

# Freestanding Former IHOP Restaurant

920 S. Gilbert Road, Gilbert, AZ

Lease or Sale Opportunity



**± 4,022 SF Freestanding Building  
on 39,043 SF Lot  
Available for Lease or Sale!**

**D** **DIVERSIFIED  
PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Dr  
Scottsdale, AZ 85250  
www.dpcr.com

MEGAN ADAMIC | (C) 440.867.6440 | [megan.adamic@dpcr.com](mailto:megan.adamic@dpcr.com)  
MARTI WEINSTEIN | (C) 224.612.2332 | [marti@dpcr.com](mailto:marti@dpcr.com)

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## PROPERTY HIGHLIGHTS

- ± 4,022 SF freestanding former IHOP restaurant on ± 39,043 SF lot; available for LEASE or SALE
- Close proximity to Gilbert Town Square which offers dining, shopping and entertainment; tenants include Pei Wei, Sport Clips, Chipotle, Bowlero, Regal Cinemas & more!
- Located directly across Gilbert Road from Gilbert Civic Center and Gilbert Town Hall
- Premier ± 11.57 gross acre Intercapital Development site underway at the SEC of Warner Rd & Gilbert Rd
- Strong traffic counts of almost ± 25,000 VPD along Gilbert Road and upwards of ± 27,000 VPD along Warner Rd

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Subject Property

Gilbert Rd

24,928 VPD

Bank of America

Gilbert Municipal Complex



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24,928 VPD

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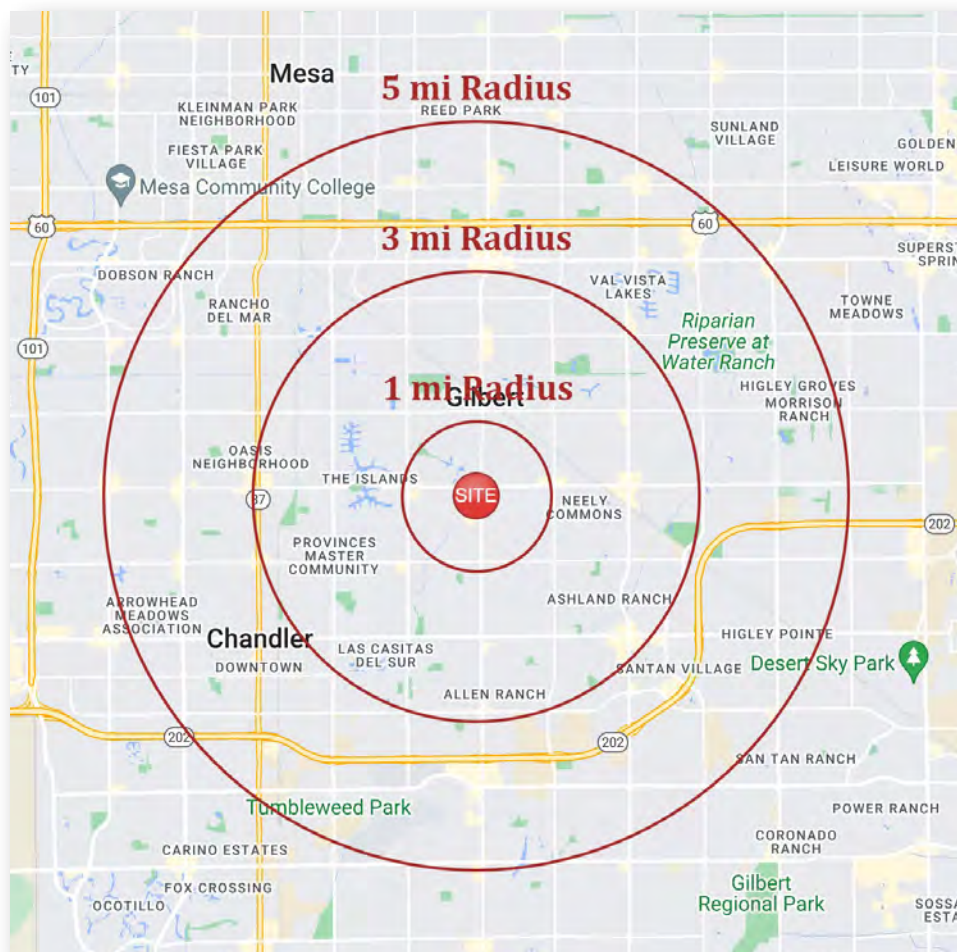
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# DEMOGRAPHICS 2023

POPULATION	1 Mile	3 Mile	5 Mile
2023 Est. Population	19,236	138,844	352,179
2028 Projected Population	22,003	152,258	381,995
2020 Census Population	18,653	135,794	347,466
2010 Census Population	15,842	123,589	302,141
2023-2028 Proj. Annual Growth	2,767	13,414	29,816
2023 Daytime Population	9,637	72,864	193,126

2023 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
\$10,000-\$14,999	108	522	1,674
\$15,000-\$24,999	182	1,426	4,263
\$25,000-\$34,999	297	2,090	6,156
\$35,000-\$49,999	476	3,968	11,167
\$50,000-\$74,999	812	7,194	19,077
\$75,000-\$99,999	1,108	7,300	18,094
\$100,000-\$124,999	650	5,919	16,230
\$125,000-\$149,999	746	5,469	12,150
\$150,000-\$199,999	927	5,829	13,791
\$200,000 or More	1,191	7,653	18,420
Average HH Income	\$136,140	\$143,105	\$138,853



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Housing Units 2023	7,079	51,745	132,851
Total Housing Units 2020	6,512	48,730	127,585
Historical Annual Growth (2020-2023)	568	3,015	5,266
Housing Units Occupied	6,709	48,879	125,267
Owner-Occupied	4,325	31,263	78,838
Renter-Occupied	2,383	17,616	46,429
1 Person Households	1,163	9,953	27,489
2 Person Households	2,092	15,179	38,485
3 Person Households	1,313	8,967	22,191
4 Person Households	1,282	8,289	19,690
5 Person Households	524	3,996	10,017

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- PARK
- GOLF
- H HOSPITAL
- PAVED BIKE TRAIL
- - - UNPAVED BIKE TRAIL
- - - RAILROAD TRACK

## INFORMATIONAL

- 1 Town of Gilbert  
90 E Civic Center Dr  
480-503-6913, [discovergilbert.com](http://discovergilbert.com)

## Points of Interest

- 1 Alamo Drafthouse Cinema  
5478 S Power Rd  
623-231-3097  
[drafthouse.com/theater/gilbert](http://drafthouse.com/theater/gilbert)
- 2 Altitude Trampoline Park  
701 N Gilbert Rd  
480-534-8684, [altitudegilbert.com](http://altitudegilbert.com)
- 3 AZ Ice Gilbert  
2305 E Knox Rd  
480-503-7080, [azicegilbert.com](http://azicegilbert.com)
- 4 Bowlero  
1160 S Gilbert Rd  
480-813-2695, [bowlero.com](http://bowlero.com)
- 5 FatCats Fun Gilbert  
4321 E Baseline Rd  
480-498-3325, [gilbert.fatcatsfun.com](http://gilbert.fatcatsfun.com)
- 6 Greenfield Lakes Golf Course  
2484 E Warner Rd  
480-503-0500, [golfgilbert.com](http://golfgilbert.com)
- 7 Hale Centre Theatre  
50 W Page Ave  
480-497-1181, [haletheatrearizona.com](http://haletheatrearizona.com)
- 8 HD SOUTH | Home of the Gilbert Historical Museum  
10 S Gilbert Rd  
480-926-1577, [hdsouth.org](http://hdsouth.org)
- 9 Higley Center for the Performing Arts  
4132 E Pecos Rd  
480-279-7190, [higleyarts.org](http://higleyarts.org)
- 10 Imagine 3D Mini Golf  
785 W Warner Rd, Ste A-107  
480-361-8005, [imagine3dminigolf.com](http://imagine3dminigolf.com)
- 11 Kokopelli Golf Course  
1800 W Guadalupe Rd  
480-926-3589, [kokopelligc.com](http://kokopelligc.com)
- 12 Main Event  
1735 S Santan Village Pkwy  
480-462-2200, [mainevent.com](http://mainevent.com)
- 13 Pure Esports  
1275 E Baseline Rd, Ste 107  
480-369-6730, [pureesportsaz.com](http://pureesportsaz.com)
- 14 Riparian Preserve at Water Ranch  
2757 E Guadalupe Ave  
480-797-2019, [gilbertaz.gov/riparian](http://gilbertaz.gov/riparian)
- 15 SanTan Village Mall  
2180 E Williams Field Rd  
480-282-9500, [shopsantanvillage.com](http://shopsantanvillage.com)
- 16 Seville Golf & Country Club  
6683 S Clubhouse Dr  
480-722-8100  
[clubcorp.com/Clubs/Seville-Golf-Country-Club](http://clubcorp.com/Clubs/Seville-Golf-Country-Club)
- 17 Southeast Regional Library  
775 N Greenfield Rd  
602-652-3000, [moldaz.org](http://moldaz.org)
- 18 Superstition Springs Golf Course  
6542 E Baseline Rd  
480-985-5622, [superstitionspringsgc.com](http://superstitionspringsgc.com)
- 19 Topgolf - Gilbert  
1689 S SanTan Village Pkwy  
480-240-1282, [topgolf.com](http://topgolf.com)
- 20 Trilogy Golf Club  
4415 E Village Pkwy  
480-988-0004, [trilogygolfclub.com](http://trilogygolfclub.com)
- 21 Western Skies Golf Club  
South 31st St  
480-545-8542, [westernskiesgolf.com](http://westernskiesgolf.com)

## Hotels

- 1 Best Western Legacy Inn & Suites  
4470 S Power Rd  
480-457-8181  
[bestwesternlegacyinn.com](http://bestwesternlegacyinn.com)
- 2 DoubleTree Phoenix-Gilbert  
1800 S SanTan Village Pkwy  
480-809-4100, [doubletree3.hilton.com](http://doubletree3.hilton.com)
- 3 Hampton Inn & Suites  
3265 S Market St  
480-543-1500, [hamptoninn3.hilton.com](http://hamptoninn3.hilton.com)
- 4 Hampton Inn & Suites  
1825 N Higley Rd  
800-426-7866, [hamptoninn3.hilton.com](http://hamptoninn3.hilton.com)
- 5 Holiday Inn Express & Suites Phoenix East - Gilbert  
5285 E Baseline Rd  
480-218-8000, [ihg.com](http://ihg.com)
- 6 Home2 Suites by Hilton Gilbert  
3333 S Market St  
480-857-4778, [home2suites3.hilton.com](http://home2suites3.hilton.com)
- 7 Hyatt Place  
3275 S Market St  
480-899-5900, [gilbert.place.hyatt.com](http://gilbert.place.hyatt.com)
- 8 Residence Inn by Marriott  
3021 E Banner Gateway Dr  
480-699-4450, [marriott.com](http://marriott.com)
- 9 Staybridge Suites Phoenix East - Gilbert  
5275 E Baseline Rd  
480-832-7000, [ihg.com](http://ihg.com)
- 10 Tru by Hilton Gilbert  
1950 S SanTan Village Pkwy  
602-567-9800, [tru3.hilton.com](http://tru3.hilton.com)



VIEW OTHER SIDE FOR A DETAILED HERITAGE DISTRICT MAP.

## Locally unique Restaurants

### Breweries & Wineries

- 1 12 West Brewing  
3000 E Ray Rd  
480-404-9699, [12westbrewing.com](http://12westbrewing.com)
- 2 Arizona Wilderness Brewing  
721 N Arizona Ave  
480-497-2739, [azwbeer.com](http://azwbeer.com)
- 3 Desert Monk Brewing  
1094 S Gilbert Rd, Ste 101  
480-525-7444  
[desertmonksbrewing.com](http://desertmonksbrewing.com)
- 4 Flying Basset Brewing  
720 W Ray Rd  
602-614-7704  
[flyingbassetbrewing.com](http://flyingbassetbrewing.com)
- 5 Garage East  
3000 E Ray Rd  
480-493-7151, [garage-east.com](http://garage-east.com)

### Cafés & Coffee

- 6 Coffee Rush  
1555 N Gilbert Rd, Ste 107  
480-507-0930, [coffeerush.com](http://coffeerush.com)
- 7 Coffee Rush  
53 N Val Vista Dr, Ste 100  
480-545-1045, [coffeerush.com](http://coffeerush.com)
- 8 Four Silos Brewery Coffee and Beer House  
147 S Higley Rd  
480-210-7456, [foursilosbrewery.com](http://foursilosbrewery.com)
- 9 GrindTime Coffee  
1430 W Warner Rd  
480-773-9099, [azgrindtime.com](http://azgrindtime.com)
- 10 Henhouse Café  
3244 E Guadalupe Rd  
480-219-7379, [henhouse-cafe.com](http://henhouse-cafe.com)
- 11 Henhouse Café  
3133 S Lindsay Rd  
480-899-4214, [henhouse-cafe.com](http://henhouse-cafe.com)
- 12 HG Higher Ground Roastery and Café  
2556 S Val Vista Dr  
480-821-7020, [hgroastery.com](http://hgroastery.com)
- 13 Morning Kick  
3076 E Chandler Heights Rd  
480-980-2151, [morningkickaz.com](http://morningkickaz.com)
- 14 Mythical Coffee  
1090 S Gilbert Rd, Ste 102  
[mythical.coffee](http://mythical.coffee)
- 15 Sweetz Cold Brew Coffee  
835 N Gilbert Rd, Ste 101  
480-500-5219, [sweetzbrew.com](http://sweetzbrew.com)
- 16 The Coffee Shop  
3000 E Ray Rd  
480-279-3144, [thecoffeeshopaz.com](http://thecoffeeshopaz.com)
- 17 The Commons  
1820 W Elliot Rd  
480-889-3616  
[gilbertredemptionaz.com/the-commons](http://gilbertredemptionaz.com/the-commons)
- 18 The Gilbert House Restaurant  
397 S Gilbert Rd, Ste 170  
480-507-3383  
[gilberthouserestaurant.com](http://gilberthouserestaurant.com)

### Restaurants

- 19 Arizona BBQ Company  
1534 E Ray Rd  
480-361-4180, [azbbqcompany.com](http://azbbqcompany.com)
- 20 Arizona Pita  
1652 N Higley Rd, Ste 112  
480-474-4004, [azpita.com](http://azpita.com)
- 21 Asian City  
8490 S Power Rd, Ste 105  
480-638-9828, [asiancityaz.com](http://asiancityaz.com)
- 22 Backyard Taco  
1420 S Higley Rd  
480-247-2775, [backyardtaco.com](http://backyardtaco.com)
- 23 Big Island Hawaiian BBQ  
2919 S Market St  
480-306-8836
- 24 Blue 32 Sports Grill  
6348 S Higley Rd  
480-248-7002, [blue32sportsgrill.com](http://blue32sportsgrill.com)
- 25 Blue 32 Sports Grill  
1524 E Williams Field Rd  
480-963-0032, [blue32sportsgrill.com](http://blue32sportsgrill.com)
- 26 Blue Adobe Santa Fe Grille  
884 E Williams Field Rd  
480-306-8050, [blueadobegrille.com](http://blueadobegrille.com)
- 27 Bongiorno Bagels  
3107 S Gilbert Rd, Ste 101  
480-588-8222, [bongiornobagels.com](http://bongiornobagels.com)
- 28 Caldwell County BBQ  
18324 E Nunneley Rd  
480-892-0512  
[caldwellcountybbq.com](http://caldwellcountybbq.com)

- 29 Casanova Brothers Pizza  
929 N Val Vista Dr  
480-539-6200  
[casanovabrospizza.com](http://casanovabrospizza.com)
- 30 Clay Dawgs  
546 N Gilbert Rd  
480-813-3727, [claydawgs.com](http://claydawgs.com)
- 31 Copper Still Moonshine Grill  
2531 S Gilbert Rd, Ste 101  
480-656-1476  
[copperstillmoonshinegrillaz.com](http://copperstillmoonshinegrillaz.com)
- 32 Cuisine & Wine Bistro  
1422 W Warner Rd  
480-497-1422  
[cuisineandwinebistro.com](http://cuisineandwinebistro.com)
- 33 DelicioUS by Aldu Dominican Cuisine  
235 E Warner Rd, Ste 107  
480-558-4601  
[deliciousdominicancuisine.com](http://deliciousdominicancuisine.com)
- 34 Divided Vine  
861 N Higley Rd, Ste 116  
480-361-6158, [dividedvine.com](http://dividedvine.com)
- 35 Egg N' Joe  
3131 S Market St, Ste 101  
480-625-3709, [eggnjoe.com](http://eggnjoe.com)
- 36 Fire and Brimstone  
3000 E Ray Rd  
602-558-1907  
[firebrimstoneeatery.com](http://firebrimstoneeatery.com)
- 37 Flancer's  
610 N Gilbert Rd, Ste 300  
480-926-9077, [flancers.com](http://flancers.com)
- 38 Great Wall Chinese Restaurant  
2473 S Higley Rd, Ste 106  
480-988-7198, [greatwallamy.com](http://greatwallamy.com)
- 39 Grill N Chop  
2401 E Baseline Rd, Ste 103  
480-632-0977
- 40 Hangar 9 Bar & Grill  
1475 W Elliot Rd  
480-963-9336, [hangar9az.com](http://hangar9az.com)
- 41 High Tide Seafood Bar & Grill  
2540 S Val Vista Dr, Ste 1  
480-821-9950  
[hightideseafoodbar.com](http://hightideseafoodbar.com)
- 42 Higley Hot Dog Hut  
16705 E Williams Field Rd  
480-988-3133
- 43 Isabel's Amor  
1490 E Williams Field Rd  
480-290-7060, [isabelsamor.com](http://isabelsamor.com)
- 44 JC's Steakhouse  
25 E Ray Rd  
480-306-4545, [jcssteakhouse.com](http://jcssteakhouse.com)
- 45 Joe's Farm Grill  
3000 E Ray Rd, Ste 101  
480-563-4745, [joesfarmgrill.com](http://joesfarmgrill.com)
- 46 La Calabria Ristorante  
2540 S Val Vista Dr  
480-726-3537  
[lacialabrioristorante.com](http://lacialabrioristorante.com)
- 47 La Ristra New Mexican Kitchen  
638 E Warner Rd  
480-545-2880, [laristraaz.com](http://laristraaz.com)
- 48 Local Eats  
6348 S Higley Rd  
480-625-3860, [localeatspizza.com](http://localeatspizza.com)
- 49 Nando's Mexican Café  
3519 E Baseline Rd  
480-633-1313  
[nandomexicancafe.com](http://nandomexicancafe.com)
- 50 New Mexican Grill  
3107 S Lindsay Rd, Ste 101  
480-899-0773
- 51 Nicantoni's Pizza  
323 S Gilbert Rd, Ste 111  
480-892-2234, [nicantonis.com](http://nicantonis.com)

- 52 Not Your Typical Deli  
1166 S Gilbert Rd  
480-794-1116, [nytdeli.com](http://nytdeli.com)
- 53 Osaka  
3843 S Gilbert Rd  
480-782-5555, [osakaaz.com](http://osakaaz.com)
- 54 Pescado Borracho  
2540 S Val Vista Dr  
480-857-2793, [pescadoborracho.com](http://pescadoborracho.com)
- 55 Phoenicia Café  
1150 S Gilbert Rd, Ste 104  
480-503-4976, [phoeniciacafe.com](http://phoeniciacafe.com)
- 56 Poke Hale  
3877 S Gilbert Rd, Ste 102  
480-209-1895, [pokehaleaz.com](http://pokehaleaz.com)
- 57 Rio Rico Mexican Grill  
929 N Val Vista Dr, Ste 101  
480-539-4491  
[rioricomexicangrill.com](http://rioricomexicangrill.com)
- 58 Rocky Point Seafood Restaurant  
3107 S Gilbert Rd, Ste 107  
623-248-7855, [rocky-point-seafood-restaurant.business.site](http://rocky-point-seafood-restaurant.business.site)
- 59 Ryu Sushi & Teppanyaki  
2512 S Val Vista Dr, Ste 101  
480-857-3999, [ryusushi.com](http://ryusushi.com)
- 60 Sal's Gilbert Pizza  
1150 S Gilbert Rd  
480-633-2226, [gilbertpizzaaz.com](http://gilbertpizzaaz.com)
- 61 SanTan Village Restaurants  
2218 E Williams Field Rd  
480-282-9500  
[shopsantanvillage.com](http://shopsantanvillage.com)
- 62 Seed Shack  
3861 E Baseline Rd, Ste K-136  
480-488-8217
- 63 Sherpa Kitchen  
1533 W Elliot Rd, Ste 101  
480-687-1187, [sherpakitchenaz.com](http://sherpakitchenaz.com)
- 64 Shorty & Wags  
860 E Warner Rd, Ste 103  
480-507-0910, [shortywagswings.com](http://shortywagswings.com)
- 65 Sidewinder Subs  
1455 W Elliot Rd, Ste 103  
480-633-7827, [sidewindersubs.com](http://sidewindersubs.com)
- 66 Simi's Café  
2401 E Baseline Rd, Ste 118  
480-633-8800
- 67 Ta Lew Thai Bistro  
1493 S Higley Rd, Ste 102  
480-279-5553, [talewishai.com](http://talewishai.com)
- 68 Teakwoods Tavern and Grill  
151 E Williams Field Rd  
480-899-8325  
[teakwoodstavern.com](http://teakwoodstavern.com)

- 69 Tempura Takeover  
2371 E Baseline Rd  
480-813-3845  
[tempuratakeover.com](http://tempuratakeover.com)
- 70 Thai Chili  
3641 E Baseline Rd, Ste Q-102  
480-219-8330, [thaichili.us](http://thaichili.us)
- 71 The American Poutine  
1395 E Warner Rd  
480-434-3982, [americanpoutine.com](http://americanpoutine.com)
- 72 The Crowned Egg  
911 S Lindsay Rd, Ste 106  
480-892-4327  
[thecrownedeggaz.com](http://thecrownedeggaz.com)
- 73 The Whining Pig  
2512 S Val Vista Dr, Ste 105  
480-696-4004, [thewhiningpig.com](http://thewhiningpig.com)
- 74 Union Grill & Tap  
1686 N Higley Rd, Ste 101  
480-935-5800, [uniongrilltap.com](http://uniongrilltap.com)
- 75 Uprooted Kitchen  
3000 E Ray Rd  
480-332-2104  
[theuprootedkitchen.com](http://theuprootedkitchen.com)
- 76 Wild Ginger Asian Bistro  
861 N Higley Rd, Ste 111  
480-907-7717, [wildgingeraz.com](http://wildgingeraz.com)
- 77 Wok with Ming  
825 S Cooper Rd, Ste B-1  
480-821-2083  
[wokwithminggilbert.com](http://wokwithminggilbert.com)
- 78 Yanagi Sushi  
884 W Warner Rd, Ste B-4  
480-284-6070, [yanagisushiaz.com](http://yanagisushiaz.com)
- 79 Zappone's Italian Bistro  
1652 N Higley Rd, Ste 103  
480-218-2338, [zapponesbistro.com](http://zapponesbistro.com)

### Dessert

- 80 Dulce Churro Café  
1674 N Higley Rd  
480-981-3628, [dulcechurrocafe.com](http://dulcechurrocafe.com)
- 81 Iced for Life  
1490 E Williams Field Rd, Ste 103  
480-786-8858, [icedforlife.com](http://icedforlife.com)
- 82 Rise Up Bakery  
861 N Higley Rd, Ste 109  
480-264-3026, [riseupbakeryaz.com](http://riseupbakeryaz.com)
- 83 The Great Gadsby Bakery  
1030 S Gilbert Rd, Unit 101  
480-244-4727  
[thegreatgadsbybakery.com](http://thegreatgadsbybakery.com)
- 84 Toasted Mallow  
1034 N Gilbert Rd  
480-686-9071  
[thetostedmallow.com](http://thetostedmallow.com)