



THE SHOPPES AT GILBERT COMMONS  
 MAJOR, PADS AND SHOPS AVAILABLE



# COOPER RD & BASELINE RD

GILBERT, AZ



# property summary

PROPERTY SIZE	±441,375 SF
AVAILABLE	Pad 2 ±5,000 SF / Pad 2 ±3,000 SF / Pad E ±5,756 SF Suite P102 ±1,600 SF Former Restaurant
ZONING	RC, TOWN OF GILBERT
LEASE RATE	Call for Rate



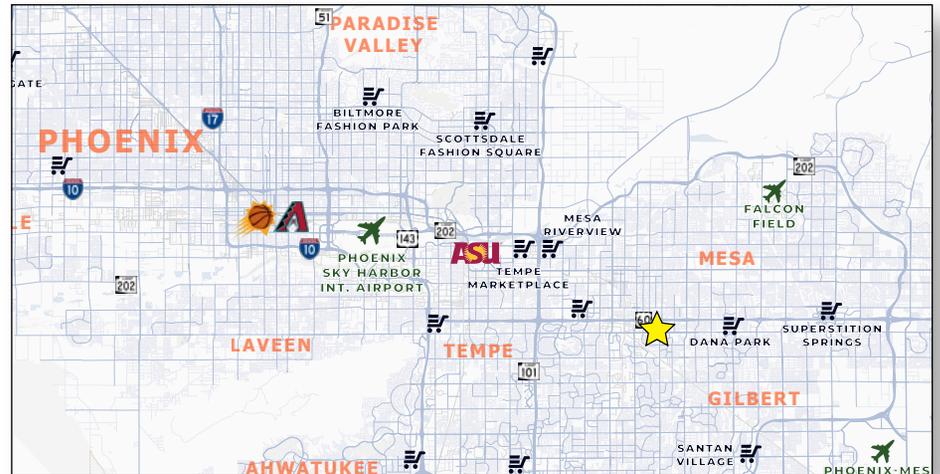
## NEIGHBORING TENANTS



## TRAFFIC COUNTS

COOPER RD		BASELINE AVE	
<b>N</b>	±40,821 VPD (NB & SB)	<b>E</b>	±27,668 VPD (EB & WB)
<b>S</b>	±28,770 VPD (NB & SB)	<b>W</b>	±28,350 VPD (EB & WB)

ADOT 2023



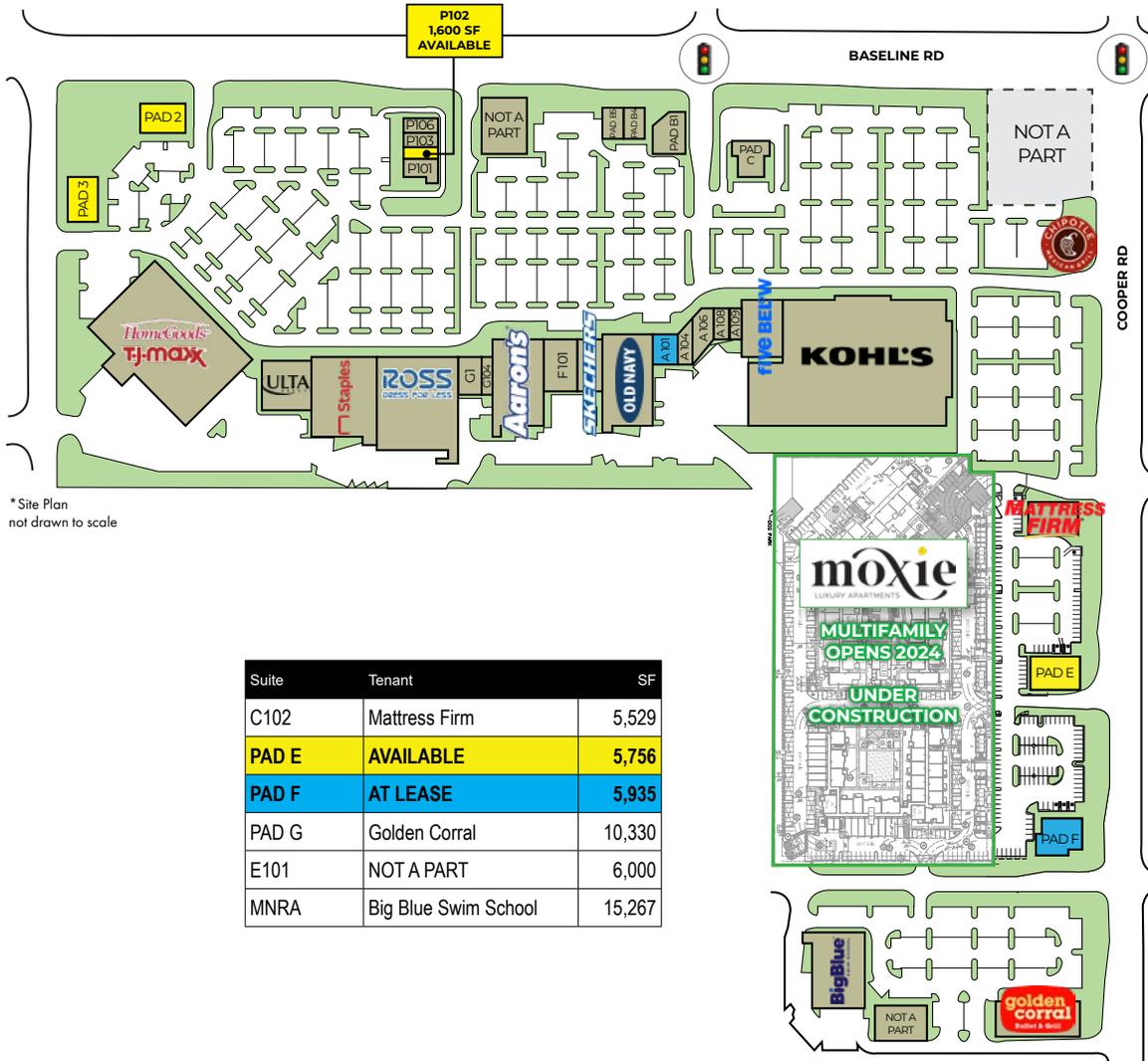
SWC

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# \*site plan



\* Site Plan  
not drawn to scale

Suite	Tenant	SF
C102	Mattress Firm	5,529
<b>PAD E</b>	<b>AVAILABLE</b>	<b>5,756</b>
<b>PAD F</b>	<b>AT LEASE</b>	<b>5,935</b>
PAD G	Golden Corral	10,330
E101	NOT A PART	6,000
MNRA	Big Blue Swim School	15,267

Suite	Tenant	SF
MAJOR A	Kohl's	86,584
MAJOR D	Five Below	8,000
A109	Waxing	1,200
A106	Pool Supply	2,851
A104	VXO Nail Spa	1,395
<b>A101</b>	<b>At Lease</b>	<b>4,495</b>
MAJOR C	Old Navy	16,819
F104	Skechers	6,100
F101	Skechers	4,485
MAJOR G	Aarons	17,231
G104	Hearing Aids	1,530
G1	Carter's	4,001
MAJOR H	Ross	30,187
MAJOR B	Staples	20,390
H1	ULTA	10,085
MAJOR A3	TJ Maxx/HomeGoods	50,000
P101	Music & Arts Center	3,005
<b>PAD 2</b>	<b>PAD AVAILABLE</b>	<b>5,000</b>
<b>PAD 3</b>	<b>PAD AVAILABLE</b>	<b>3,000</b>
PAD C	BBVA	3,450
PAD B1	Jason's Deli	4,406
PAD B4	Thai Bowl	1,525
PAD B5	Go Wireless	2,201
P106	Tropical Cafe Smoothie	1,503
P103	Chiropractic	1,789
<b>P102</b>	<b>AVAILABLE</b>	<b>1,600</b>

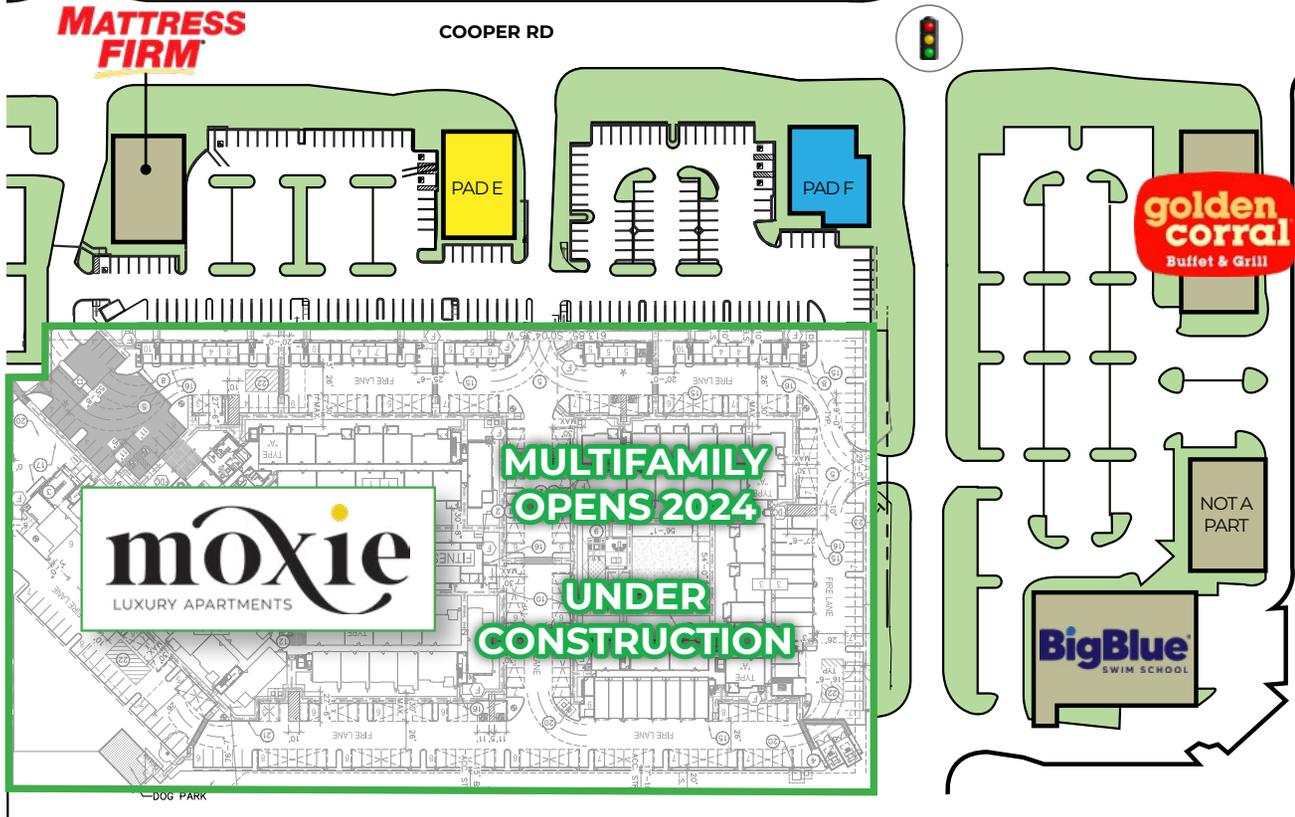


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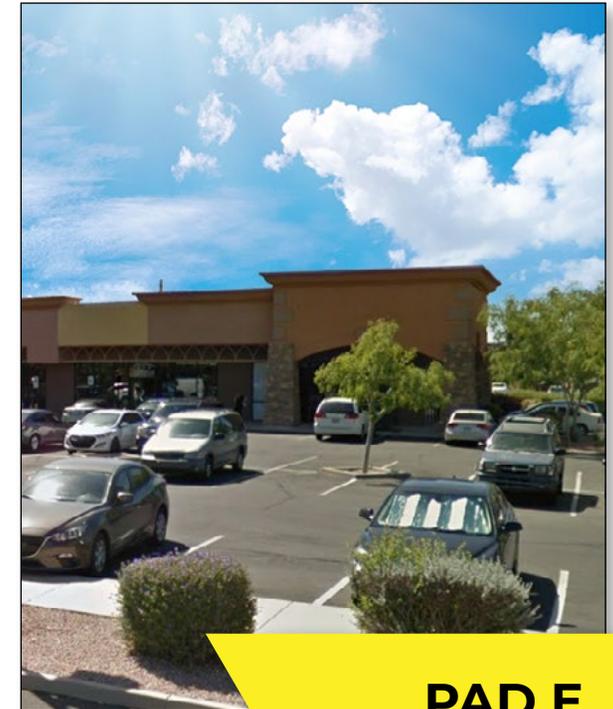


# \*site plan pads

\*Site Plan not drawn to scale



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**PAD E  
AVAILABLE**

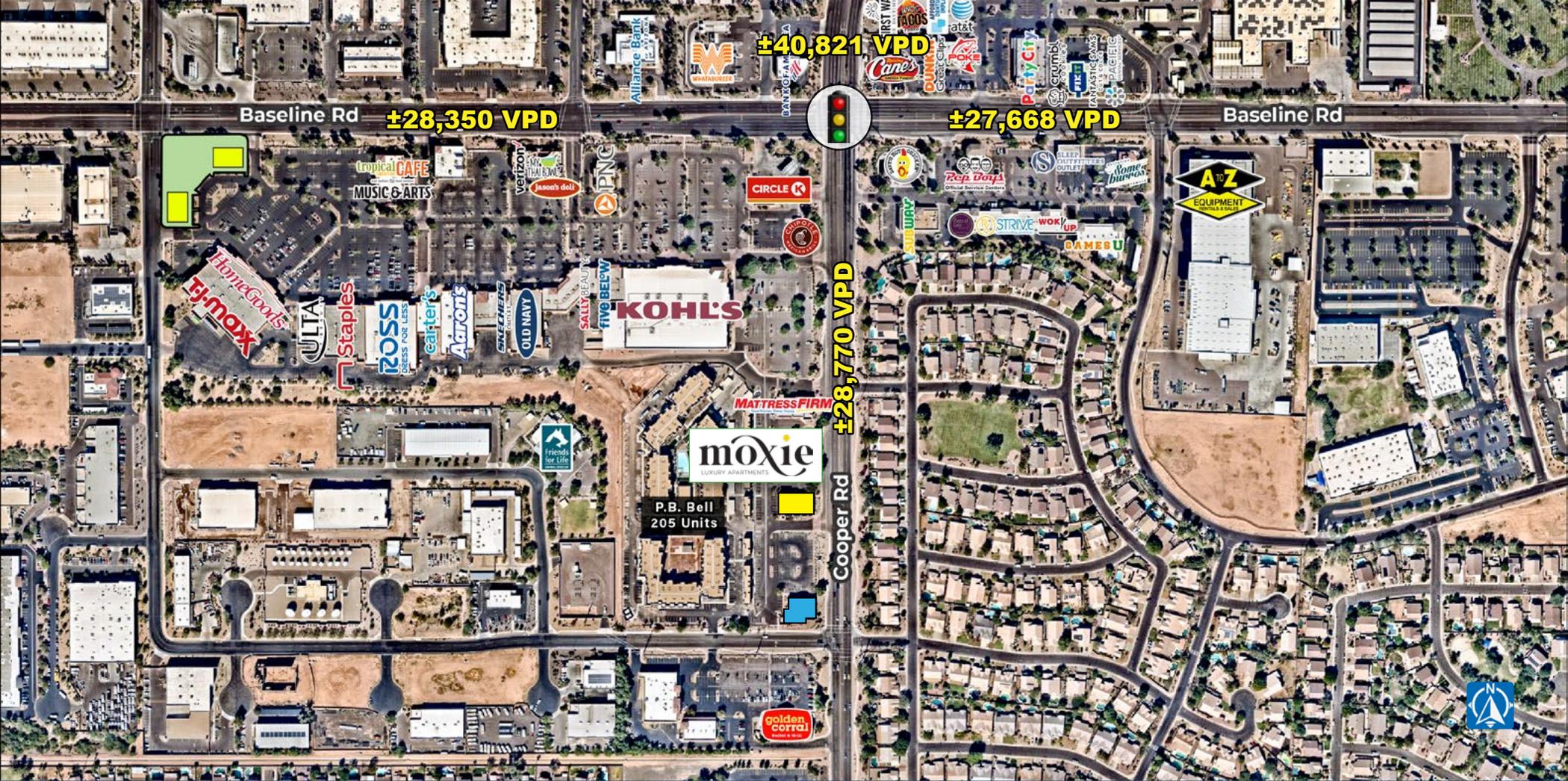


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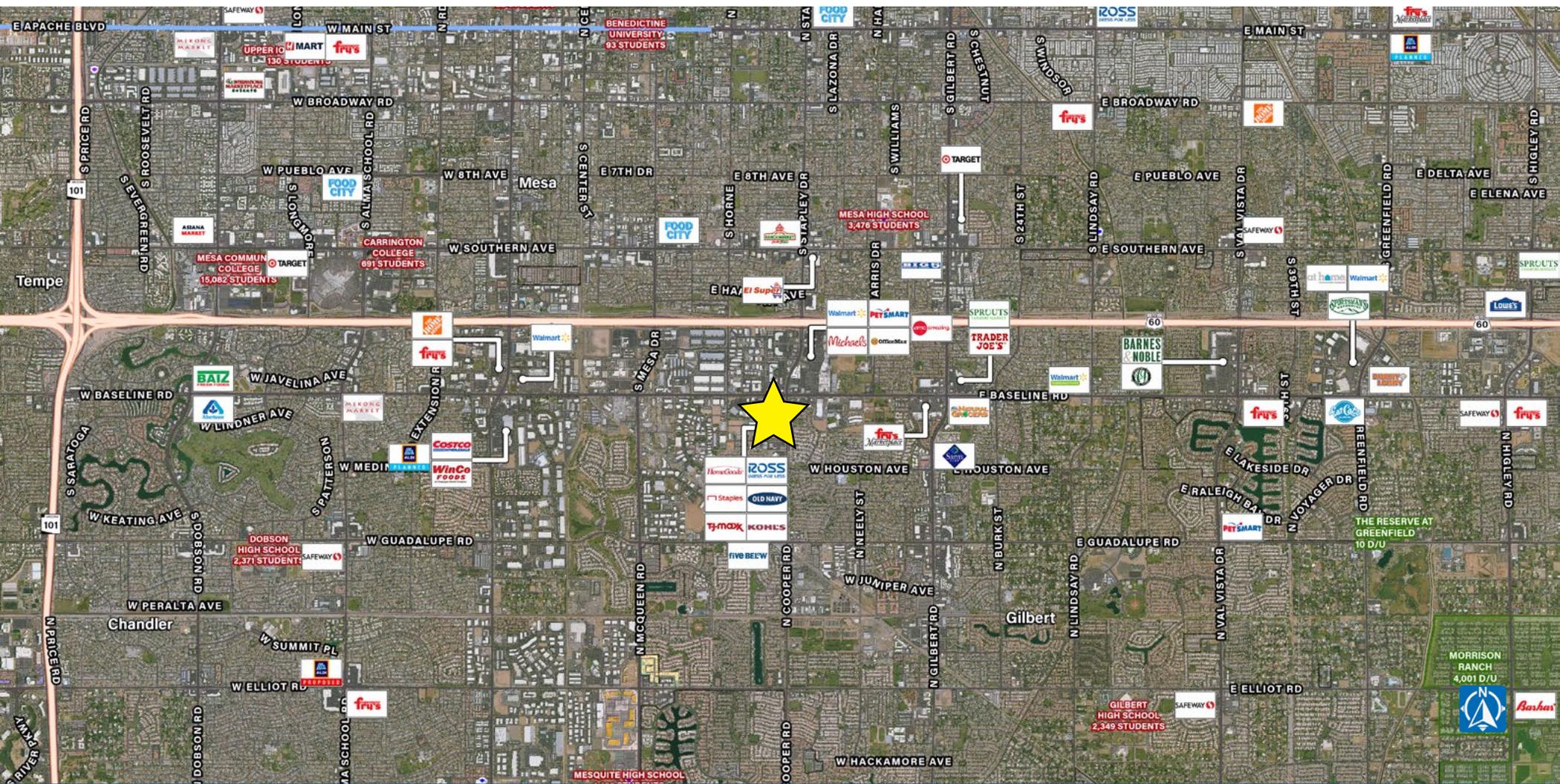
# zoom aerial



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# wide aerial



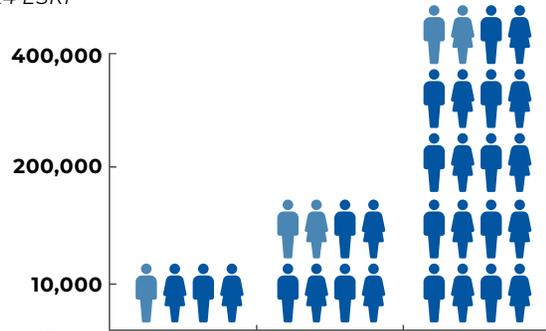
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# demographics

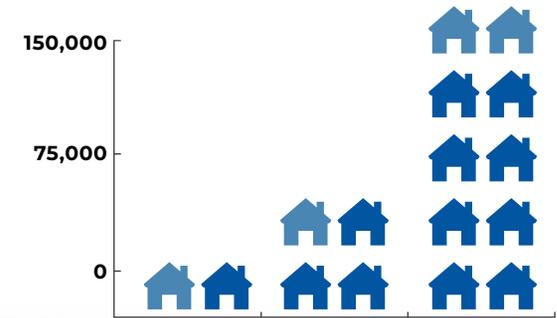
2024 ESRI



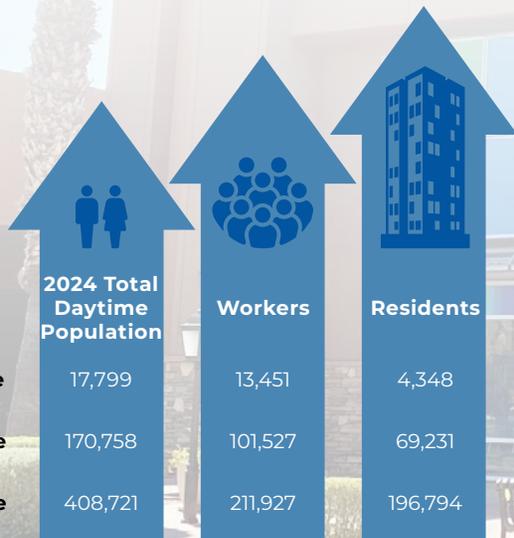
	1-Mile	3-Mile	5-Mile
2024 Total Population	9,757	148,881	420,594
2029 Total Population	10,275	152,238	426,209



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$96,975	\$117,727	\$42,605
3-Mile	\$76,894	\$101,291	\$36,957
5-Mile	\$79,528	\$103,438	\$39,671



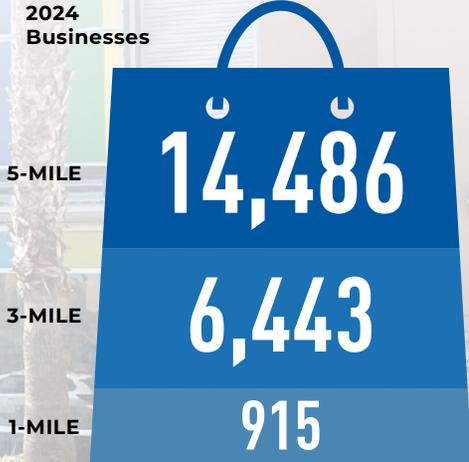
	1-Mile	3-Mile	5-Mile
2024 Households	3,478	54,198	160,730
2029 Households	3,727	56,594	165,860



	2024 Total Daytime Population	Workers	Residents
1-Mile	17,799	13,451	4,348
3-Mile	170,758	101,527	69,231
5-Mile	408,721	211,927	196,794



	1-Mile	3-Mile	5-Mile
2024 Housing Units	3,579	57,023	172,224
Owner Occupied	63.8%	55.0%	56.7%
Renter Occupied	33.4%	40.0%	36.7%



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