



SHOPS AT CIVIC CENTER

211-263 E WARNER ROAD, GILBERT, AZ 85296
SEC of Warner Road and Civic Center Drive

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PROPERTY HIGHLIGHTS

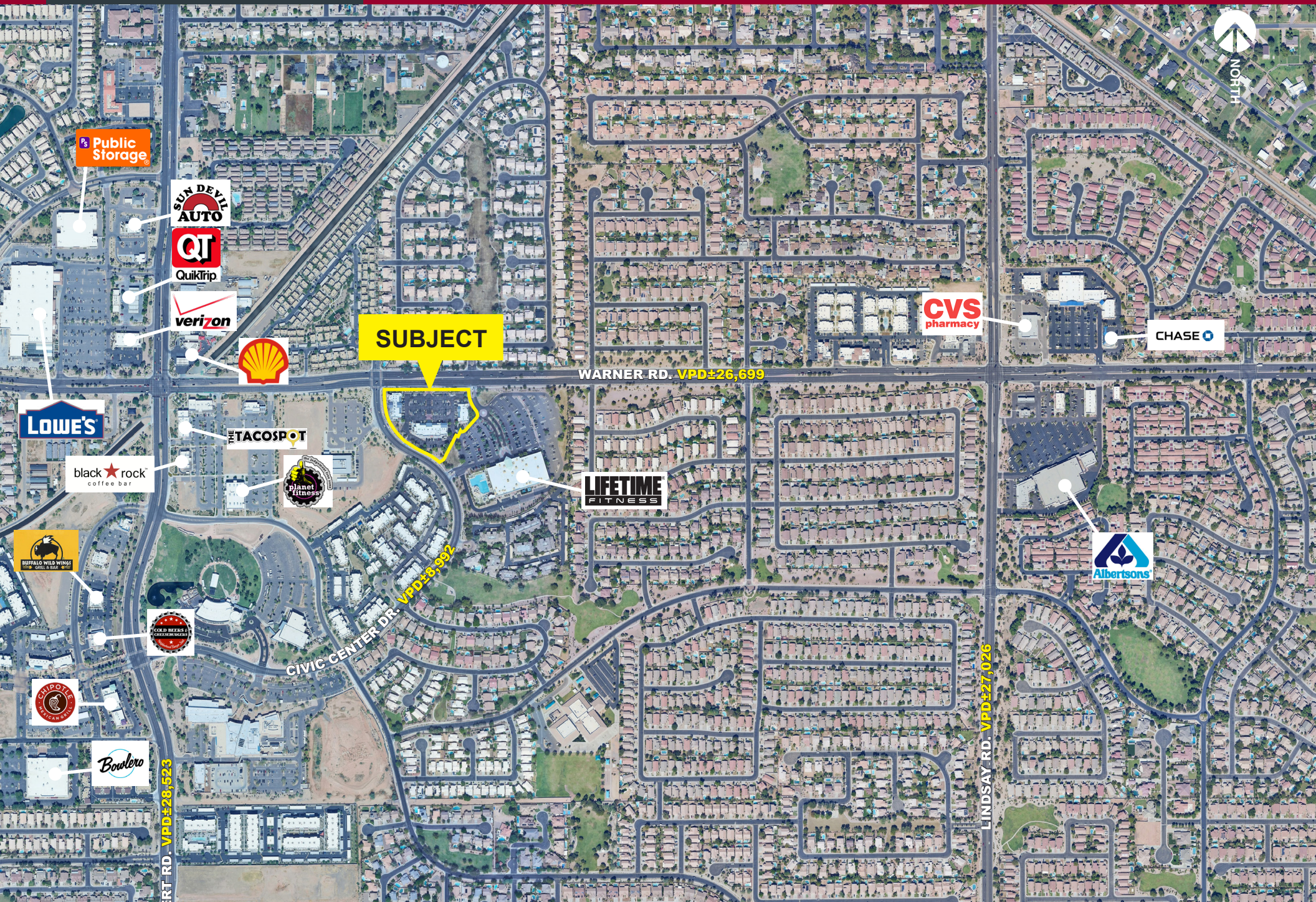
- Infill neighborhood shopping center in the heart of Gilbert, adjacent to Lifetime Fitness, Multifamily Projects & Retail Developments
- Prime location on Warner Road, a major arterial in the East Valley, providing strong daily exposure and ease of access
- Avg. Household Income of \$135,000 + within a 5-mile radius
- Strong drive by traffic with residents passing the center multiple times a day
- Join Zipps Sports Grill, One Stop Nutrition, and Lifetime Family Dental
- Close Proximity to Lifetime Fitness, with over 27,000 visitors in the last 12 months (Placer.ai)

SITE PLAN

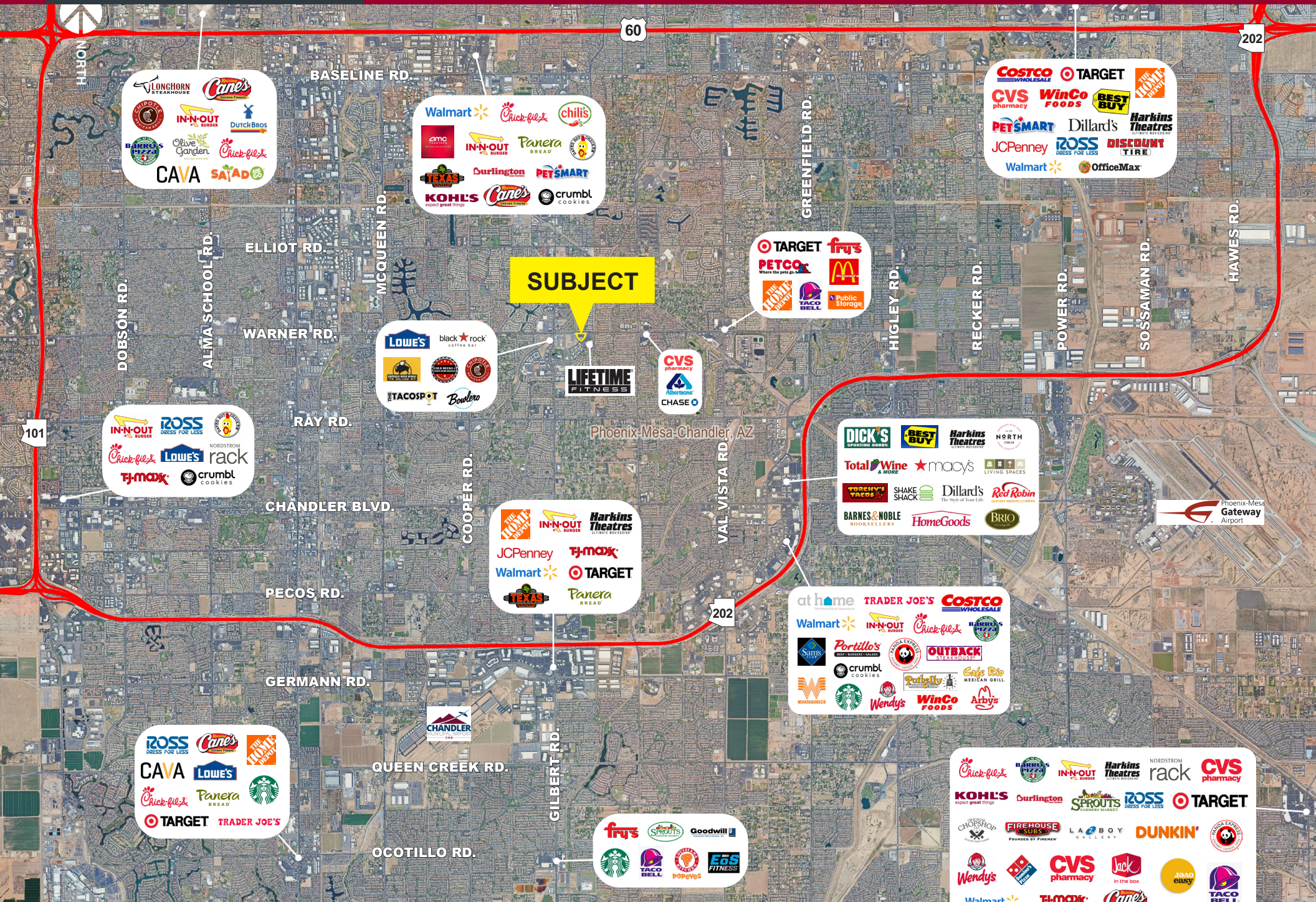


SUITE	TENANT	SF
A-101	Zipps Sports Grill	5,387 SF
A-103	Over Easy	3,000 SF
B-101	Highly Social Smoke & Vape	1,700 SF
B-102	Quick's Barbershop	822 SF
B-103	Pennington Locksmith	939 SF
B-104	The Raven Project	2,001 SF
B-105	The Social Salon	1,567 SF
B-106	Vacant	1,263 SF
B-107	Thai Peppers	1,367 SF
B-108	Lifetime Family Dental	2,200 SF
C-101	One Stop Nutrition	1,600 SF
C-103	Hazel Rows	2,535 SF
C-105	Taco Elegante	1,309 SF

AERIAL

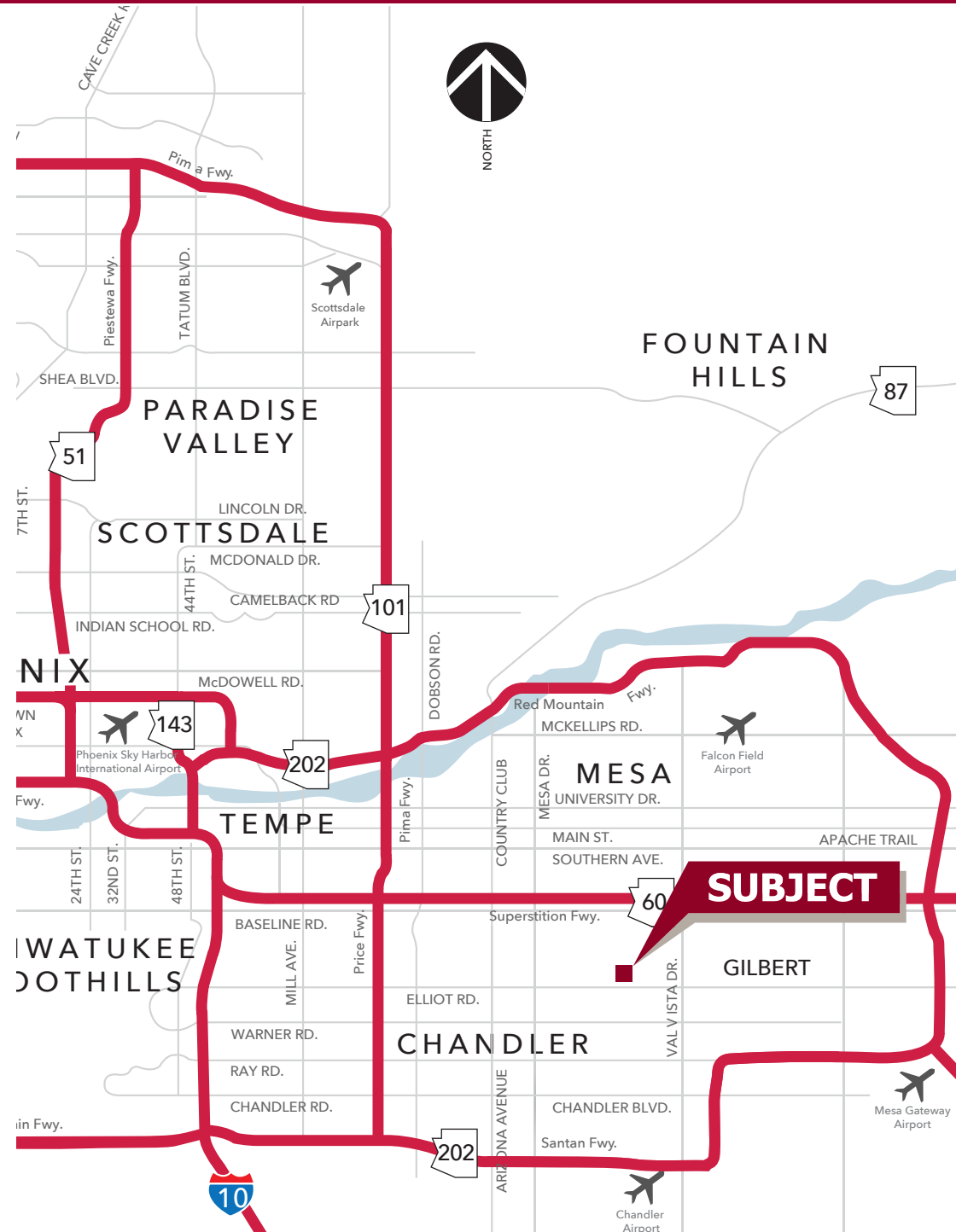


AERIAL



DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 MILE	16,470	\$152,369	6,164
3 MILES	127,822	\$146,620	46,771
5 MILES	359,756	\$136,904	129,430



PHOTOS

