



268,800 CPD



209,600 CPD

38,600 CPD

SUBJECT

TRADER JOE'S

JAKE'S

Dignity Health

SPROUTS FARMERS MARKET

EoS FITNESS

Baseline Rd

33,500 CPD

26,700 CPD

RARE GILBERT RD DRIVE THRU PAD AVAILABLE

NNEC of Baseline Rd and Gilbert Rd
Mesa, Arizona

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RARE GILBERT RD DRIVE THRU PAD AVAILABLE



◆ ±4,712 SF FORMER BANK BUILDING

Property Highlights

- Former bank ±4,712 SF
- Gilbert Rd visibility and an intersection that sees over 71,000 CPD.
- Located 1.5 from from both the US-60 and Downtown Gilbert
- Dense trade area with over 160,000 people within a 3 mile radius
- Intersection anchored by Sprout's, Fry's and EoS Fitness

Traffic Counts

Baseline Rd	33,500 CPD
Gilbert Rd	25,800 CPD
Total	59,300 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,765	156,199	417,008
Estimated Households	6,537	54,708	155,361
Average Household Income	\$116,889	\$113,038	\$111,781
Daytime Population	5,691	54,562	133,794

Source: SitesUSA

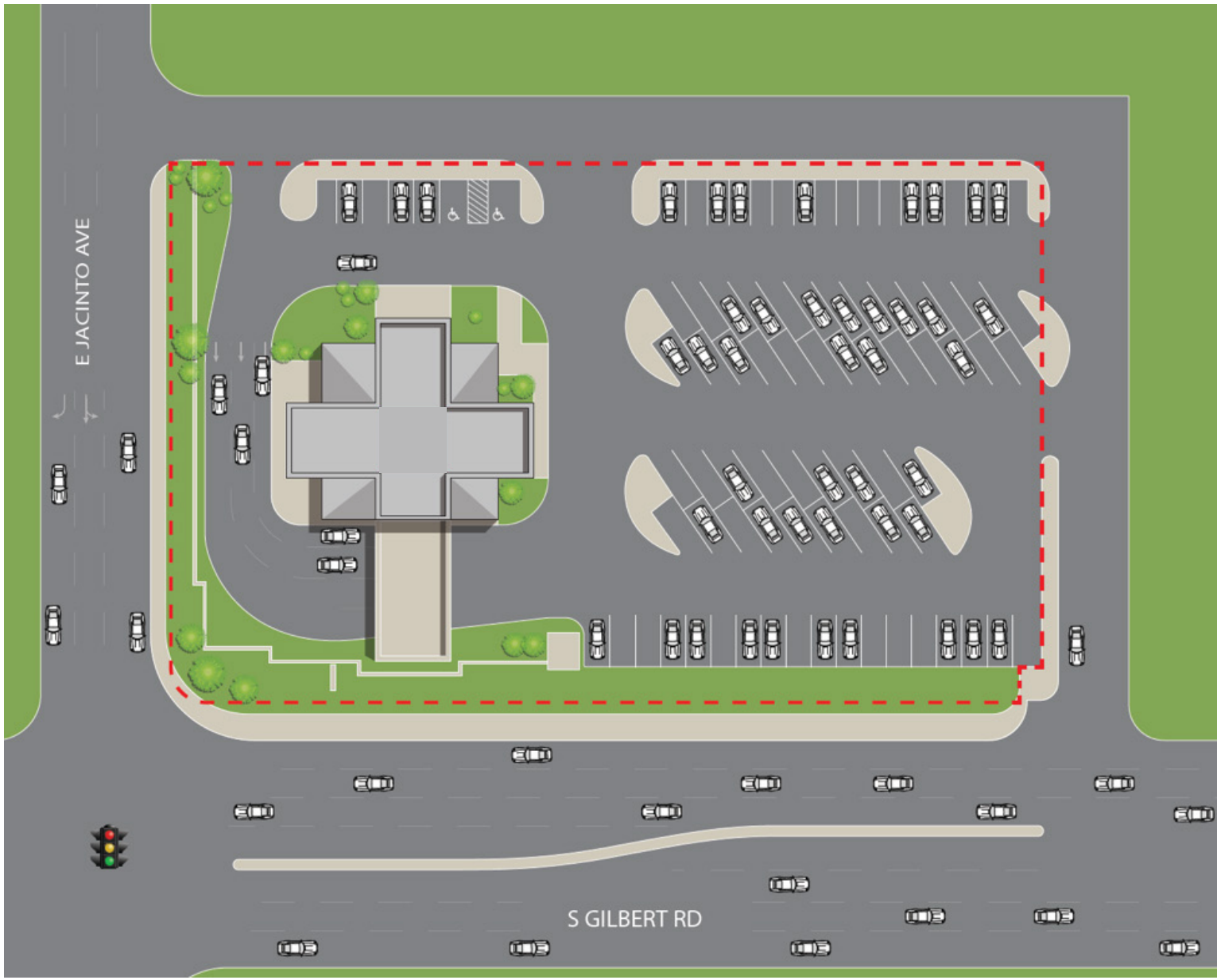
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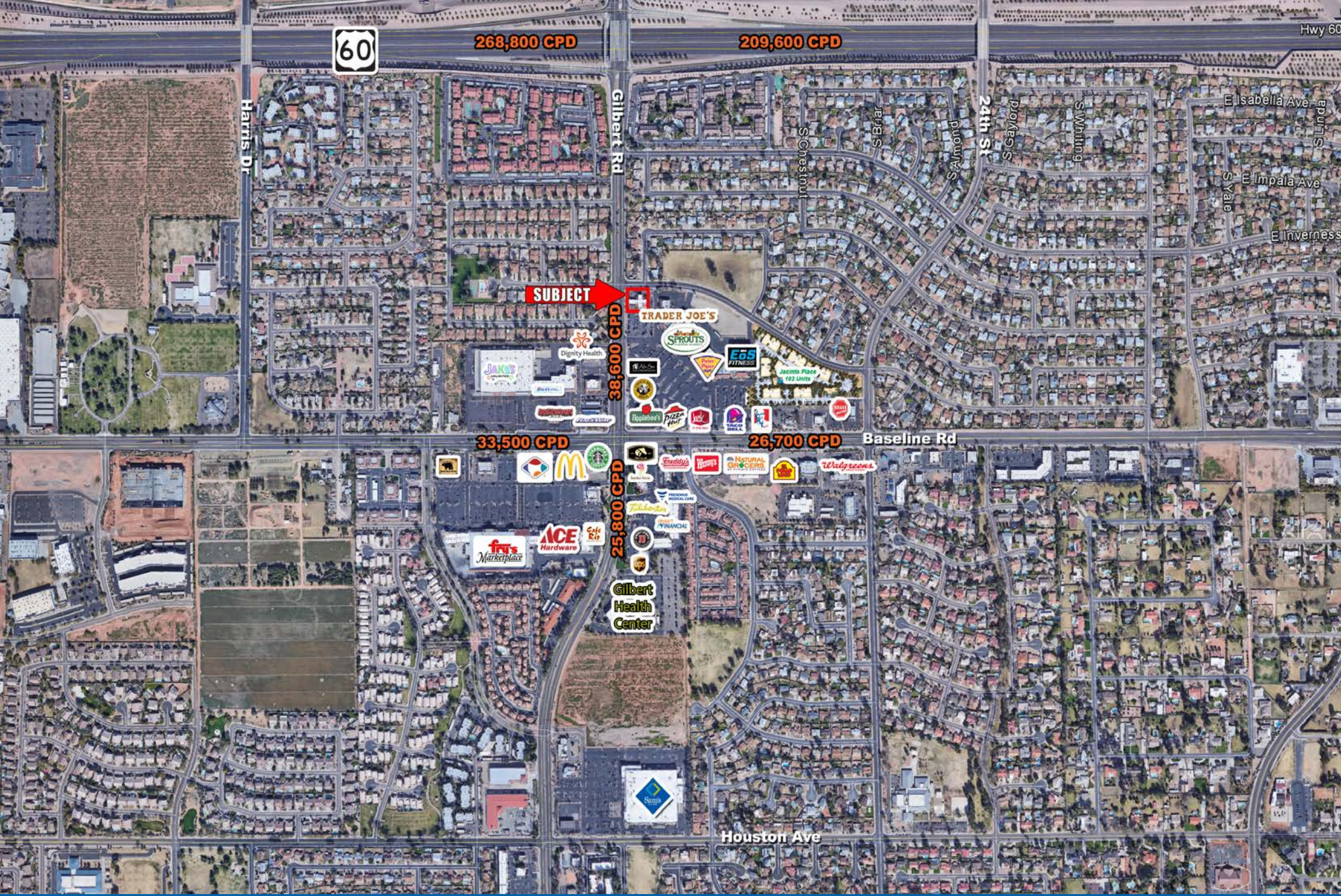
SITE PLAN



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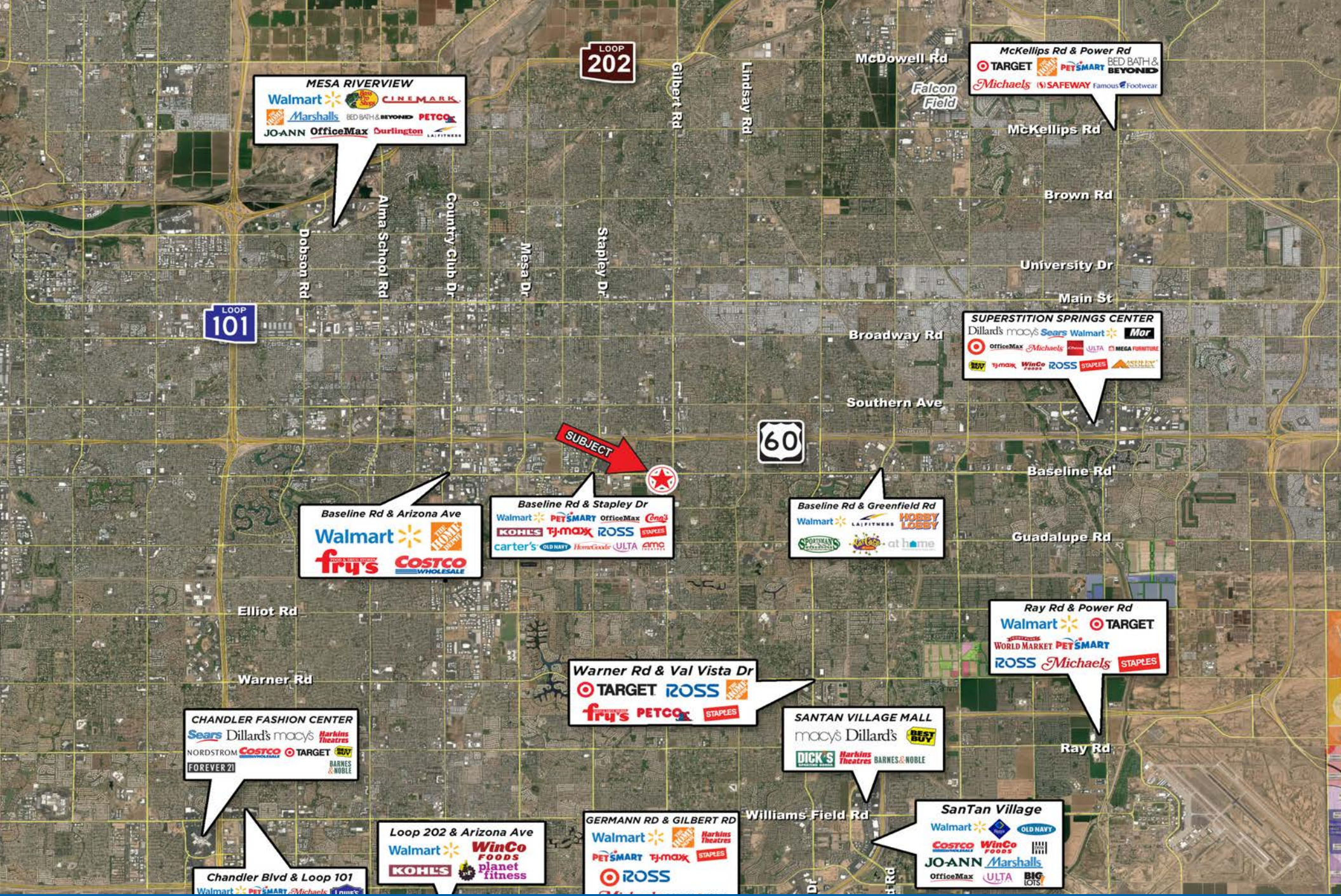


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DEMOGRAPHICS



2023 POPULATION

1 MILE: 17,765
3 MILES: 156,199
5 MILES: 417,008



MEDIAN HOUSEHOLD INCOME

1 MILE: \$116,889
3 MILES: \$113,038
5 MILES: \$111,781



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 0.7%
3 MILES: 1.0%
5 MILES: 1.2%



TOTAL BUSINESSES

1 MILE: 834
3 MILES: 7,648
5 MILES: 19,105



2023 TOTAL HOUSEHOLDS

1 MILE: 6,537
3 MILES: 54,708
5 MILES: 155,361



NUMBER OF EMPLOYEES

1 MILE: 5,691
3 MILES: 54,562
5 MILES: 133,794



MEDIAN HOME VALUE

1 MILE: \$345,349
3 MILES: \$344,626
5 MILES: \$350,137

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