

# MIRADOR SQUARE PAD FOR GROUND LEASE

±0.7 AC | Call Broker For Pricing | 860 E Warner Rd, Gilbert, AZ 85296



The Porch  
WHISKEY ROW  
Joyride  
culinary dropout  
HALE  
CENTRE THEATRE

CVS pharmacy  
CHASE  
Cobra  
HappyTails BARBQ  
COMEDY Club

FOOD STORES  
TACO BELL  
McDonald's  
Great Clips  
LESLIE'S SWIMMING POOL SUPPLIES

LIFE TIME  
ZIPP'S  
One STOP Nutrition  
Thai Peppers  
J&AO easy

VPD 22,951

Albertsons  
Little Caesars  
DUNKIN' DONUTS  
SCHOOL ROCK GILBERT

VPD 26,969

TARGET  
SUPER STAR CAR WASH  
AMERICA'S BEST CONTACTS & EYEGLASSES  
DEL TACO  
Papa Murphy's  
tropical CAFE SMOOTHIE

**Brandon Hall**  
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# Property Information



<b>Address:</b>	860 E Warner Rd Gilbert, AZ 85296
<b>Property Type:</b>	Retail
<b>Lease Rate:</b>	Call Broker For Pricing
<b>Land Size:</b>	±0.7 AC - Lot size TBD by user(s)
<b>Zoning:</b>	CC
<b>Parcel:</b>	Parcel TBD based on lot split prior to lease (Shopping center parcel: 309-18-297)

## Property Features

- Warner Rd frontage
- Proposed 0.7 AC PAD within Mirador Square shopping center
- Strong retail corridor in Gilbert, AZ
- Ideal for retail development
- Utilities available (Electric, Water, Sewer, Gas)
- Established residential area with high barriers to entry
- Central Gilbert location - 2 miles from Downtown Gilbert

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# Demographics

## 1, 3, 5 - Mile Demographics

### Average Household Income

\$159,727  
1-Mile

\$153,411  
3-Mile

\$138,903  
5-Mile

### 2025 Population

14,954  
1-Mile

130,964  
3-Mile

362,752  
5-Mile

### Employed Population

8,877  
1-Mile

75,762  
3-Mile

207,327  
5-Mile

SOURCE: ESRI

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26-04-004

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