

**Subject
Property**



Vito's
Pizza & Italian Ristorante

4865

**4865 S. HIGLEY ROAD
GILBERT, AZ**

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**SECOND GEN RETAIL SPACE
1,538 SF AVAILABLE**

PROPERTY SUMMARY

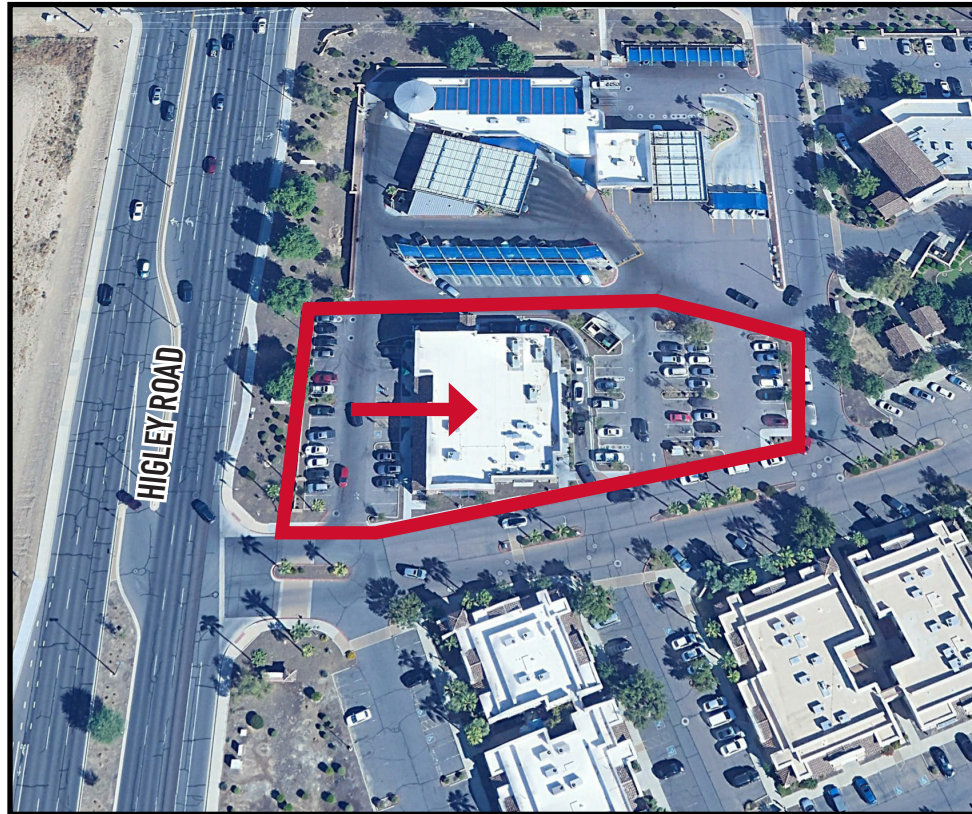
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GILBERT, AZ

PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
BUILDING AREA:	1,538 SF
LAND AREA:	1.40 ACRES
APN:	304-69-973

PROPERTY OVERVIEW

- Call for Pricing
- Available July 15, 2026
- DO NOT DISTURB TENANT - Call for Showings
- Join Vito's Pizza & Starbucks!
- Well located on the SEC of Higley Road and Queen Creek Road in Gilbert with more than 40,000 CPD at the intersection
- Second generation retail space - formerly a sauna studio
- Positioned within a high-growth trade area surrounded by established national retailers and dense residential communities
- Excellent demographics with more an average household income of over \$193,000



PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population:	9,316	92,419	222,916
2030 Population:	9,617	96,466	232,808
Number of Households:	2,634	27,948	59,061
Average Household Income:	\$193,216	\$167,982	\$161,726

IMMEDIATE AREA AERIAL

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BUILDING PHOTOS

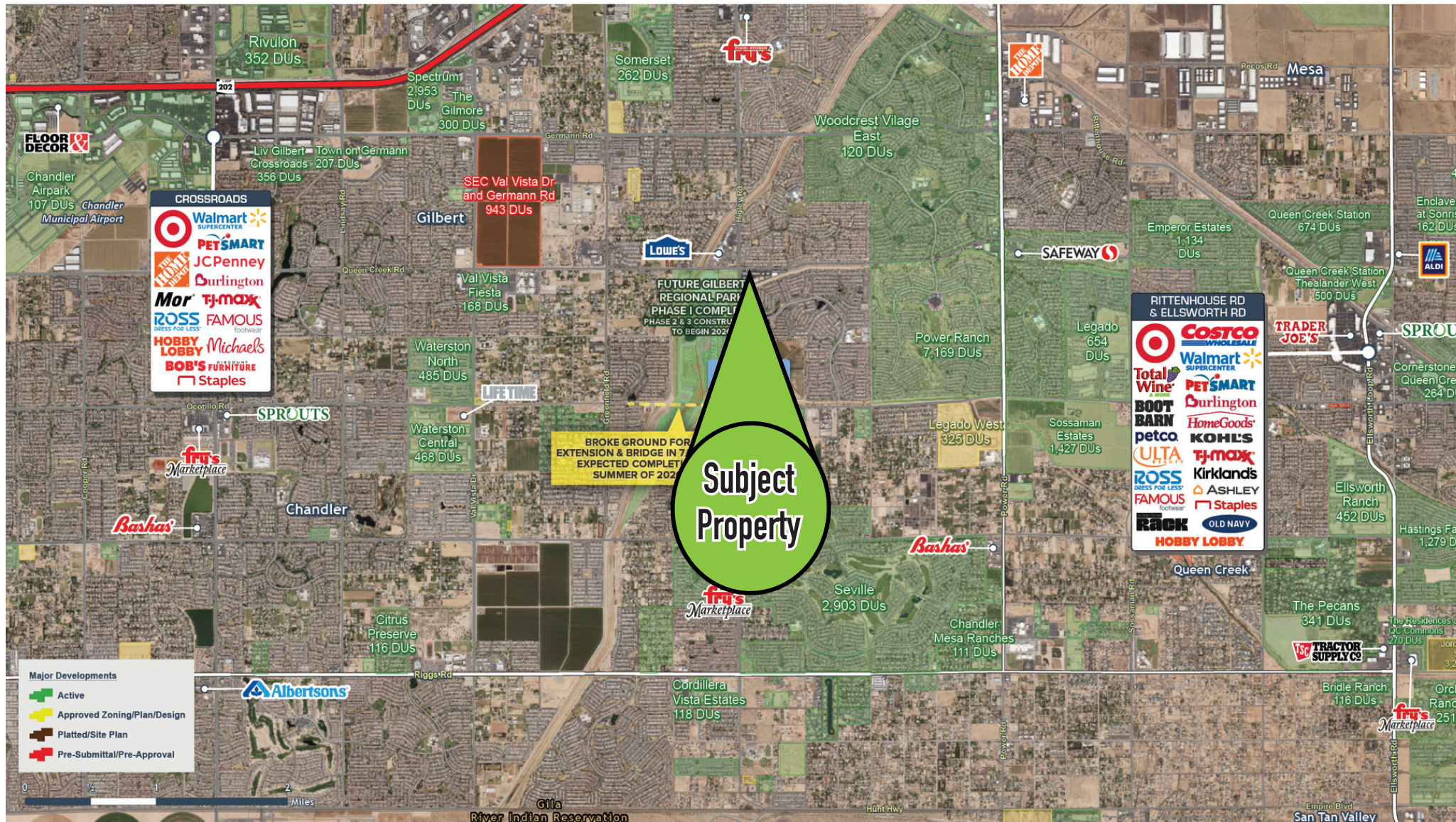
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TRADE AREA AERIAL

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CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "8" are black, while the letter "E" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey geometric pattern in the top-right corner.

For Additional details contact the team
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or by email: Lindsey@CRE8Advisors.com