

MIRADOR SQUARE PAD FOR GROUND LEASE

±0.7 AC | Call Broker For Pricing | 860 E Warner Rd, Gilbert, AZ 85296



Brandon Hall

602.393.6668

brandon.hall@naihorizon.com

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NET LEASE DIVISION

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Property Information



Address:	860 W Warner Rd Gilbert, AZ 85296
Property Type:	Retail
Lease Rate:	Call Broker For Pricing
Land Size:	±0.7 AC - Lot size TBD by user(s)
Zoning:	CC
Parcel:	Parcel TBD based on lot split prior to lease (Shopping center parcel: 309-18-297)

Property Features

- Warner Rd frontage
- Proposed 0.7 AC PAD within Mirador Square shopping center
- Strong retail corridor in Gilbert, AZ
- Ideal for retail development
- Utilities available (Electric, Water, Sewer, Gas)
- Established residential area with high barriers to entry
- Central Gilbert location - 2 miles from Downtown Gilbert

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Demographics

1, 3, 5 - Mile Demographics

Average
Household Income

\$159,727
1-Mile

\$153,411
3-Mile

\$138,903
5-Mile

2025
Population

14,954
1-Mile

130,964
3-Mile

362,752
5-Mile

Employed
Population

8,877
1-Mile

75,762
3-Mile

207,327
5-Mile

SOURCE: ESRI

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860 E Warner Rd | Gilbert AZ 85296

Represented by:

Lane G Neville
602 393 6726
lane.neville@naihhorizon.com

Cole Neville
602 393 6606
cole.neville@naihhorizon.com

Brandon Hall
602 393 6668
brandon.hall@naihhorizon.com

Matt Westra
602 393 6667
matt.westra@naihhorizon.com

Cade Olivas
602 393 6663
cade.olivas@naihhorizon.com

NAIHorizon
NET LEASE DIVISION

2944 N 44th St, Suite 200,
Phoenix, AZ 85018 | 602 955 4000
naihhorizon.com

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