

**SUBJECT**

COMING SOON



WARNER ROAD (9,189 CPD)



**LOT 1**

40.53 AC (net)  
47.74 AC (gross)

Regional Commercial (RC)

760 LUXURY APARTMENTS  
COMING SUMMER 2025  
TUSCANY @ GABRIELLA PONTE

**LOT 4**

56.10 AC (net)  
57.28 AC (gross)

Business Park (BP)

**LOT 5**

7.36 AC (net)  
8.86 AC (gross)

Regional Commercial (RC)

Not a Part

GABRIELLA PONTE  
Commerce Center

AMERICAN LEADERSHIP  
ACADEMY

HIGLEY ROAD (20,732 CPD)



LOOP 202 (62,220 CPD)

NWC HIGLEY &  
WARNER ROAD  
GILBERT, AZ

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**PADS & SHOP SPACE  
AVAILABLE!**



# PROPERTY SUMMARY

NWC HIGLEY & WARNER RD  
GILBERT, AZ



## PROPERTY OVERVIEW

- Pads and Shop Space available for lease!
- Expected delivery Q2 2025
- Located at the major intersection of Warner Road (9,189 CPD) & Higley Road (20,732 CPD)
- Major retailers coming soon to the intersection including MountainSide Fitness (coming soon)
- Located within the affluent, master-planned community of Morrison Ranch
- Excellent demographics with more than 279,000 residents and an average household income of \$116,725 within a 5-mile radius

## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	13,948	114,854	279,837
2028 Population:	14,720	119,753	288,462
2023 Total Households:	4,551	38,957	99,173
Average Household Income:	\$146,123	\$128,462	\$116,725

## PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
LAND AREA:	5.39 Acres
APN:	304-20-938
AVAILABILITY:	Pads & Shops Space

# CONCEPTUAL SITE PLAN

NWC HIGLEY & WARNER RD  
GILBERT, AZ







# AERIAL MAP

## NWC HIGLEY & WARNER RD GILBERT, AZ



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