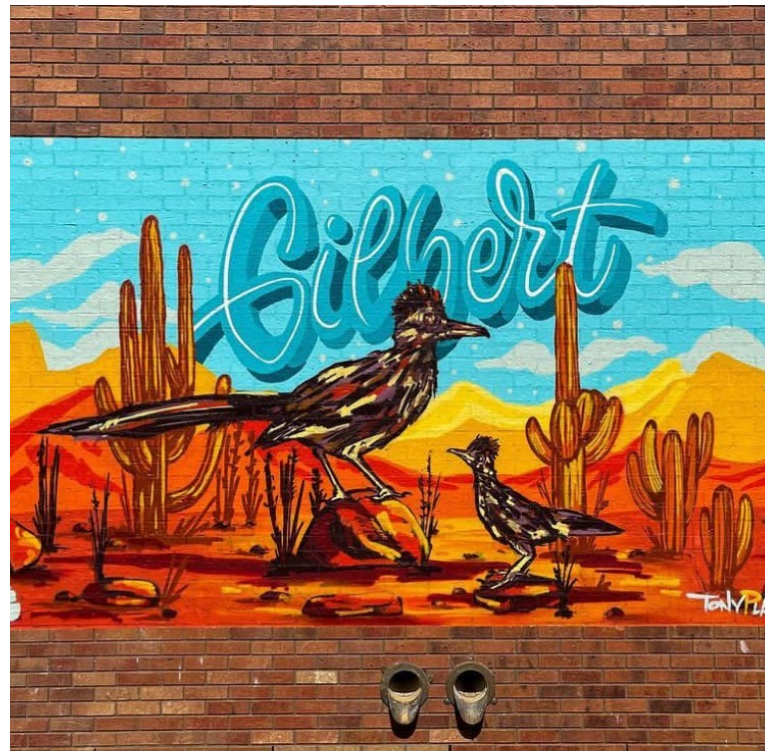


GILBERT SOUTH ANCHOR

NWC | GILBERT RD & ELLIOT RD | GILBERT, AZ



ABOUT SOUTH ANCHOR



THE NEXT CHAPTER OF DOWNTOWN GILBERT

Locals know Downtown Gilbert as the Heritage District, a vibrant and lively destination that's home to over 30 restaurants, offering a dynamic dining experience. But the District is more than just a place to eat—it's a hub for culture, retail, and community connection. "South Anchor, the newest addition to the Heritage District, expands this vision, bringing even more energy and excitement. This area will seamlessly blend with the District's character while introducing fresh concepts in dining, entertainment, and public spaces.

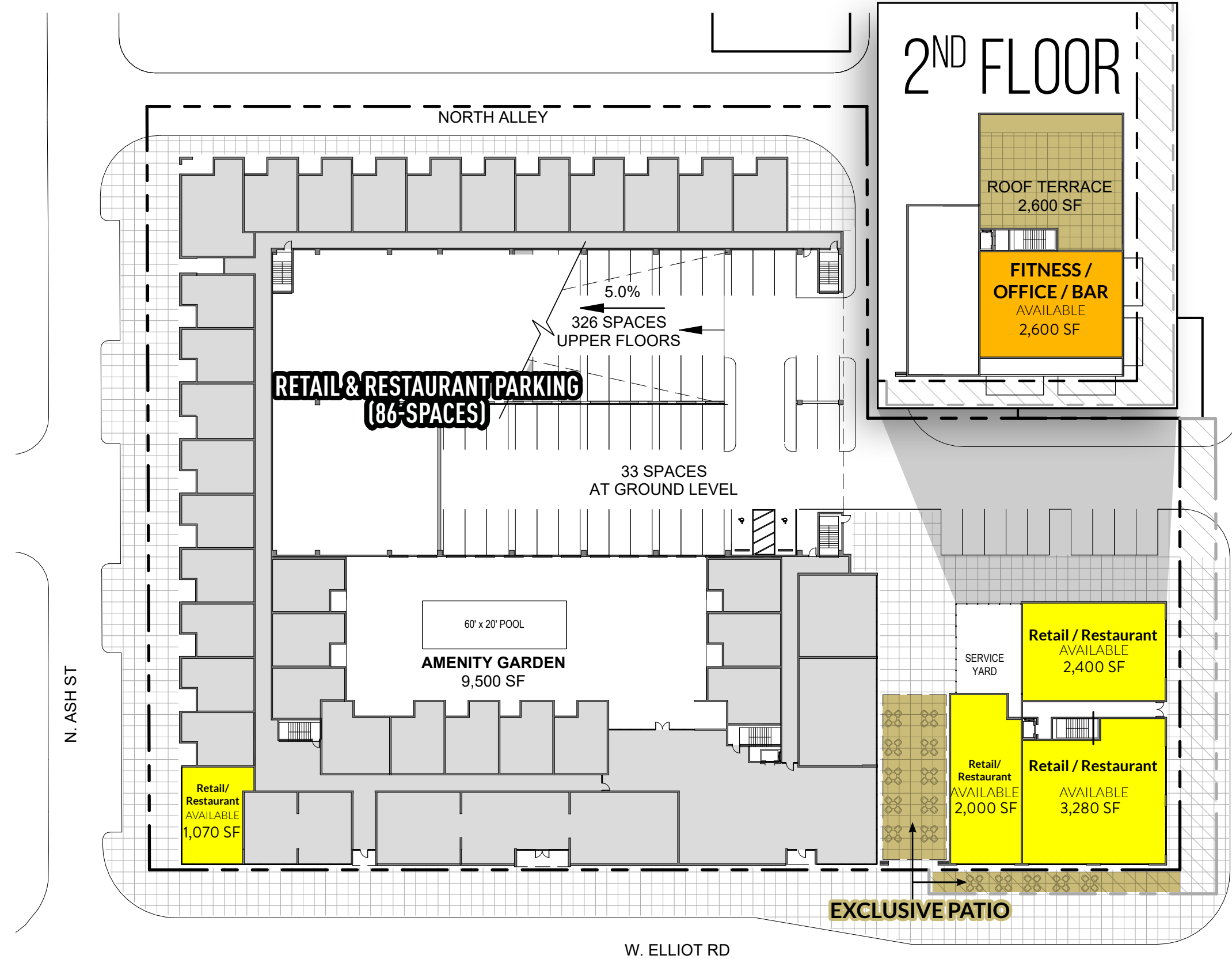
**4 STORY
CLASS A
MULTI FAMILY**

**±175 UNITS
WITH
±10,000 PLUS SF
OF LOBBY AND AMENITIES**

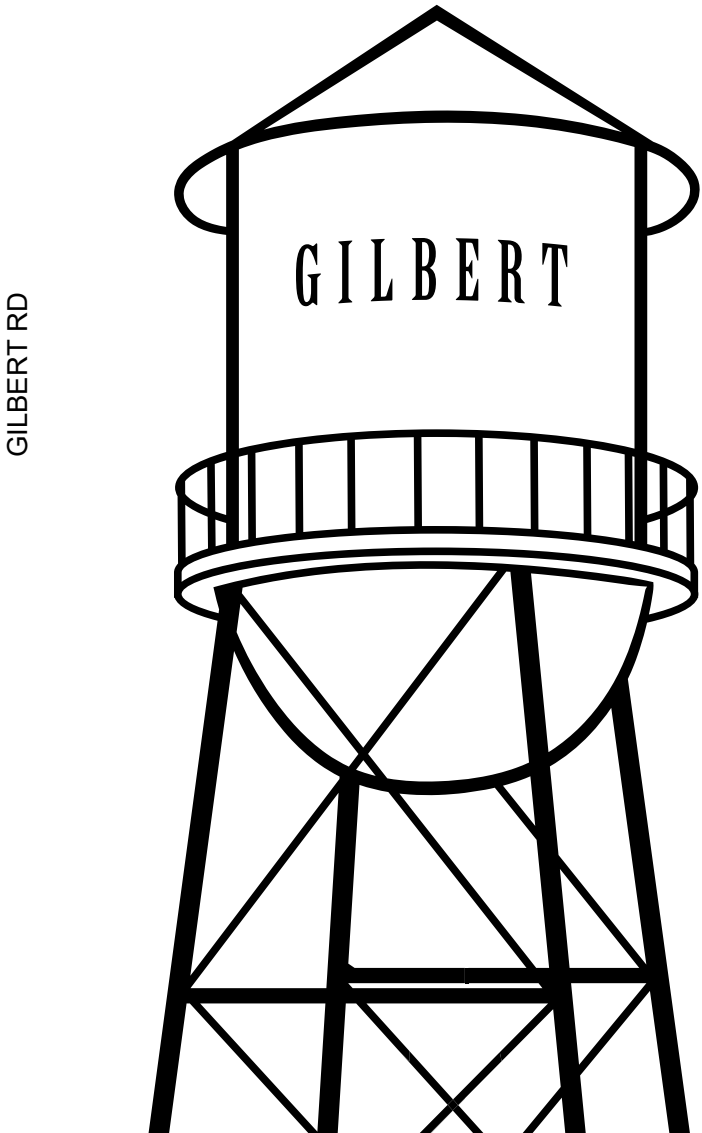
**86-SPACES
AVAILABLE
FOR RETAIL AND RESTAURANT
+ ADDITIONAL 45-SPACES
COMMITTED TO PUBLIC
PARKING**

**±14,600 SF
RESTAURANT, BAR,
AND RETAIL SPACE
PLUS PATIO SPACE**

SITEPLAN



AVAILABLE SPACES		
1 ST FLOOR	AVAILABLE	±1,070 SF
1 ST FLOOR	AVAILABLE + PATIO	±2,000 SF
1 ST FLOOR	AVAILABLE	±2,400 SF
2 ND FLOOR	AVAILABLE + TERRACE	±2,600 SF



WHY GILBERT



#1 PLACE TO LIVE
IN ARIZONA

[livability.com](#), 2023



#7 MEDIAN HOUSEHOLD
INCOME IN UNITED STATES

[smartasset.com](#), 2023



#2 BEST CITY
FOR RENTERS

[forbes.com](#), 2023



#6 PLACE TO RAISE A
FAMILY IN THE WEST

[wallethub.com](#), 2024



#2 FASTEST-RISING CITY
IN THE UNITED STATES

[gilbertaz.gov](#), 2023



#2 SAFEST CITY
IN ARIZONA

[gilbertaz.gov](#), 2023



ACCESS TO LABOR FORCE
OF 1.1 MILLION WITHIN
30-MINUTE COMMUTE



ACCESS TO EDUCATED AND
DIVERSE TALENT POOL
*PROXIMITY TO MORE THAN 60
COLLEGES, UNIVERSITIES AND
TRADE SCHOOLS*



EASE OF ACCESS WITH
MULTIMODAL TRANSPORTATION
NETWORK

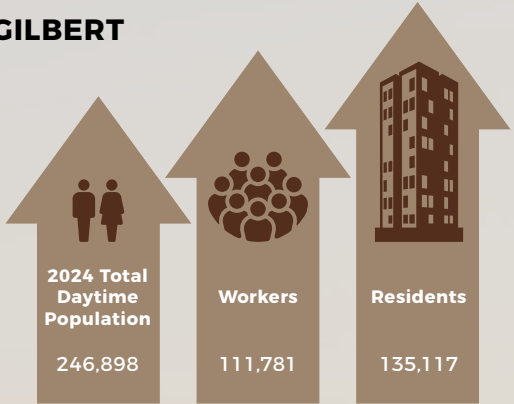


UNBEATABLE
QUALITY OF LIFE



TOWN OF GILBERT

ESRI 2024



TOWN OF GILBERT	
2024 Total Population	289,260
2029 Total Population	300,630



2024 Households	97,201
2029 Households	102,387



MEDIAN HH INCOME	\$121,543
AVERAGE HH INCOME	\$154,441
PER CAPITA INCOME	\$51,903



ZOOM AERIAL

 **KEELEY**
PROPERTIES


PHOENIX COMMERCIAL ADVISORS



HERITAGE PARK (PLANNED)



GILBERT & CULLEMBER



GILBERT & CULLEMBER



GILBERT FARMERS MARKET



SWC GILBERT & PAGE



NWC GILBERT & VAUGHN



NWC GILBERT & PAGE



GILBERT & CULLEMBER



CRIME LAB (PLANNED)



[illegible]

DEMOGRAPHICS

2024 TOTAL POPULATION
±691,443

PLACER.AI TRADE AERA

2024
2029



691,443
704,253

DAYTIME POPULATION
±517,822

PLACER.AI TRADE AERA

WORKERS
RESIDENTS



194,865
322,957

2024 AVERAGE HH INCOME
±\$124,541

PLACER.AI TRADE AERA

2024
2029



\$124,541
\$144,667

2024 MEDIAN HOME VALUE
±\$477,817

PLACER.AI TRADE AERA

2024
2029



\$477,817
\$576,678

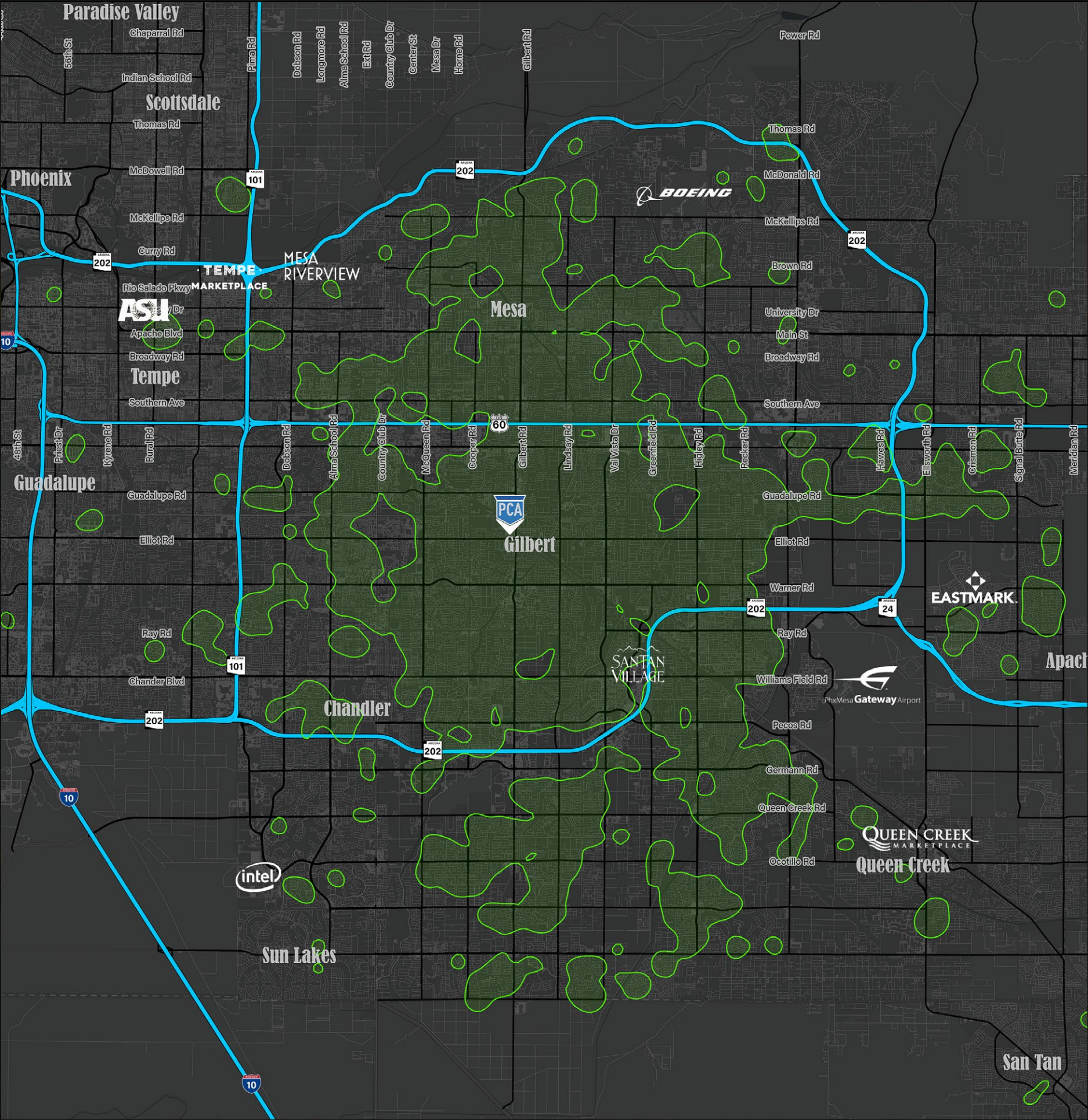
MEDIAN AGE
±34.9

PLACER.AI TRADE AERA

2024
2029



34.9
36.1



CONTACT

FOR MORE LEASING INFORMATION:

TEALE BLOOM

(602) 288-3476

tbloom@pcaemail.com

CHRIS SCHMITT

(602) 288-3464

cschmitt@pcaemail.com

