

**CLEMENT'S**  
**APPROVED**  
**REDEVELOPMENT**  
**OPPORTUNITY**

**FOR SALE:**  
**141 North Gilbert Road**  
**Gilbert, AZ 85234**



**URBAN PROPERTIES**



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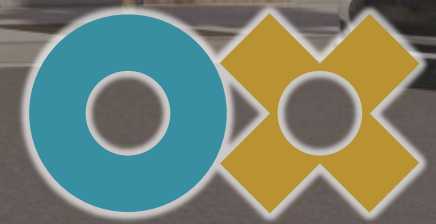


**Inquiries:**

**Jose Ramirez**  
602-363-4628 cell  
jose@oxurban.com

**TJ Claassen**  
602-524-6000 cell  
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## SALES ABSTRACT

SALES PRICE	\$4,500,000*
SALES CONDITION	AS-IS + PLANS
TOTAL RSF (Existing)	±5,000 SF (BUYER TO VERIFY)
TOTAL RSF (PROPOSED)	10,090 SF
TOTAL LAND SF	17,692 SF
ZONING	HVC DOWNTOWN GILBERT
PARCEL #'S	304-11-097, 304-11-098

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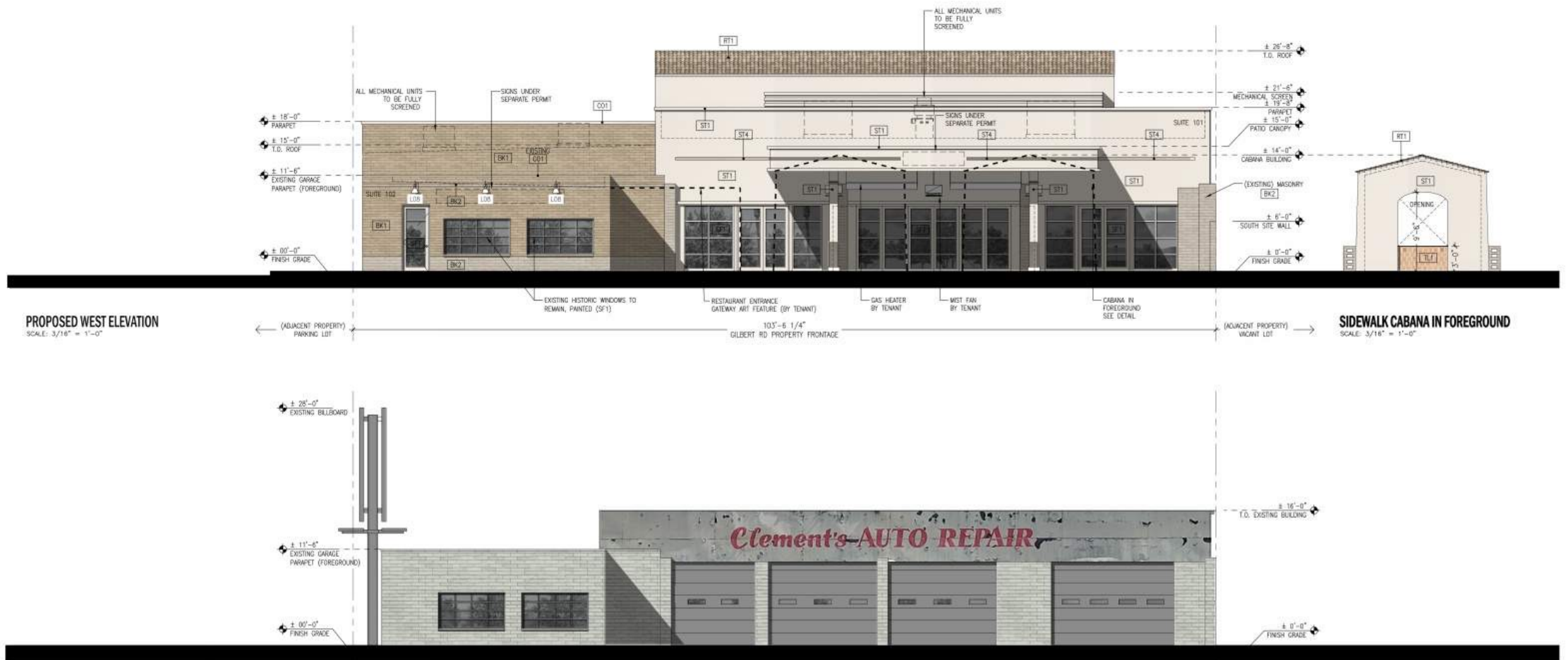
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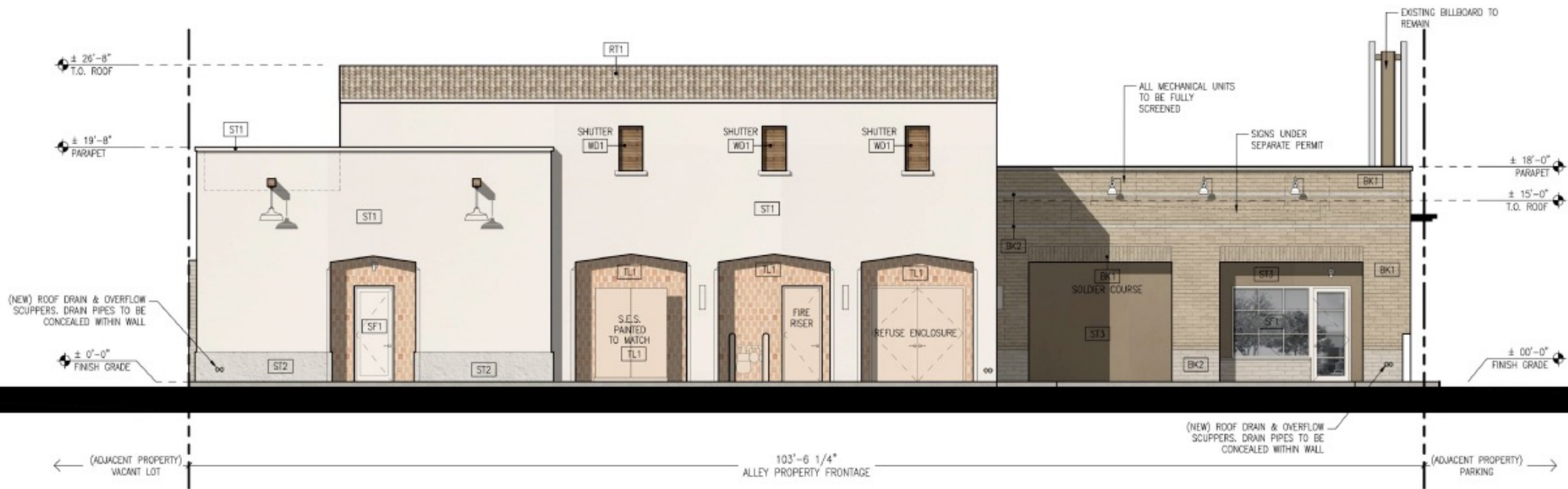


## Uniquely Preserved

Designed by Artie Vigil, AV3 Design Studio. The redevelopment of the Clements Garage building is intended to preserve the façade of the garage building West and South walls. A new building will be constructed on the eastern side of the façade for retail and restaurant use. The exterior renovations proposed build upon the history of the garage and the long standing history of Spanish revival architecture in downtown Gilbert. Compact development with road side street front buildings which were common in main street's from the early 1900's.







## Uniquely Clements

141 North Gilbert Road, otherwise known as “Clements”, is one of the most well recognized buildings left in the Heritage District. The Clements Garage was owned and operated by Tom Clement and his sons from 1934 through 2013. The structure that houses Clements Auto Repair was built in 1920. In 1930, 18-year old Tom Clement working for the Continental Oils City Garage as a mechanic. In 1934 Tom purchased the garage and renaming it to Clements Garage as a fueling station and repair shop. In 1954 Tom completes the property expansion after purchasing the lot from a neighboring blacksmith and is the structure we see today. Tom raised his family here in Gilbert and served as Mayor from 1949 to 1955. He was a popular mayor and oversaw the first sewer system installed in Gilbert.



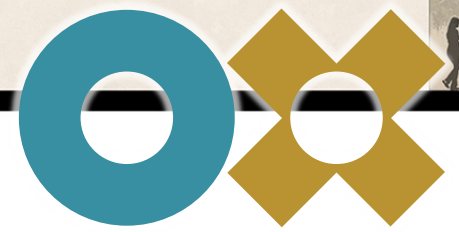




EXTERIOR ELEVATION - WEST (GILBERT ROAD)  
SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION - SOUTH (RAILROAD PROPERTY)  
SCALE: 3/16" = 1'-0"

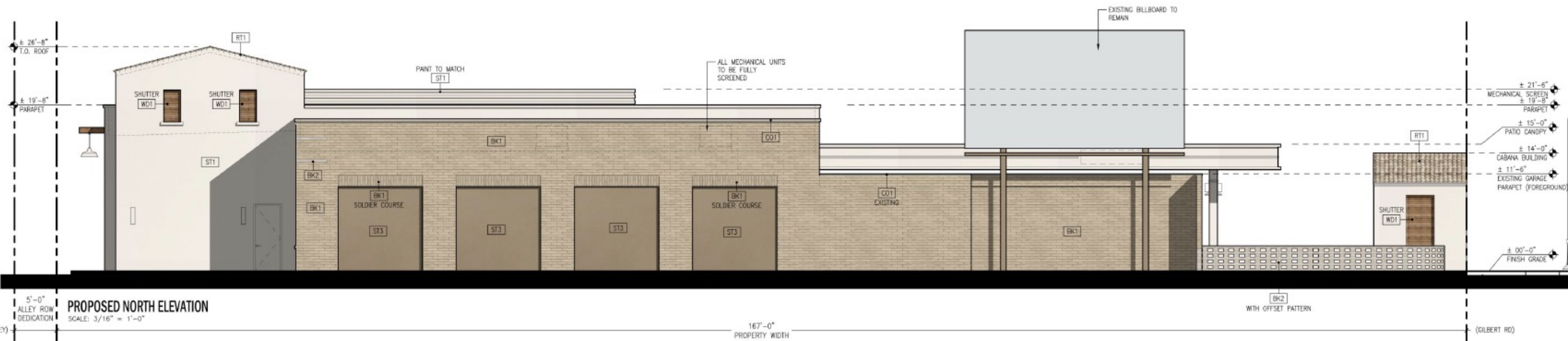


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# Uniquely Gilbert

Gilbert was named the “Most Prosperous City in the United States.” During the last three decades, Gilbert has seen tremendous growth, with an estimated population expected to reach 350,000. Many recent accolades, including being named the 2nd Safest City and the 22nd Best Place to Live in the country, explain why so many want to live and do business in Gilbert. Today, you will find the Heritage District bustling with shops, restaurants, a theater and, now even more to come. The Heritage District is the core for the Town of Gilbert and the Gold standard for what an urban-suburban downtown can accomplish.







PREP & PASTRY



Scoopwell's DOUGH BAR



TUFT & NEEDLE



Creamistry



POSTINO winecafé



## Uniquely Urban

The Heritage District has over 30 restaurants including new creations and familiar names cultivated by many of Arizona's finest chefs. Yes, this is about the only place where a two-minute stroll takes you from your luxury apartment to your office, from your office to a vibrant shopping and dining experience, from shopping and dining to a night out in the Heritage District.



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