



PROPERTY HIGHLIGHTS:

- ▶ 3 - drive thru restaurants
- ▶ 1 - full service restaurant with patio
- ▶ Retail & Office space from 1000 sf up to 8126 sf
- ▶ Located in affluent area with homes ranging in value from \$730,000 up to \$8,500,000

Area attractions:

- ▶ Gilbert Regional Park (1.8 miles)
- ▶ Largest LDS Temple in AZ (2 miles)
- ▶ YSA Regional Soccer Complex (0.5 miles)
- ▶ Perry High School - 5530 students (0.5 miles)
- ▶ Gilbert Christian K-8 - 400 students (0.5 miles)
- ▶ Campo Verde High School - 2,000 students (2 miles)
- ▶ The Cactus Surf Park - AZ largest water park - (1.8 miles)
- ▶ Large undeserved market surrounding site with thousands of new homes going in with 3 mile radius
- ▶ Located in one of the highest income zip codes in AZ



ABOUT GILBERT

With 288,918 total residents, Gilbert is the most populous un-incorporated town in the nation and the fifth largest city in Arizona. The city's current downtown, a .3-square-mile area called the Heritage District, is the community's original town site. Restaurants and shops within the Heritage District and surrounding it attract residents and visitors alike. Apart from the vibrant downtown, there are various other reasons attributed to the continued growth and popularity: Gilbert is continuously ranked as one of the best places to live in America, raise a family and to own a home; the schools are A rated; and there are many business opportunities.

#1 HIGHEST
Median Income

Arizona (Smart Assets, 2023)

#1 BEST CITY
for Business in Arizona

(AZ Chamber of Commerce, 2023)

#1 BEST CITY
to Live
in Arizona

(HomeSnacks, 2024)



288,918
TOTAL
RESIDENTS



\$680,000
AVG
HOME VALUE



\$146,351
AVG
HOUSEHOLD INCOME



34
MEDIAN
AGE



TRAFFIC COUNTS: Source - AZ DOT

Queen Creek Road	26,430 CPD
Greenfield Road	16,590 CPD
Total	40,020 CPD

DEMOGRAPHICS: Source - ESRI - 2024 census - 11-25 UD

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Median Age	37.8	37.1	36.5
Est. Households	1,725	32,778	84,165
Est. Population	5,981	100,901	259,756
Daytime Population	4,850	81,500	209,093
Avg. Household Income	\$198,394	\$190,264	\$179,500
Avg. Home Value	\$985,000	\$760,000	\$730,000

CONSUMER SPENDING: Source - ESRI -2024 census - 11-25 UD

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Education	\$ 5,312,623	\$ 89,293,150	\$221,415,089
Entertainment	\$11,705,506	\$211,302,282	\$527,043,515
Food Away FH	\$11,955,415	\$216,537,705	\$538,807,115
Healthcare	\$20,552,453	\$379,182,937	\$947,234,164
Personal Care	\$ 2,979,401	\$ 54,610,058	\$135,710,671
Vehicle Repairs	\$ 3,630,337	\$ 68,201,324	\$170,475,602



PAD A*

- Restaurant 5,000 SF
+ 1000 SF covered patio



PAD B*

- Drive- thru restaurant 1,500SF
3,505 SF BLDG + 300SF patio
- Retail/office co-tenant space
from 1000SF - 2000SF



PAD C*

- Drive- thru restaurant 1,500SF
3,579 SF BLDG + 200 SF patio
- Retail/office co-tenant space
from 1000 SF up to 2000 SF



PAD D*

- Drive- thru restaurant 1,500SF
3,552 SF + 200 SF patio
- Retail/office co-tenant space
from 1000 SF up to 2000 SF



PAD E*

- Retail/office Suites from
1000SF up to 8126SF



PAD F*

- Retail/office Suite from
1000 SF up to 8001 SF

*All space is offered as build to suit or ground lease only

*NNN leases with 10-year initial terms

*Lease rates vary based on size and location in development

ABOUT GILBERT

The Cactus Surf Park

Gilbert will be partnering with Cactus Surf Park to bring the community's first state-of-the-art recreational water park attraction to Gilbert Regional Park

The Cactus Surf Park offers you the opportunity to dream, explore and yes surf wave after wave of endless fun in order to create your own personalized journey of what it means to be a surfer.

Links to Gilbert Regional Park - Video

<https://www.youtube.com/watch?v=e9MOOKZ8ieg>

Link to Cactus Surf Park Information

<https://cactusurfpark.com/>