

THE SHOPPES AT GILBERT COMMONS

PADS AND SHOPS AVAILABLE



**COOPER RD
& BASELINE RD**

GILBERT, AZ



property summary

PROPERTY SIZE	±441,375 SF
AVAILABLE	Pad 2 ±5,000 SF / Pad 2 ±3,000 SF / Pad E ±5,756 SF Suite P102 ±1,600 SF Former Restaurant Suite A101 ±4,495
ZONING	RC, TOWN OF GILBERT
LEASE RATE	Call for Rates



NEIGHBORING TENANTS



TRAFFIC COUNTS

COOPER RD

N ±41,556 VPD (NB & SB)

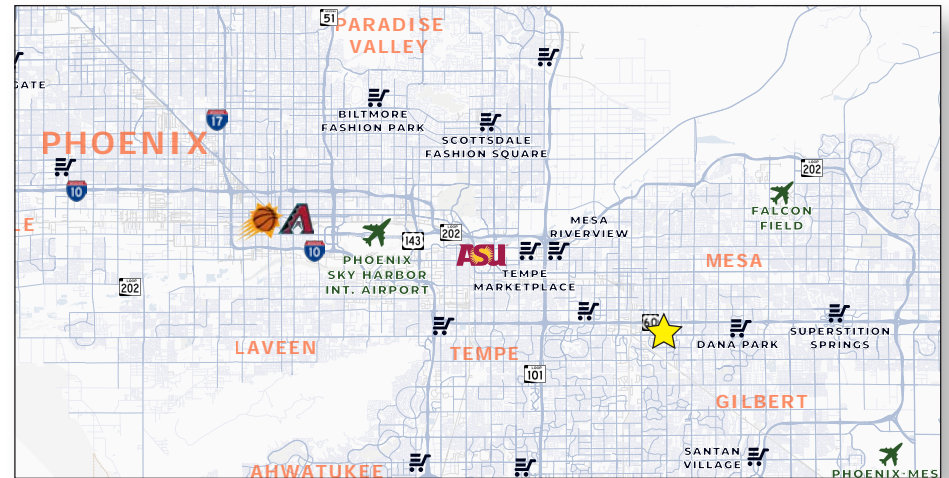
S ±29,288 VPD (NB & SB)

BASELINE AVE

E ±27,564 VPD (EB & WB)

W ±28,860 VPD (EB & WB)

ADOT 2024



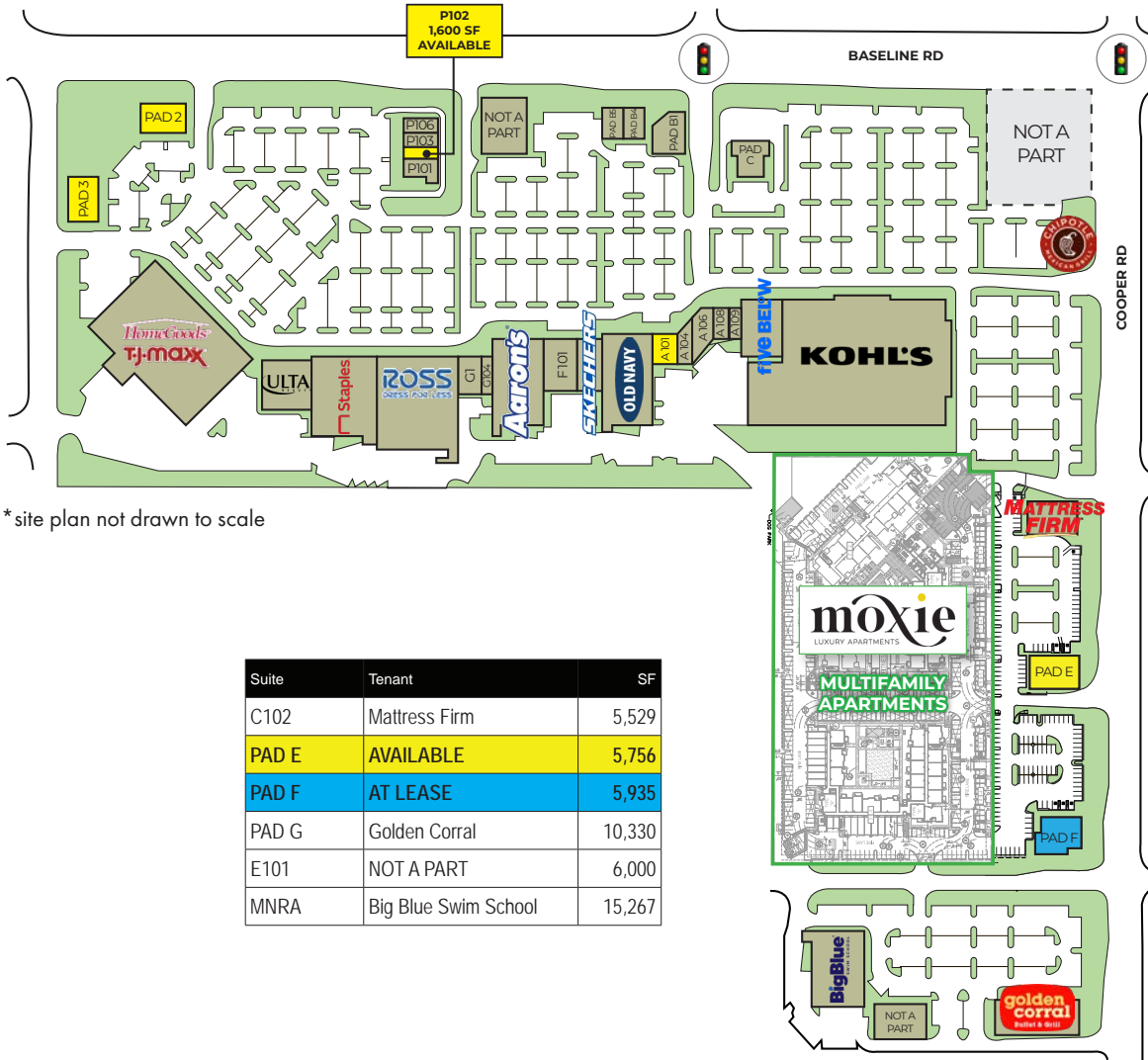
SWC

PADS AND SHOPS AVAILABLE

COOPER RD & BASELINE RD | GILBERT, AZ



*site plan



*site plan not drawn to scale

Suite	Tenant	SF
C102	Mattress Firm	5,529
PAD E	AVAILABLE	5,756
PAD F	AT LEASE	5,935
PAD G	Golden Corral	10,330
E101	NOT A PART	6,000
MNRA	Big Blue Swim School	15,267

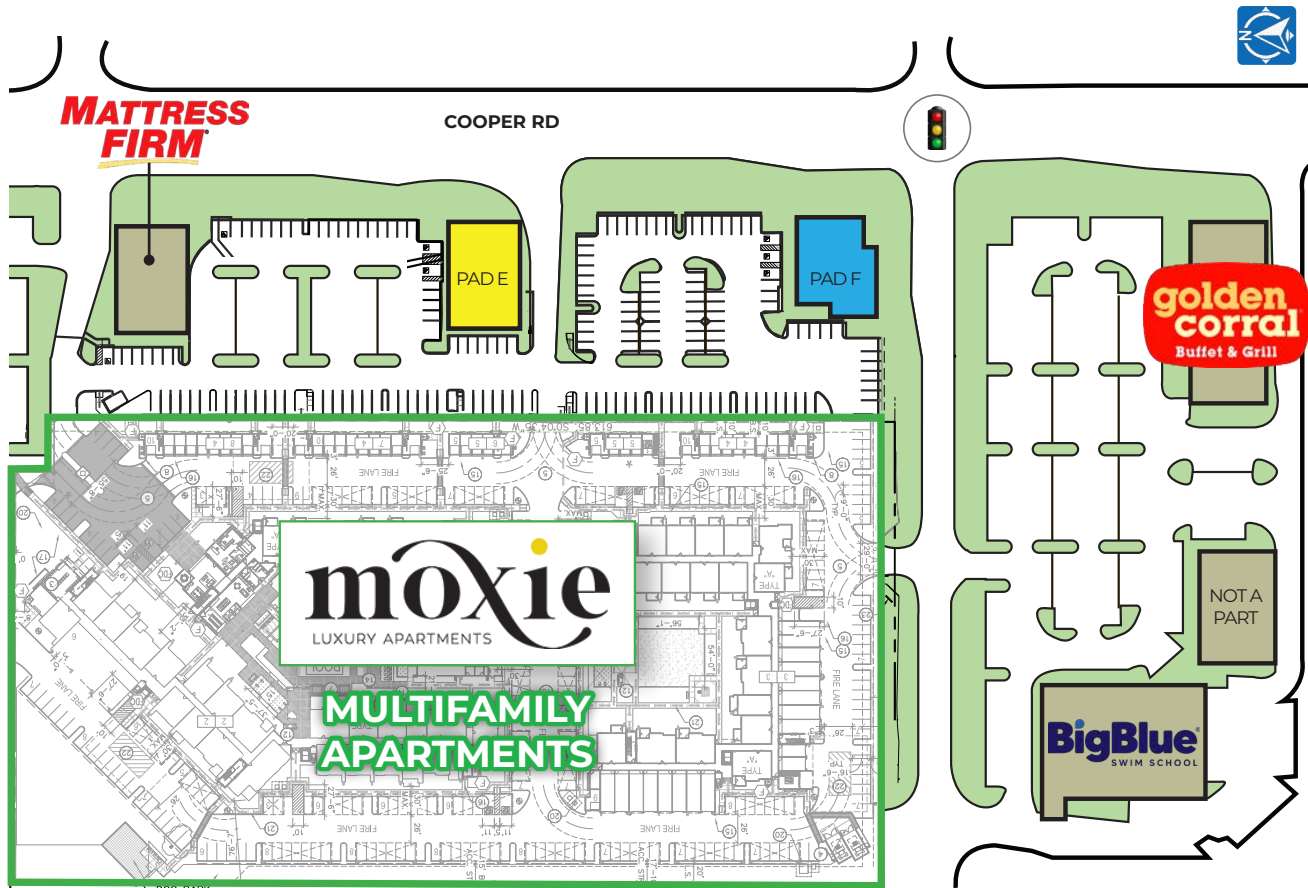
Suite	Tenant	SF
MAJOR A	Kohl's	86,584
MAJOR D	Five Below	8,000
A109	Waxing	1,200
A106	Pool Supply	2,851
A104	VXO Nail Spa	1,395
A101	AVAILABLE	4,495
MAJOR C	Old Navy	16,819
F104	Skechers	6,100
F101	Skechers	4,485
MAJOR G	Aarons	17,231
G104	Hearing Aids	1,530
G1	Carter's	4,001
MAJOR H	Ross	30,187
MAJOR B	Staples	20,390
H1	ULTA	10,085
MAJOR A3	TJ Maxx/HomeGoods	50,000
P101	Music & Arts Center	3,005
PAD 2	PAD AVAILABLE	5,000
PAD 3	PAD AVAILABLE	3,000
PAD C	BBVA	3,450
PAD B1	Jason's Deli	4,406
PAD B4	Thai Bowl	1,525
PAD B5	Go Wireless	2,201
P106	Tropical Cafe Smoothie	1,503
P103	Chiropractic	1,789
P102	AVAILABLE	1,600



PADS AND SHOPS AVAILABLE
COOPER RD & BASELINE RD | GILBERT, AZ

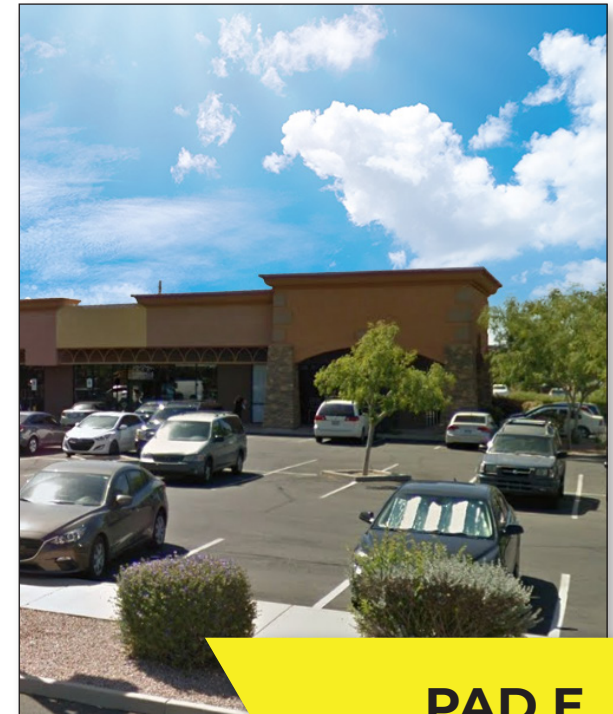


*site plan pads



*site plan not drawn to scale

Suite	Tenant	SF
C102	Mattress Firm	5,529
PAD E	AVAILABLE	5,756
PAD F	AT LEASE	5,935
PAD G	Golden Corral	10,330
E101	NOT A PART	6,000
MNRA	Big Blue Swim School	15,267



**PAD E
AVAILABLE**

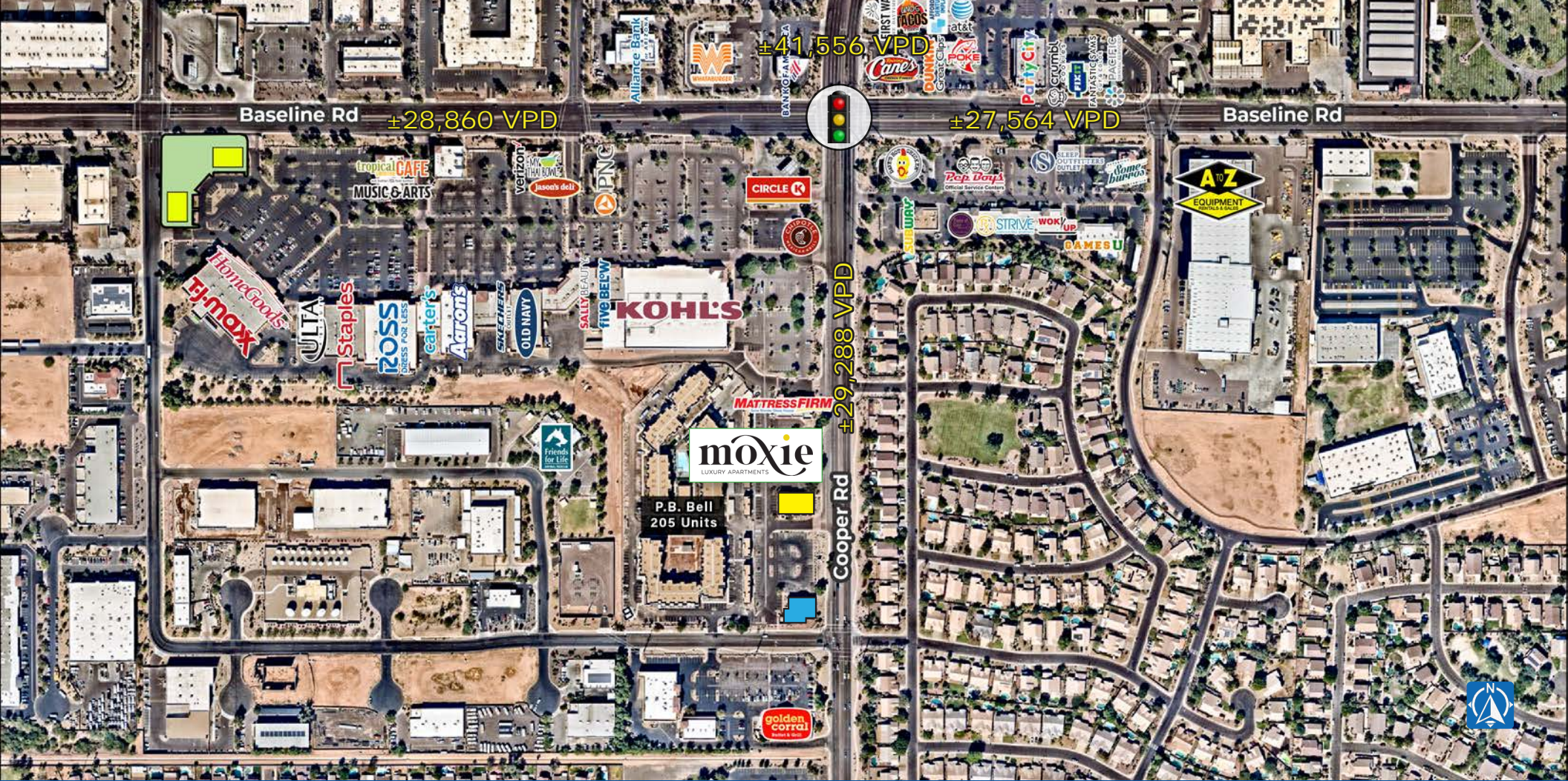
SWC

PADS AND SHOPS AVAILABLE
COOPER RD & BASELINE RD | GILBERT, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

PhoenixCommercialAdvisors.com

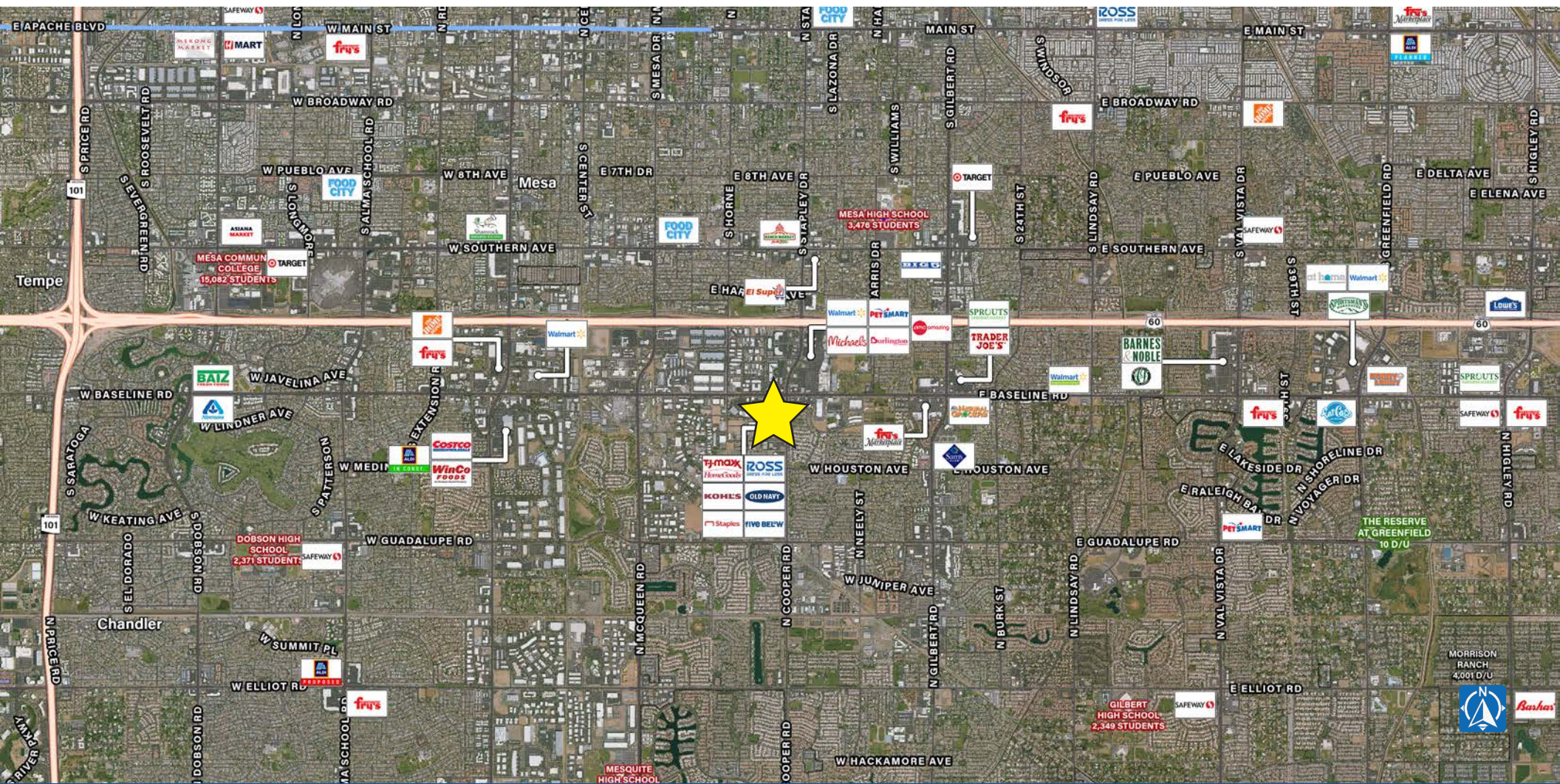
zoom aerial



PADS AND SHOPS AVAILABLE
COOPER RD & BASELINE RD | GILBERT, AZ



wide aerial



PADS AND SHOPS AVAILABLE
COOPER RD & BASELINE RD | GILBERT, AZ



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	18,577	14,268	4,309
3 MILE	168,114	99,466	68,648
5 MILE	403,706	208,570	195,136

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$102,425	\$128,384	\$46,824
3 MILE	\$79,410	\$104,914	\$38,698
5 MILE	\$82,733	\$108,120	\$41,808

2025 HOUSING UNITS



3,751

1 MILE

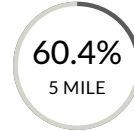
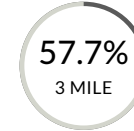
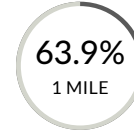
57,159

3 MILE

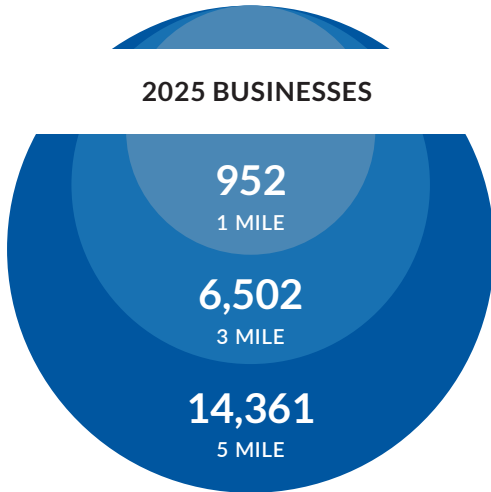
172,113

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION	9,698	147,465	416,509
2030 POPULATION	9,999	149,052	419,339



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	3,487	54,252	160,628
2030 HOUSEHOLDS	3,638	55,782	164,013



Exclusively listed by

GREG LAING
(602) 734-7207
glaing@pcaemail.com

CAMERON WARREN
(602) 288-3471
cwarren@pcaemail.com

TEALE BLOOM
(602) 288-3476
tbloom@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com