



AVAILABLE

ACE
Hardware

rubio's
COASTAL GRILL

SUPERCUTS

burn
boot camp

brakes plus

STARBUCKS
COFFEE

at&t

MOD

Warner Rd ± 27,956 CPD

Cooper Rd ± 31,610 CPD

FOOD STORES
Fry's



Walgreens

BAYSHORE PLAZA

Northwest Corner of Warner Road and Cooper Road
Gilbert, Arizona

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Richard Francis

602.682.8133

richard.francis@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com



VELOCITY
RETAIL GROUP

DO NOT DISTURB TENANT



◆ **±25,569 SF AVAILABLE**

Property Highlights

- Great National / Regional Co-Tenants
- Excellent Parking
- One of Gilbert's More Prominent Intersections with Great Demographics
- Warner Road Improved to Six Lanes
- Over 50,000 Cars Per Day Through Intersection
- Excellent Visibility from Both Warner and Cooper Roads

Traffic Counts

Warner Road	26,568 CPD
Cooper Road	31,610 CPD

Total 58178 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	19,535	143,092	378,217
Estimated Households	7,169	51,610	136,648
Med Household Income	\$141,737	\$125,134	\$125,505
Daytime Population	2,540	49,045	133,980

Source: SitesUSA

Nearby Tenants



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

CONCEPTUAL SITE PLAN



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Richard Francis
602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2022 POPULATION

1 MILE: 19,535
3 MILES: 143,092
5 MILES: 378,217



MEDIAN HOUSEHOLD INCOME

1 MILE: \$141,737
3 MILES: \$125,134
5 MILES: \$125,505



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 1.4%
3 MILES: 1.6%
5 MILES: 1.7%



TOTAL BUSINESSES

1 MILE: 677
3 MILES: 6,731
5 MILES: 17,849



2022 TOTAL HOUSEHOLDS

1 MILE: 7,169
3 MILES: 51,610
5 MILES: 136,648



NUMBER OF EMPLOYEES

1 MILE: 2,540
3 MILES: 49,045
5 MILES: 133,980



MEDIAN HOME VALUE

1 MILE: \$379,047
3 MILES: \$371,386
5 MILES: \$375,033



©2023, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Richard Francis

602.682.8133

richard.francis@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Richard Francis

602.682.8133
richard.francis@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

