



LEASE

H-Land Center 928 SF Retail Space Build to Suit

4024 E GUADALUPE RD

Gilbert, AZ 85234

PRESENTED BY:

CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 - 36.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	928 SF
LOT SIZE:	51,889 SF
BUILDING SIZE:	7,702 SF

CARRICK SEARS, CCIM, MBA

O: 480.425.5529

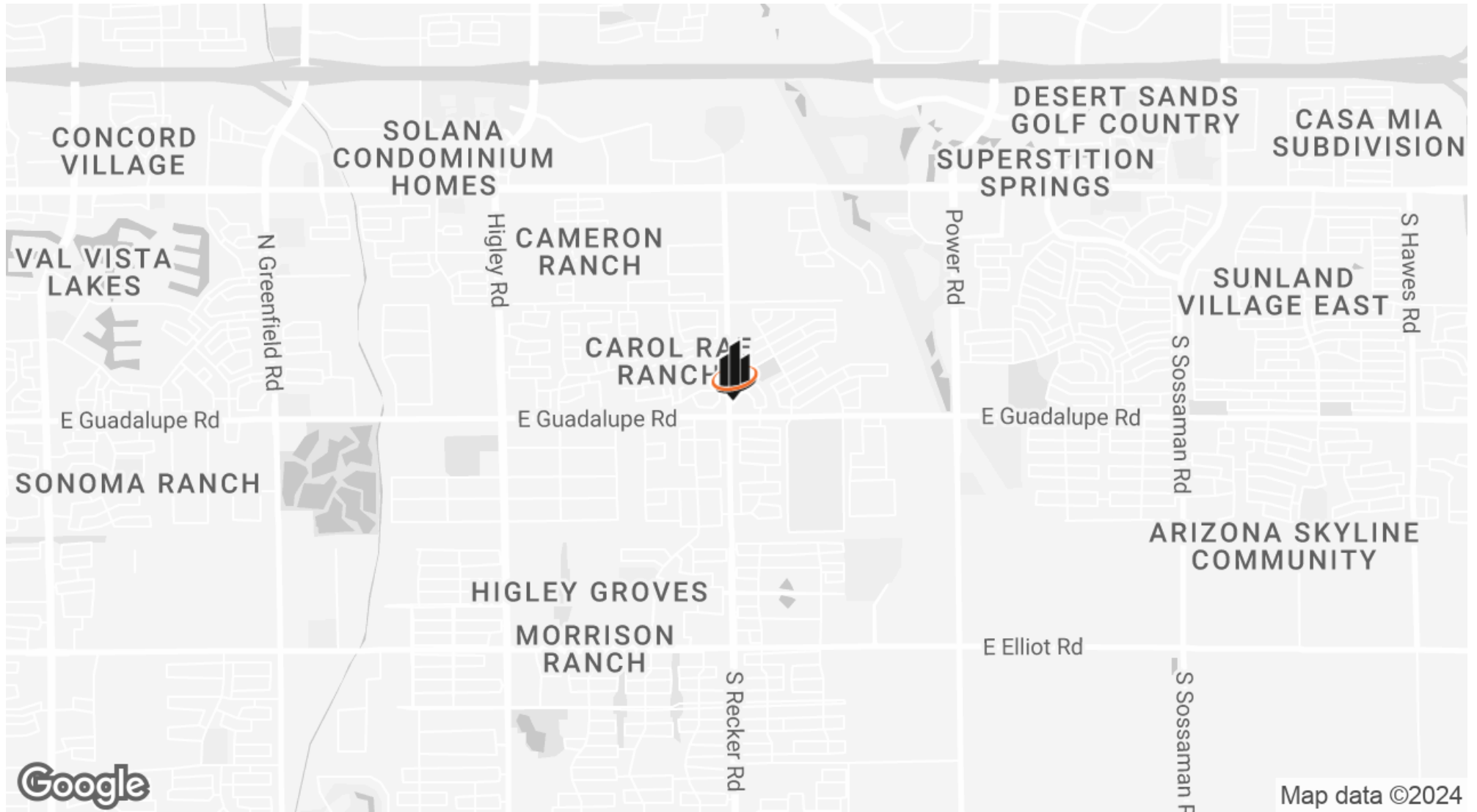
carrick.sears@svn.com

PROPERTY DESCRIPTION

BUILD TO SUIT - General Retail or Quick Service Concept in this 100% occupied neighborhood center in the corner intersection of Guadalupe Road & Recker Road. We have a coffee shop already in the complex, but there are no exclusions on anything. A food concept will have no competition (other than the neighboring coffee shop) in a one-mile radius and 4,800 households all to themselves! Join other tenants that provide Dental, a Pilates studio gym, Jewelry, and a Children's Lego store. The current architectural site plan has 928 SF of interior space with 370 SF of outdoor patio space. The proposed project is **PERMIT READY**, with Design Review Board Approval from the City of Gilbert. Buildout and TIs are negotiable. For any small business owner (non national tenant) you will need to apply and qualify for an SBA Loan or other conventional construction loan to build the improvements (the building) and then you will receive free rent until the building is paid off for - essentially your monthly rent payments go towards paying the loan principal and interest off of the construction loan first. You need to believe in yourself and your business as the landlord is not going to take this risk for a small business owner.

Now is the time to step forward if interested in this fantastic small retail opportunity with great visibility from the street traffic. New or expanding businesses will be considered. National, Regional, or Local companies are all welcome to put forth an application and business plan to be considered.

LOCATION MAP



CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

CITY INFORMATION

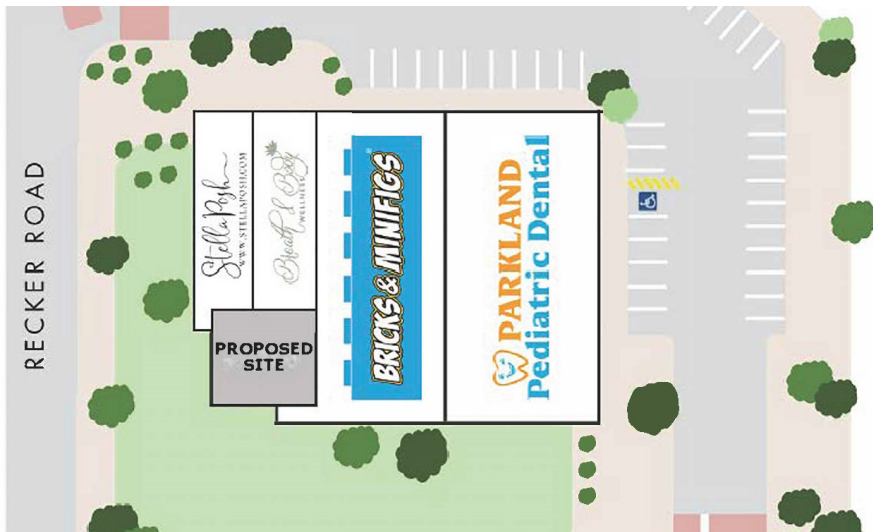


LOCATION DESCRIPTION

Gilbert's Office of Economic Development's dedication includes commitment to attract, grow, and retain business and industry to the Gilbert community. The Town of Gilbert's leadership is focused on a long-term vision for their future, which includes investments in land acquisition, creating a pro-business environment, and creating modernized infrastructure — roads, sewer and water systems. By 2021, Gilbert's job market increased by 3.3% over the course of a year. By the close of 2022, Gilbert is expected to see the job market rise due to its lucrative economy and steady population growth of 1.6% annually.

Once known as the “hay shipping capital of the world,” Gilbert now thrives as a prosperous community among the top-ranked places in the country to call home. With 60+ colleges, universities, and technical schools within a 30-minute commute, Gilbert holds one of the highest concentrations of graduate and professional degrees in the western United States. Gilbert's city limits boast two higher education institutions: Park University (Park U) and the University of Arizona (UA). Both are located near Arizona State University's Polytechnic campus and Chandler-Gilbert Community College. Park U offers 130+ degree and certifications and UA offers a bachelor of science in nursing, both conveniently located in Gilbert's vibrant Heritage District- which is just 7 minutes from the subject property (2.8 miles).

Gilbert's strategy paid off, as the town is booming with new housing developments, bustling retail marketplaces, and top private employers moving in, such as GoDaddy and Deloitte, to name a few. Isagenix relocated their world headquarters to Gilbert and Deloitte opened a 200,000-square-foot U.S. Delivery Center in Gilbert which created more than 2,500 jobs. These are just two examples highlighting the town's attractiveness for incoming, notable companies. In 2019, Gilbert was awarded the Best City for Business in Arizona by the Arizona Chamber of Commerce and Industry, due to its commitment to supporting local businesses, driving economic development, reducing regulatory burdens on businesses and working with the business community.



CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

LEASE SPACES AVAILABLE

LEASE INFORMATION

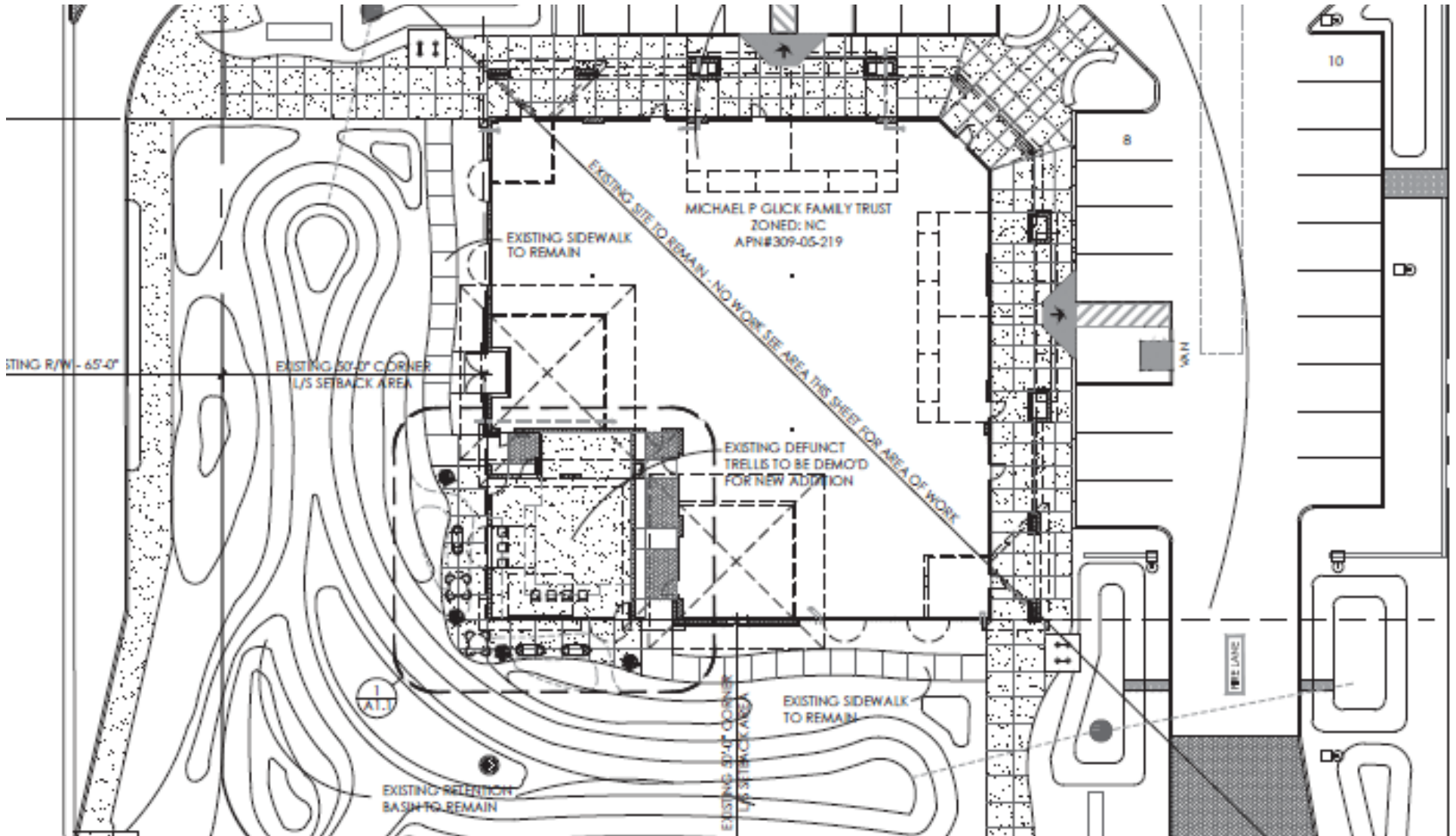
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	928 SF	LEASE RATE:	\$29.00 - \$36.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Build to Suit	Available	928 SF	NNN	\$29.00 - 36.00 SF/yr	BUILD TO SUIT - Small retail or any kind of Quick Service Concept. The current architectural site plan that has Design Review Board Approval with the city of Gilbert has 928 SF of interior space with 370 SF of outdoor patio space. The proposed project is PERMIT READY.

CARRICK SEARS, CCIM, MBA
 O: 480.425.5529
 carrick.sears@svn.com

SITEPLAN

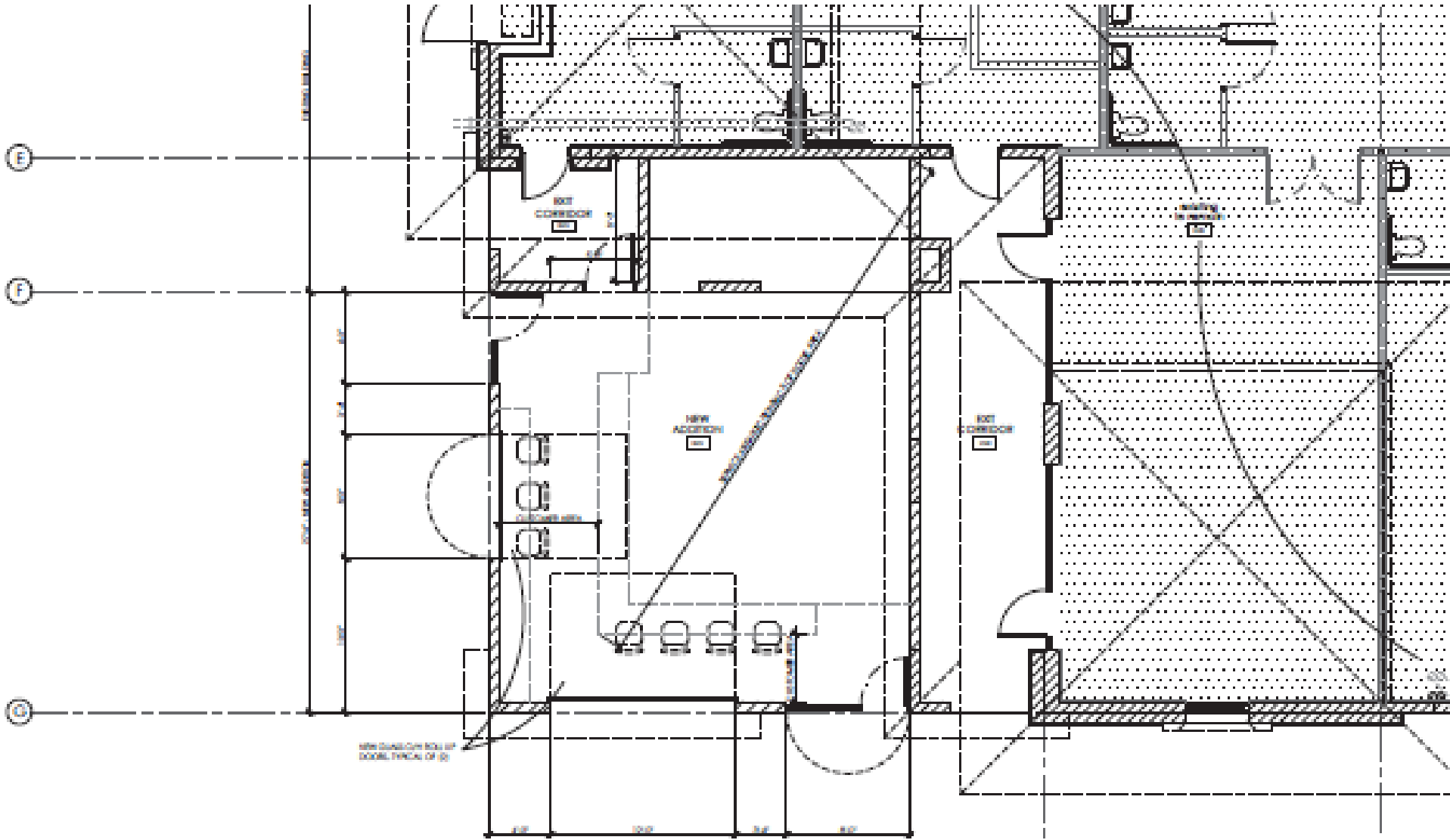


CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

BUILD TO SUIT SPACE



CARRICK SEARS, CCIM, MBA
O: 480.425.5529
carrick.sears@svn.com

ADDITIONAL PHOTOS

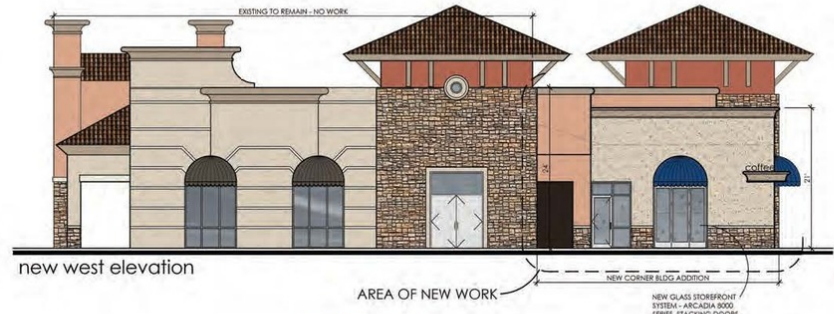


CARRICK SEARS, CCIM, MBA
O: 480.425.5529
carrick.sears@svn.com

FACADE RENDERING



The architectural design, construction and data presented herein represents an indication of anticipated performance in accordance with the design build agreement for the acquisition of the subject property. It is not intended to constitute a contract, nor does it constitute an offer of insurance or any other form of financial product. The design and construction of the project may vary from the design and construction shown here in strictly conceptual.



- December 03, 2022
- schematic design
- December 07, 2022
- schematic design
- December 22, 2022
- 1st revised design submitted
- February 28, 2023
- 1st submitter revisions
- April 17, 2023
- 2nd submitter revisions

recker & guadalupe retail center
 a building addition/expansion
 4024 east guadalupe road,
 gilbert, arizona

APPROVED
 Administrative Design Review
 Case # PDR-2022-00195


exterior elevations
 scale 1/8"=1'-0"

CARRICK SEARS, CCIM, MBA
 O: 480.425.5529
 carrick.sears@svn.com


COLOR SCHEMES PLANNED



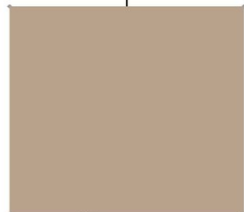
*ARTISTIC DEPICTION ONLY - COLORS AND MATERIALS REPRESENTED MAY VARY FROM ACTUAL SAMPLES. NOT TO BE REFERRED TO AS A CONSTRUCTION DOCUMENT.




COLOR ① "CASHMERE"
DEC 758 - DUNN EDWARDS




COLOR ② "NAVAJO STEP"
SP 2300 - DUNN EDWARDS



COLOR ③ "HICKORY"
DEC 759 - DUNN EDWARDS



COLOR ④ "ROYAL BLUE"



ALUMINUM STOREFRONT - CLEAR ANODIZED GLAZING - 1" CLEAR INSULATED IECC COMPLIANT GLAZING

APPROVED
Administrative Design Review
Case # PDR-2022-00195
Date 5/8/2023



recker & guadalupe retail center a building addition/expansion

4024 east guadalupe road,
gilbert, arizona

n.f.s.
CB-1.1

FINN architects, llc

january 18, 2023
colorboard
finnarchitects.com

CARRICK SEARS, CCIM, MBA
O: 480.425.5529
carrick.sears@svn.com

RETAILER MAP



CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

AERIAL WITH TRAFFIC COUNTS



CARRICK SEARS, CCIM, MBA
O: 480.425.5529
carrick.sears@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

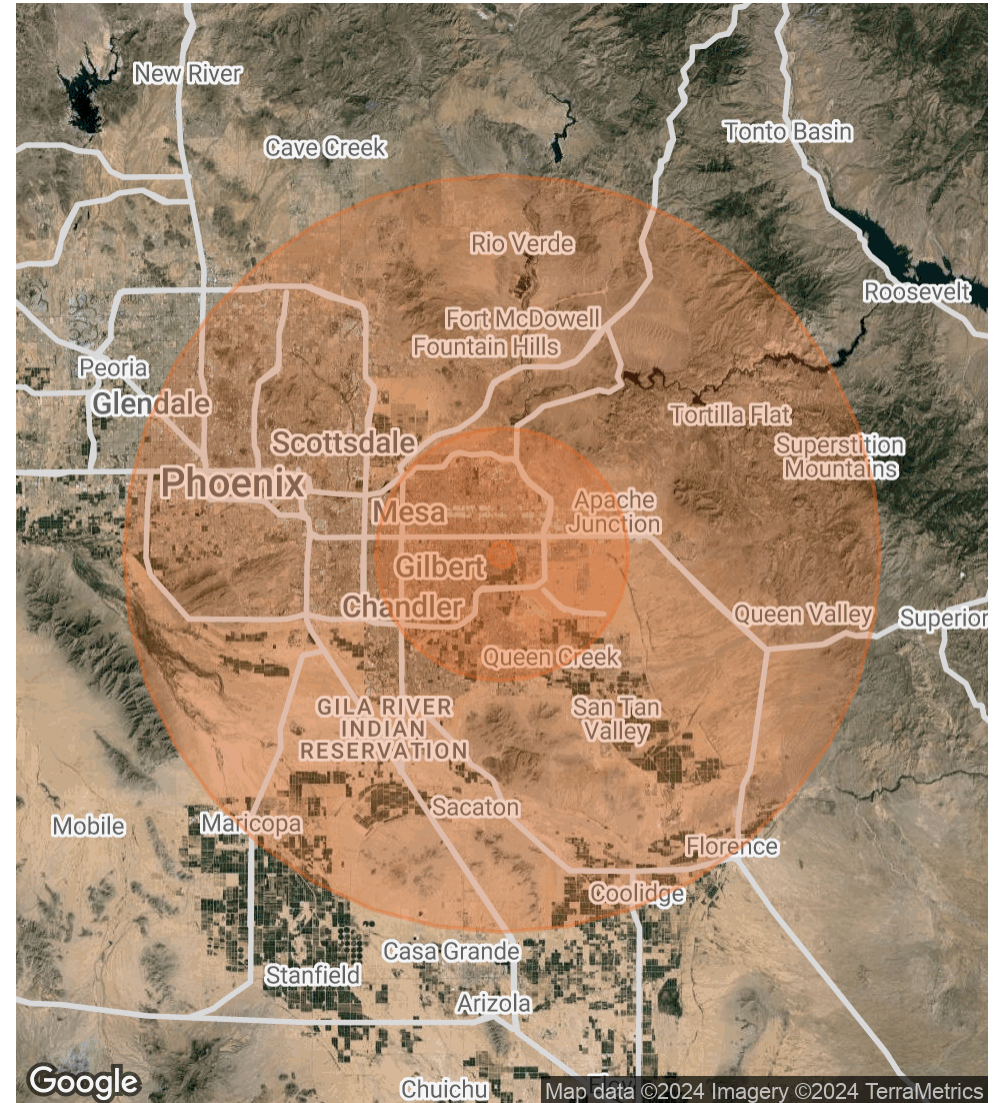
1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	15,241	944,175	3,255,037
AVERAGE AGE	33.2	37.8	37.6
AVERAGE AGE (MALE)	31.9	36.9	36.8
AVERAGE AGE (FEMALE)	34.5	39.0	38.4

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	4,807	380,283	1,335,416
# OF PERSONS PER HH	3.2	2.5	2.4
AVERAGE HH INCOME	\$102,345	\$80,608	\$84,057
AVERAGE HOUSE VALUE	\$347,144	\$259,157	\$290,889

2020 American Community Survey (ACS)



CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com