

±60,455 SF PAD AVAILABLE

E
SEC

HIGLEY RD & BASELINE RD

GILBERT, AZ

PROPERTY HIGHLIGHTS

AVAILABLE ±60,455 SF Pad

ZONING RC

PARCEL # 313-12-894

PRICING \$1,500,000.00

LOCATION HIGHLIGHTS

- » Zoned RC which provides opportunities for various types of development including retail, medical, office, and hospitality.
- » Located less than one-mile of US 60 (±249,545 VPD).
- » Adjacent to new high profile Fry's grocery anchored project and numerous national tenants including Chick-Fil-A and Starbucks.
- » Located within a mile of Banner Medical Center, a major employer with 1,665 staff members.
- » Situated in the highly sought-after Gilbert trade area, which is one of the fastest-growing cities in the United States.

TRAFFIC COUNTS

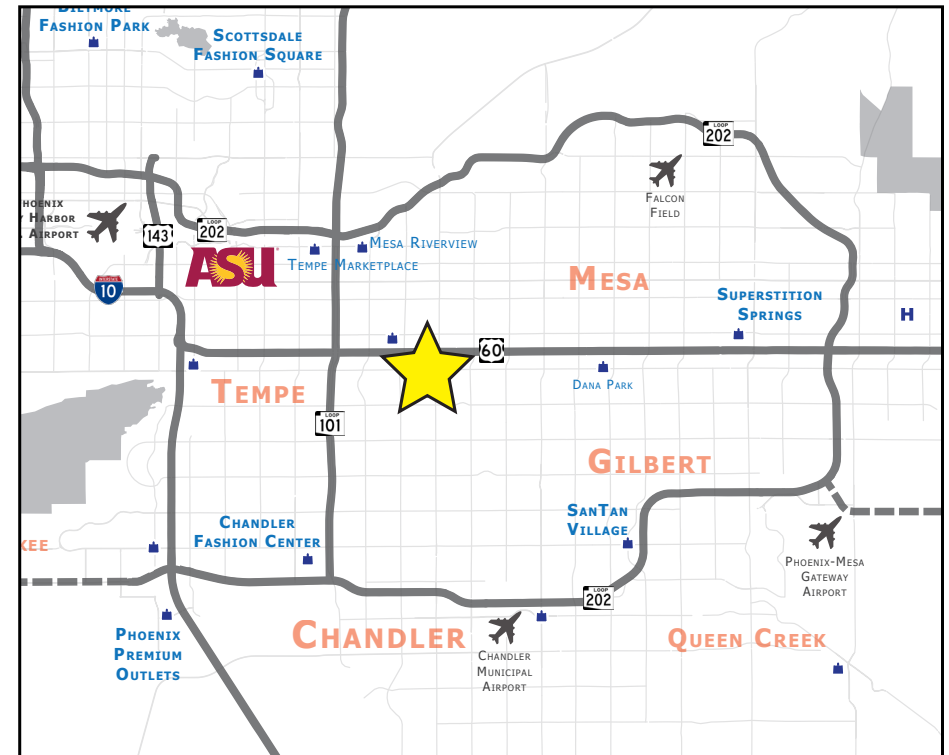
Higley Rd

N ±45,074 VPD (NB & SB)
S ±31,887 VPD (NB & SB)

ADOT 2024

Baseline Rd

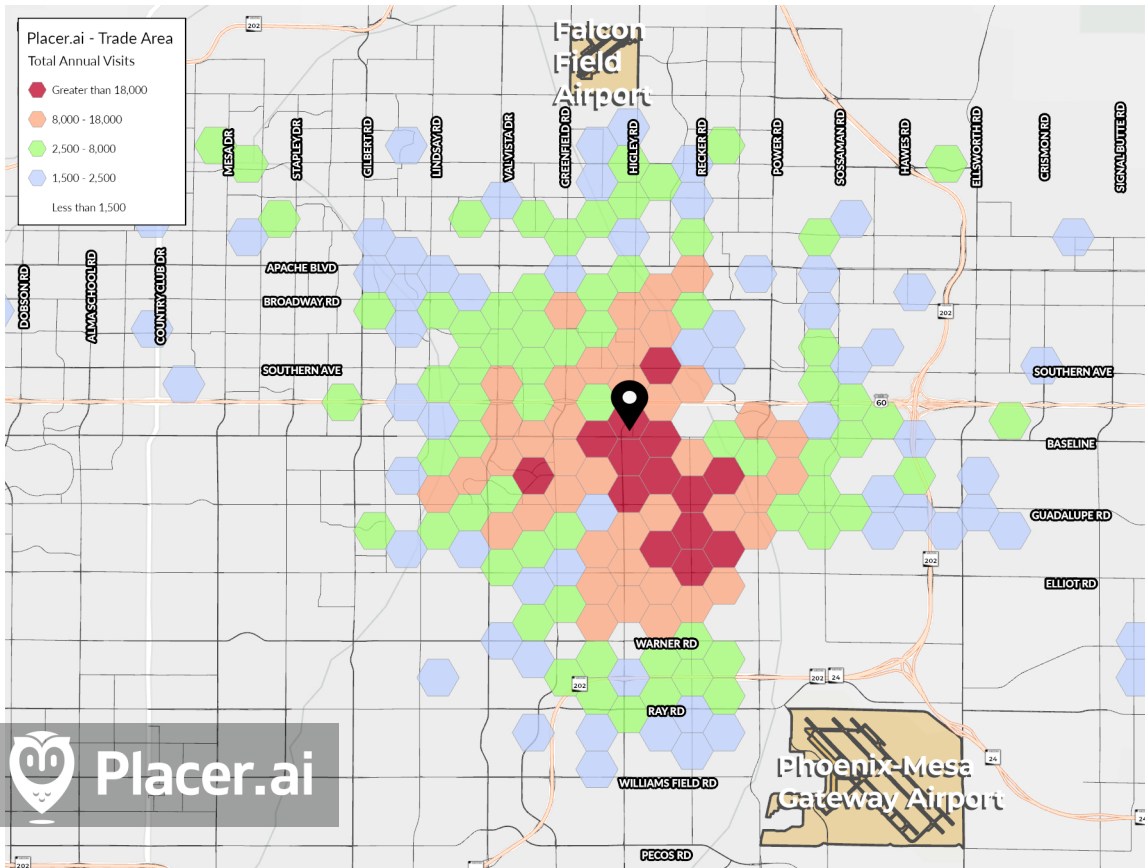
E ±25,690 VPD (EB & WB)
W ±45,653 VPD (EB & WB)



SHOPPING CENTER TRAFFIC

- ▶ Highly trafficked center, that pulls from all over the Gilbert / Mesa area in the last 12 months:
- ▶ 464.1K unique devices were seen at the shopping center
- ▶ 2M visits from those devices.

*Visits include those only who dwelled for 10 or more minutes



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (June 1st, 2025 - May 31st, 2026)



Estimated Visits
1.6 M



Estimated Visits
764.8 K



Estimated Visits
669.2 K



Estimated Visits
592 K



Estimated Visits
460.1 K



Estimated Visits
443.6 K

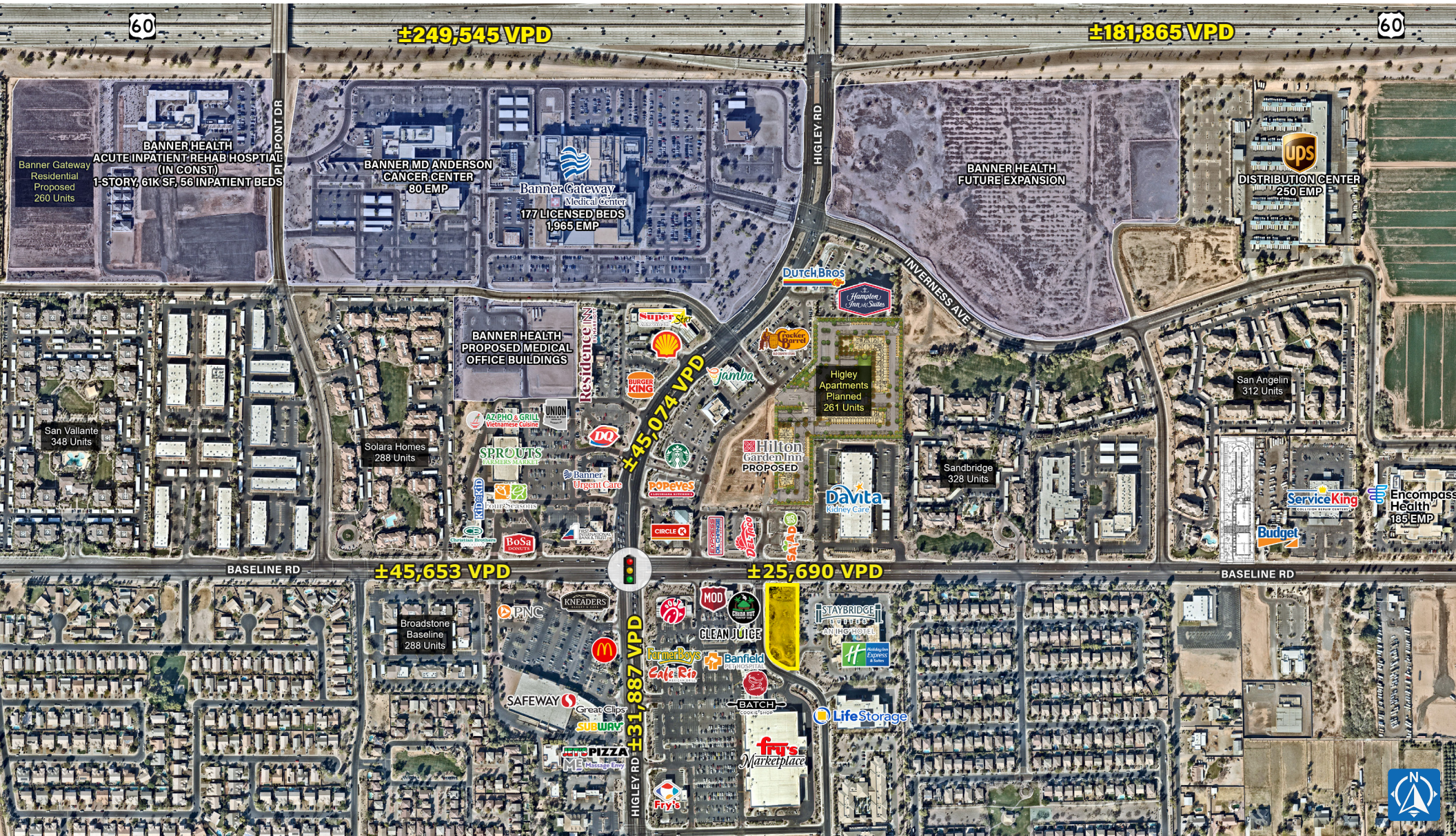


Estimated Visits
456.5 K



Estimated Visits
332 K

ZOOM AERIAL

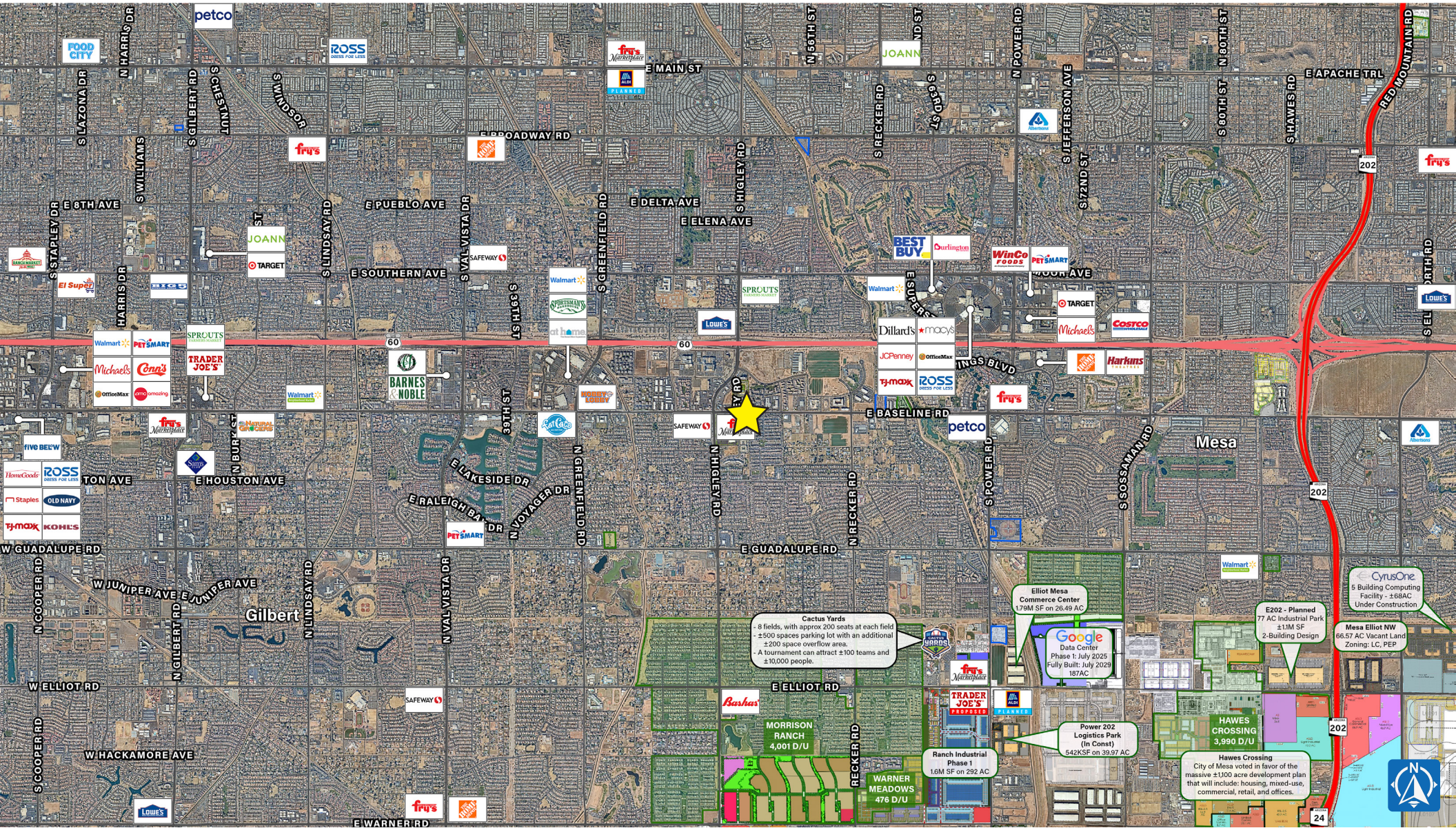


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WIDE AERIAL



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DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	16,976	10,986	5,990
3 MILE	124,273	62,618	61,655
5 MILE	309,819	138,616	171,203

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$106,523	\$138,621	\$50,691
3 MILE	\$94,340	\$121,894	\$47,472
5 MILE	\$90,846	\$117,290	\$45,519

2025 HOUSING UNITS



5,074

1 MILE

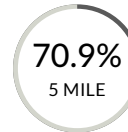
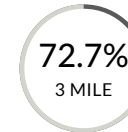
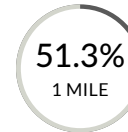
54,268

3 MILE

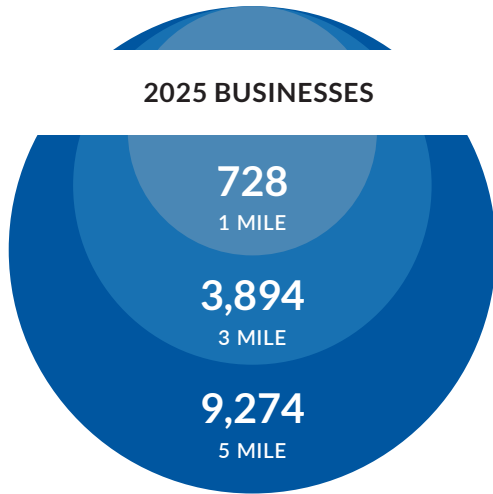
150,535

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION

2030 POPULATION

12,880	120,459	339,615
13,746	121,605	353,726

2025 HOUSEHOLDS

2030 HOUSEHOLDS



1 MILE 3 MILE 5 MILE

4,778	46,647	131,717
5,190	47,548	138,066



exclusively listed by

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