

**W/SWC GILBERT ROAD & WEST OLIVE AVE
55 W OLIVE AVENUE, GILBERT**



**DEVELOPMENT OPPORTUNITY
FOR SALE | \$750,000**

PROPERTY OVERVIEW

This highly visible commercial parcel offers a rare opportunity just a quarter mile from downtown Gilbert. Located in a busy, established corridor, the property enjoys strong traffic exposure and easy access via W Olive Ave and Gilbert Rd. Zoned General Commercial (GC), the site is well-suited for retail, office, or service-oriented businesses, offering flexible options for a variety of small-scale commercial uses.

Sale Price	\$750,000
Zoning	GC
Price-per-SF	\$26.78
Parcel(s)	302-14-049,302-14-050
Lot Size	28,000 SF
Cross Streets	Gilbert Rd & W Olive Ave
Type	Commercial / Development Opportunity

- ✓ Central Gilbert, AZ, near downtown, surrounded by shops, restaurants, and office developments.
- ✓ 28,000 SF – ideal for a small-scale commercial project.
- ✓ Excellent frontage on W Olive Ave, just off Gilbert Rd, ensuring strong visibility and easy access.
- ✓ One of the few remaining commercial parcels in a fully developed, high-traffic corridor.
- ✓ Perfect for developers, investors, or business owners seeking a prominent location near downtown Gilbert, this property combines prime exposure, flexible zoning, and strategic location to create an outstanding commercial opportunity.



SUBMARKET OVERVIEW

Located within the rapidly expanding Southeast Valley of Gilbert, Gilbert has transformed from an agricultural community into one of the most desirable and affluent suburban markets in the Phoenix MSA. The town is consistently ranked among the fastest-growing municipalities in the region, supported by strong population inflows, high household incomes, and a pro-business environment. Gilbert's strategic position along key transportation corridors, including the US Route 60 and Loop 202, provides seamless connectivity to major employment hubs throughout the Valley, further enhancing its appeal for both residents and businesses.

Gilbert's economy is anchored by a diverse mix of healthcare, technology, and professional services, with major employers including Banner Health, GoDaddy, and Dignity Health. The area is also home to the Banner Gateway Medical Center and Mercy Gilbert Medical Center, reinforcing its status as a regional healthcare hub. Continued commercial expansion is driven by high barriers to entry, limited infill development opportunities, and sustained demand from a growing, high-income population base. With its strong fundamentals, affluent demographics, and long-term growth trajectory, Gilbert remains one of the most sought-after submarkets for investors seeking stable, high-quality commercial real estate opportunities in the greater Phoenix area.



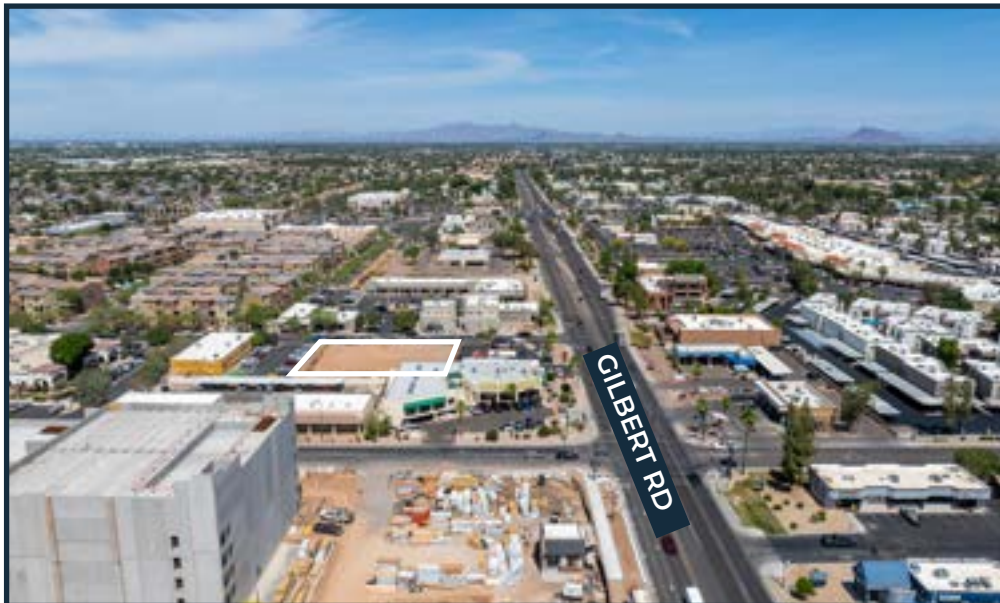
HERITAGE PARK

Downtown Gilbert is set to welcome **Heritage Park**, a **10-acre mixed-use development** in the Heritage District led by Creation and built by LGE Design Build. The project will feature approximately 150,000 square feet of office, 30,000 square feet of retail, a five-story hotel, and approximately 290 residential units, creating a true live-work-play environment. Anchored by a central greenspace inspired by the iconic Gilbert water tower, the development will blend historic character with modern design while enhancing the energy of Gilbert Road's active, pedestrian-friendly corridor. The mix of restaurants, retailers, and gathering spaces marks a major addition to the district's continued growth.



RENDERING

PROPERTY PHOTOS



Aerial View



Logos for Sam's Club, 7-Eleven, U-Haul, and Jiffy Lube.

Logos for Sonic Drive-Ins, Chevron, Firestone, UMB, and other businesses.

Logos for Walgreens, Chase, Pawncity, and other businesses.

Logos for TruMax, Wells Fargo, and 99c Only Stores.

SUBJECT PROPERTY

GILBERT RD

Logos for Sayado, Vibe, Little Caesars, and other businesses.

Logos for Dutch Bros, Farmers Insurance, K, Dairy Queen, and other businesses.

Logos for Snooze, Whiskey Row, Postino, Maeva, Zinburger, Orjano's, and GH50.

FREESTONE DISTRICT PARK

Area Highlights



SAFeway

TEXAS ROADHOUSE

Mesa Gateway Airport

ASU

TOPGOLF

TARGET

COSTCO WHOLESALE

ASU

EHSO BREWERY + DISTILLERY

culinary dropout

K

DUTCH BROS

DQ

Perch

GILBERT RD 27,565 VPD

WOLIVE AVE

SITE

HERITAGE PARK

LGE DESIGNBUILD

GILBERT

DEMOGRAPHIC HIGHLIGHTS

Gilbert is a fast-growing suburban town southeast of Phoenix known for its strong community feel, modern amenities, and high quality of life. The town features a vibrant, walkable downtown in the Heritage District with restaurants, local shops, art installations, and community events, reflecting its roots as a former agricultural community. Surrounded by scenic desert landscapes, Gilbert offers easy access to parks, walking trails, and outdoor attractions like the Riparian Preserve at Water Ranch. Its welcoming atmosphere and proximity to the Phoenix metro area make it both a comfortable place to live and a convenient destination to visit, year-round for residents and visitors alike.



5 MILE DAYTIME POPULATION
534,118



5 MILE AVG HOUSEHOLD INCOME
118,228



2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	20,946	181,286	534,118
Employees:	6,559	58,329	132,497
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	5,661	45,103	152,373
Average Size:	2.5	2.7	2.6
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$126,966	\$134,606	\$118,228
Annual Household Expenditure:	\$141.05 M	\$1.41 B	\$2.83 B

COMMERCIAL / DEVELOPMENT OPPORTUNITY

55 W Olive Avenue, Gilbert, Arizona 85233

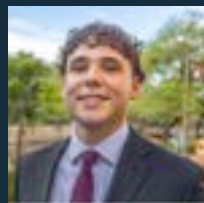
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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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