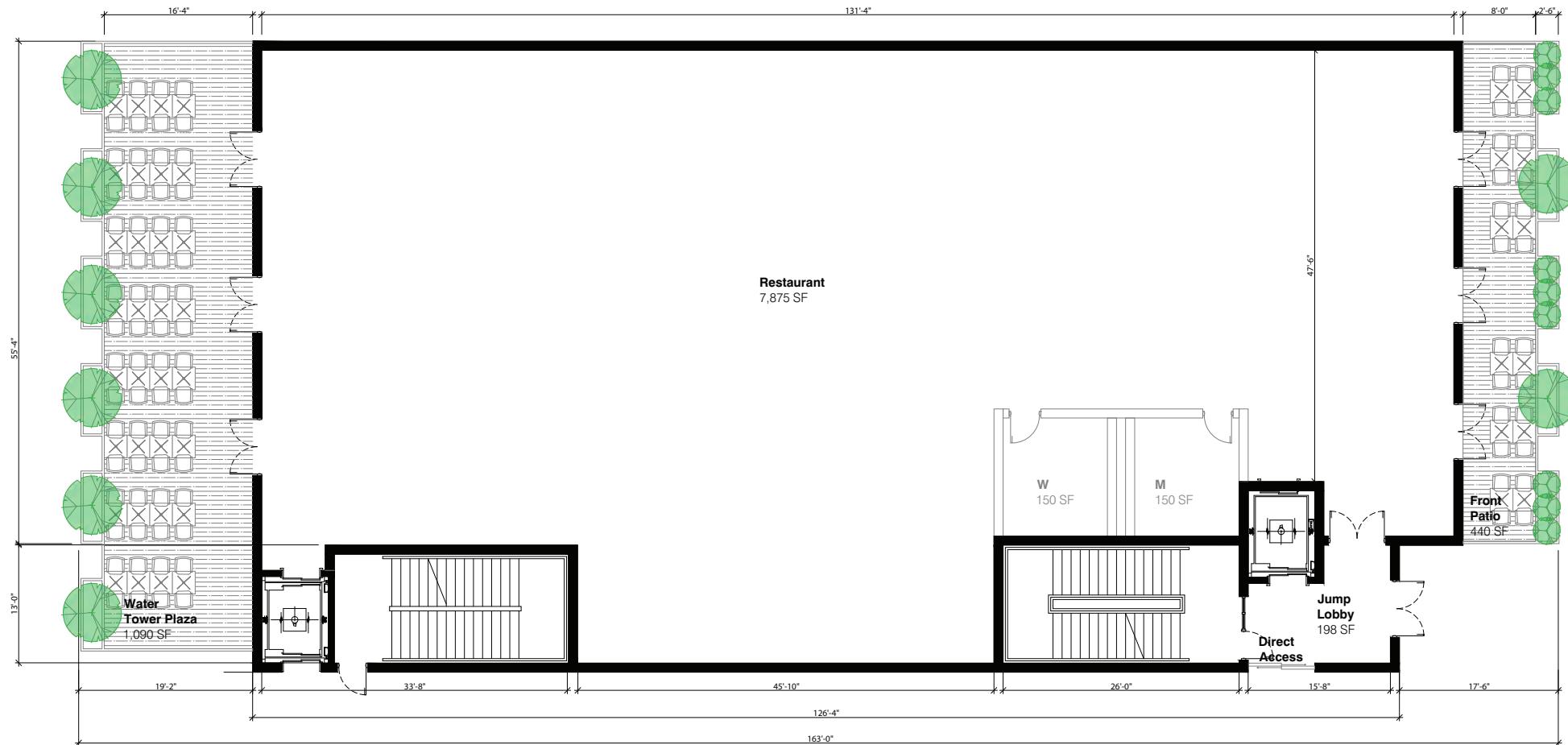
**D** DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services

# BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234

## GROUND FLOOR RESTAURANT FLOOR PLAN



**EMMA BARRECA**  
Cell: (610) 469-4000  
[emma@dpcre.com](mailto:emma@dpcre.com)

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
[marti@dpcre.com](mailto:marti@dpcre.com)

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
[www.dpcre.com](http://www.dpcre.com)

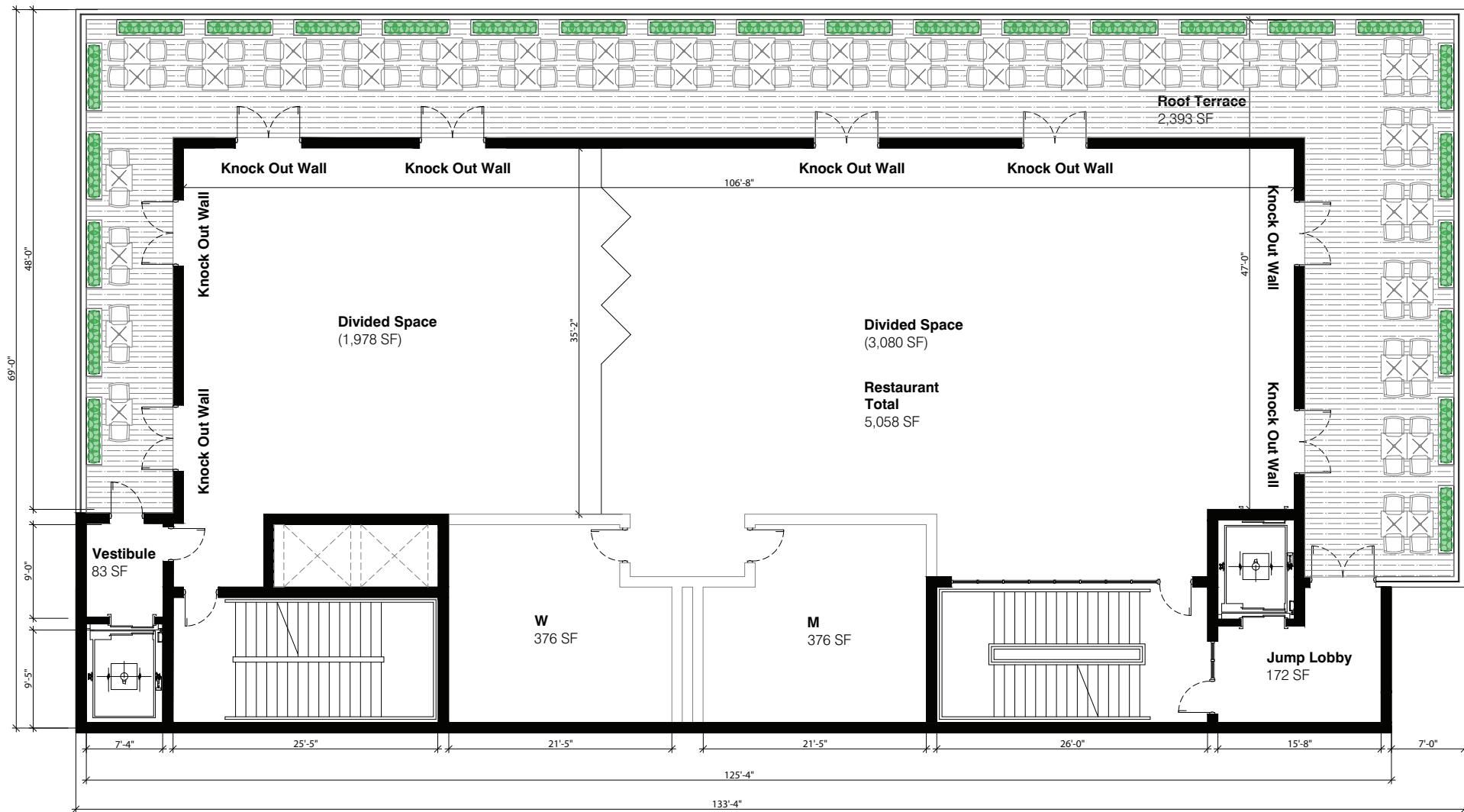
**DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

# BRUNDRETT

# Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234

## 4TH FLOOR RESTAURANT FLOOR PLAN



**EMMA BARRECA**  
Cell: (610) 469-4000  
emma@dpcre.com

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
[marti@dpcrc.com](mailto:marti@dpcrc.com)

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
[www.dpcre.com](http://www.dpcre.com)

# DIVERSIFIED PARTNERS

# BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



**EMMA BARRECA**  
Cell: (610) 469-4000  
emma@dpcre.com

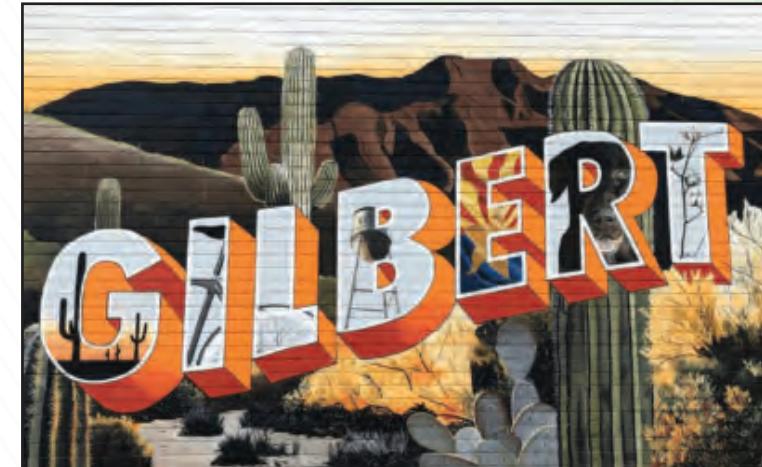
**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

**D** **DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

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

### ► 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



# BRUNDRETT

## Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



**EMMA BARRECA**  
Cell: (610) 469-4000  
emma@dpcre.com

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

**D** **DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

# BRUNDRETT

## Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



**EAST ELEVATION**

T.O. Mech. Screen  
60'-0"

T.O. Flat Roof  
55'-0"

**WEST ELEVATION**



**EMMA BARRECA**  
Cell: (610) 469-4000  
emma@dpcre.com

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

**DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

# BRUNDRETT

## Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



**EMMA BARRECA**  
Cell: (610) 469-4000  
emma@dpcre.com

**MARTI WEINSTEIN**  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

**D** **DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services



## DOWNTOWN GILBERT

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/Hertiage District area, a pillar for tourism and leisure, attracts roughly 1.5 million visitors annually.

# BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road  
Gilbert, AZ 85234



EMMA BARRECA  
Cell: (610) 469-4000  
emma@dpcre.com

MARTI WEINSTEIN  
Cell: (224) 612-2332  
marti@dpcre.com

7339 East McDonald Dr.  
Scottsdale, AZ 85250  
(O) 480.947.8800  
www.dpcre.com

**D** DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services

# BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road

Gilbert, AZ 85234



**EXCLUSIVELY LISTED BY:**

**EMMA BARRECA**

(c) 610.469.4000

emma@dpcre.com

**MARTI WEINSTEIN**

(c) 224.612.2332

marti@dpcre.com

**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

7339 E. McDonald Drive

Scottsdale, AZ 85250

(O) 480-947-8800

[www.dpcre.com](http://www.dpcre.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.