



GILBERT

COMMERCE CENTER

459 N GILBERT RD, GILBERT, AZ 85234



PRIME OFFICE SPACE AVAILABLE FOR LEASE

Exclusive Listing Agents:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

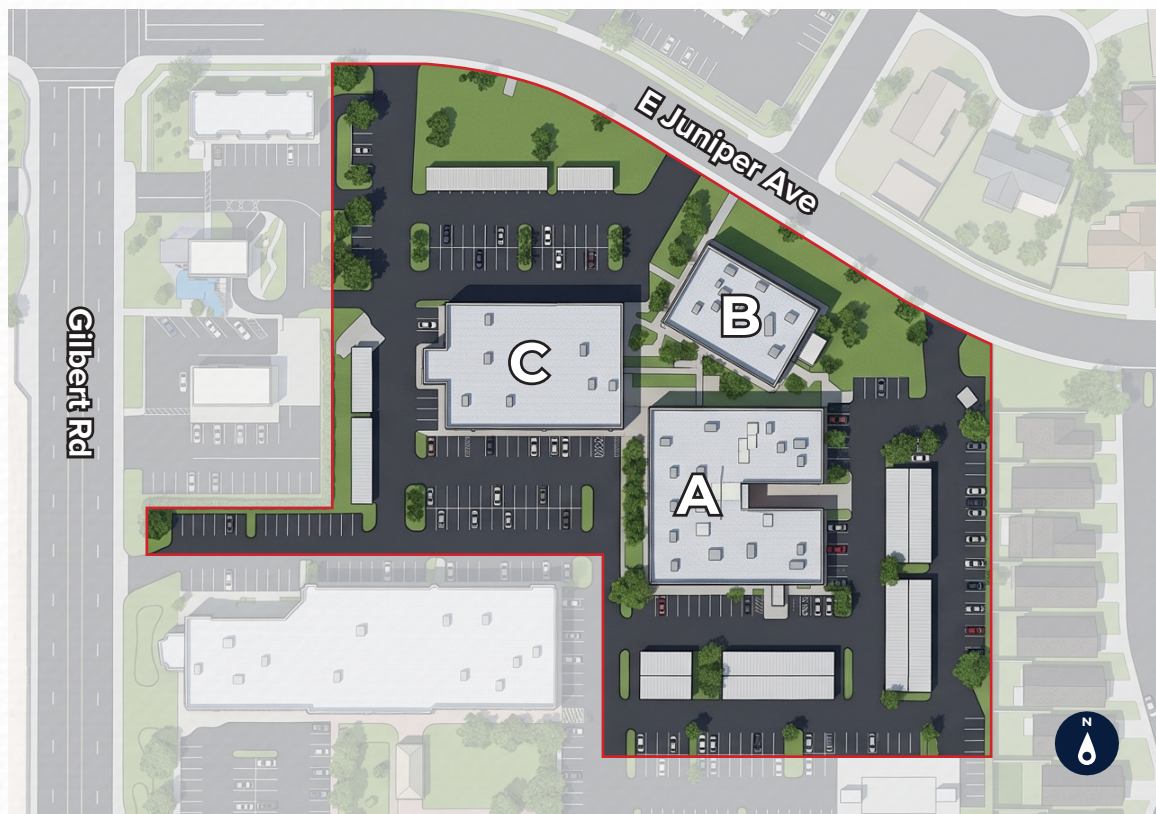
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY SUMMARY



459 N Gilbert Rd
Gilbert, AZ 85234



±74,559 SF
Project Size



±5.14 Acres
Lot Size



HVC
Zoning



1986
Year built



Multiple
Tenancy

ABOUT THE PROPERTY

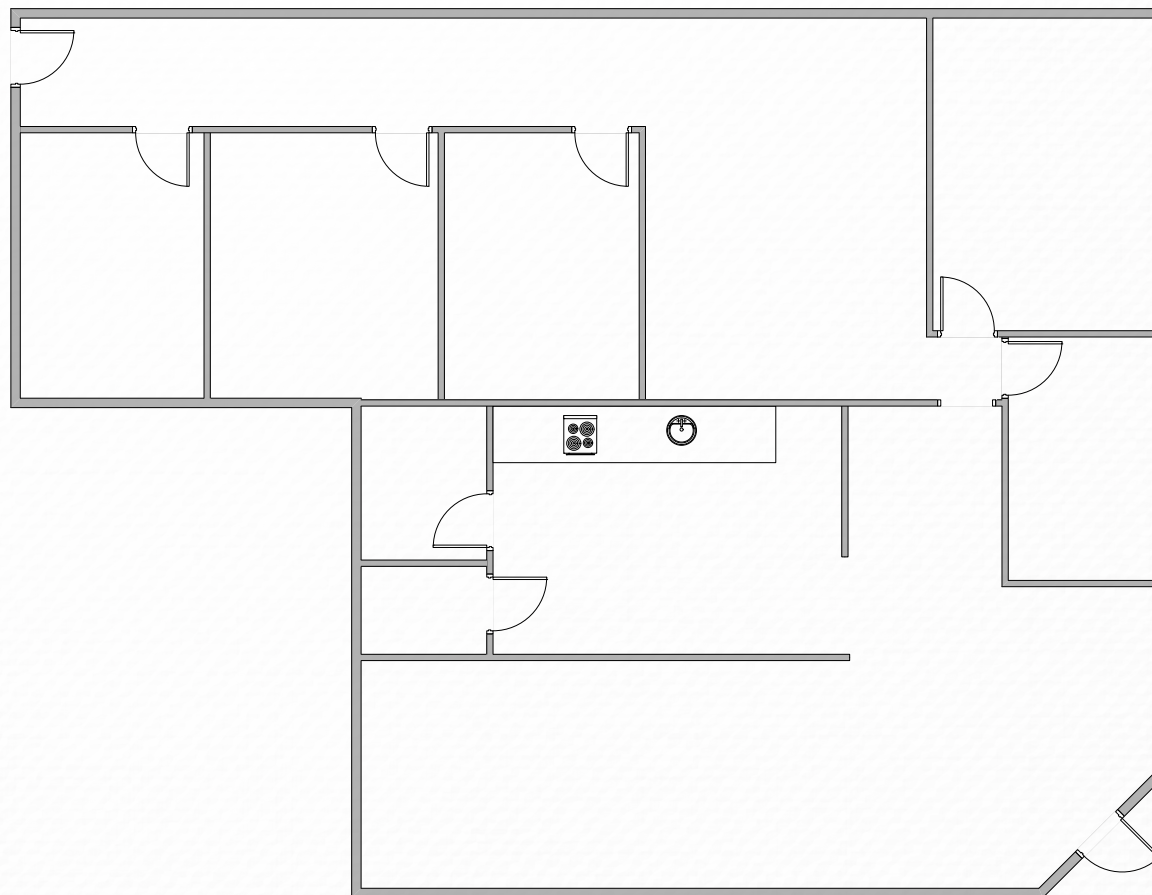
Gilbert Commerce Center provides a welcoming, professional environment characterized by distinctive brick architecture, mature landscaping, and inviting open-air walkways. With prominent frontage along N Gilbert Rd, the complex offers highly adaptable workspaces and excellent visibility for businesses seeking a strategic presence in a premier East Valley commercial corridor.

AVAILABILITY

SUITE A145

±2,238 SF | \$21.95/SF/Yr (FS)

- Reception
- 4 Offices
- Break Room



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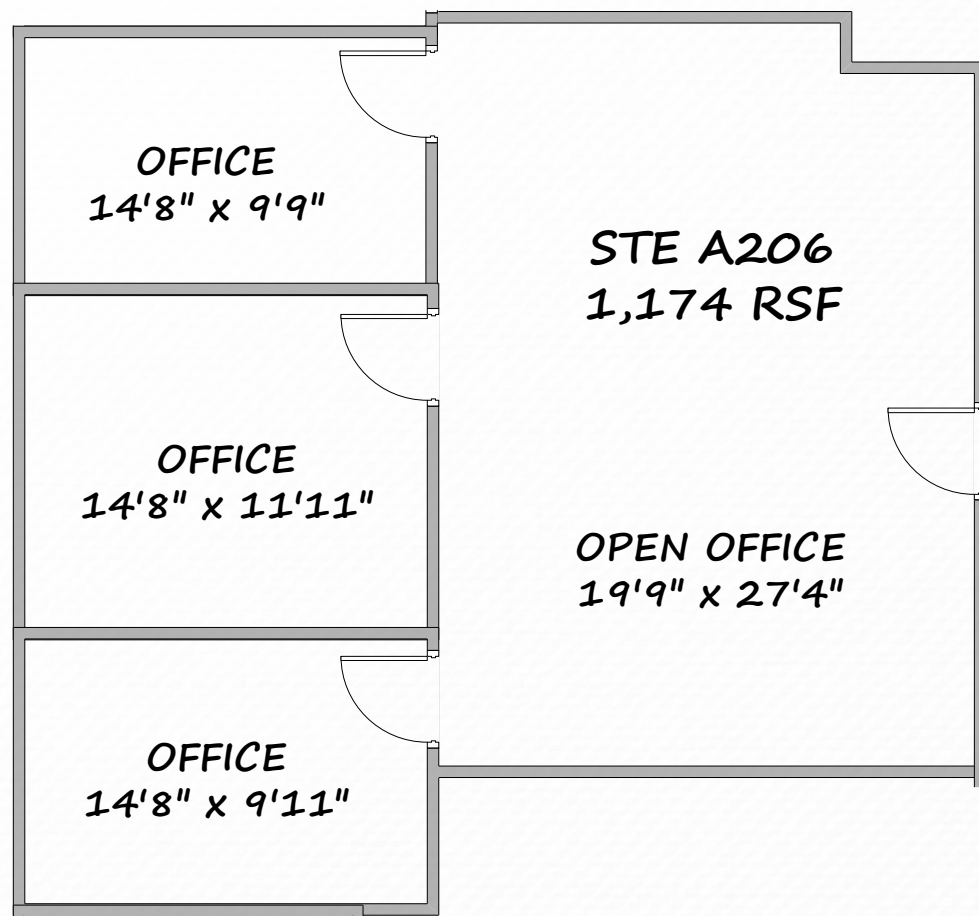
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AVAILABILITY

SUITE A206

±1,174 SF | \$22.95/SF/Yr (FS)

- Reception
- 3 Offices
- Bull Pen
- Kitchenette



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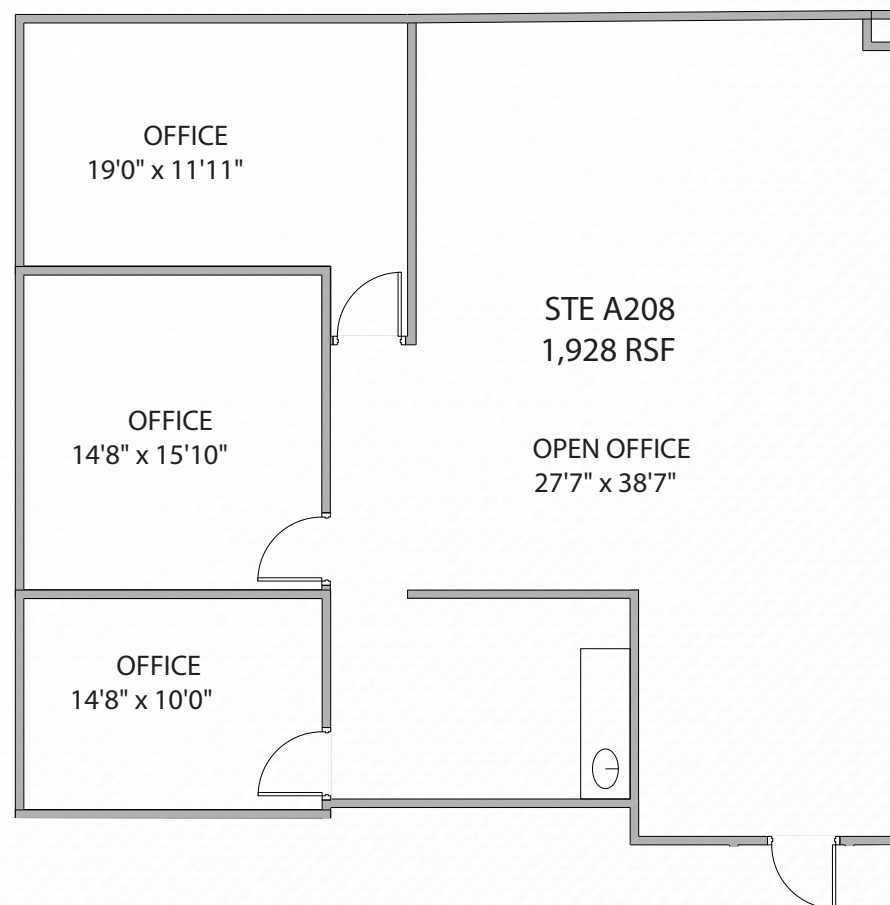
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AVAILABILITY

SUITE A208

±1,928 SF | \$21.95/SF/Yr (FS)

- Reception
- 3 Offices
- Bull Pen
- Break Room



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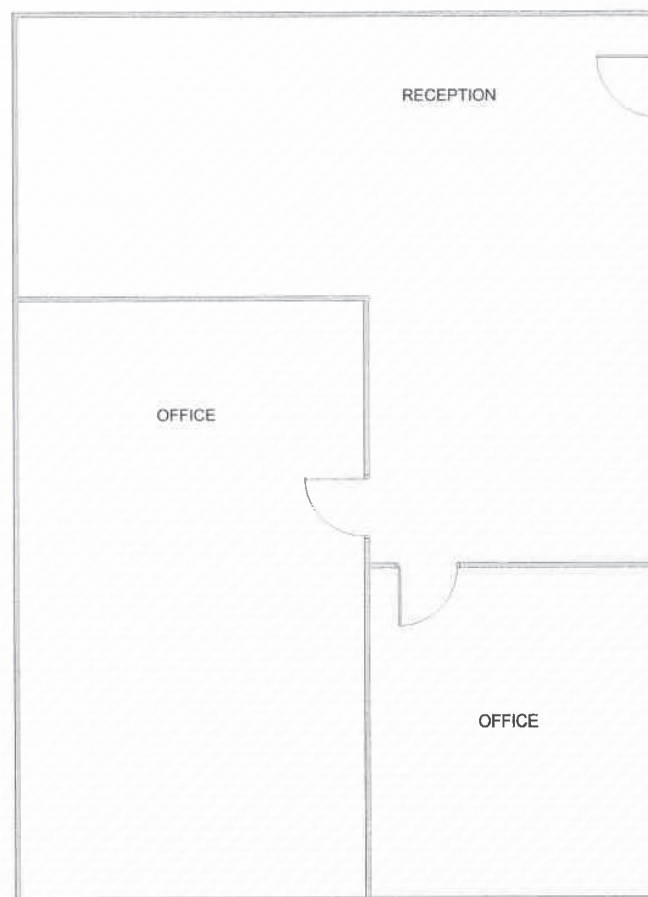
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AVAILABILITY

SUITE A240

±700 SF | \$22.95/SF/Yr (FS)

- Reception
- 2 Offices
- Bull Pen



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AVAILABILITY

SUITE C200

±9,022 SF | \$19.95/SF/Yr (FS)

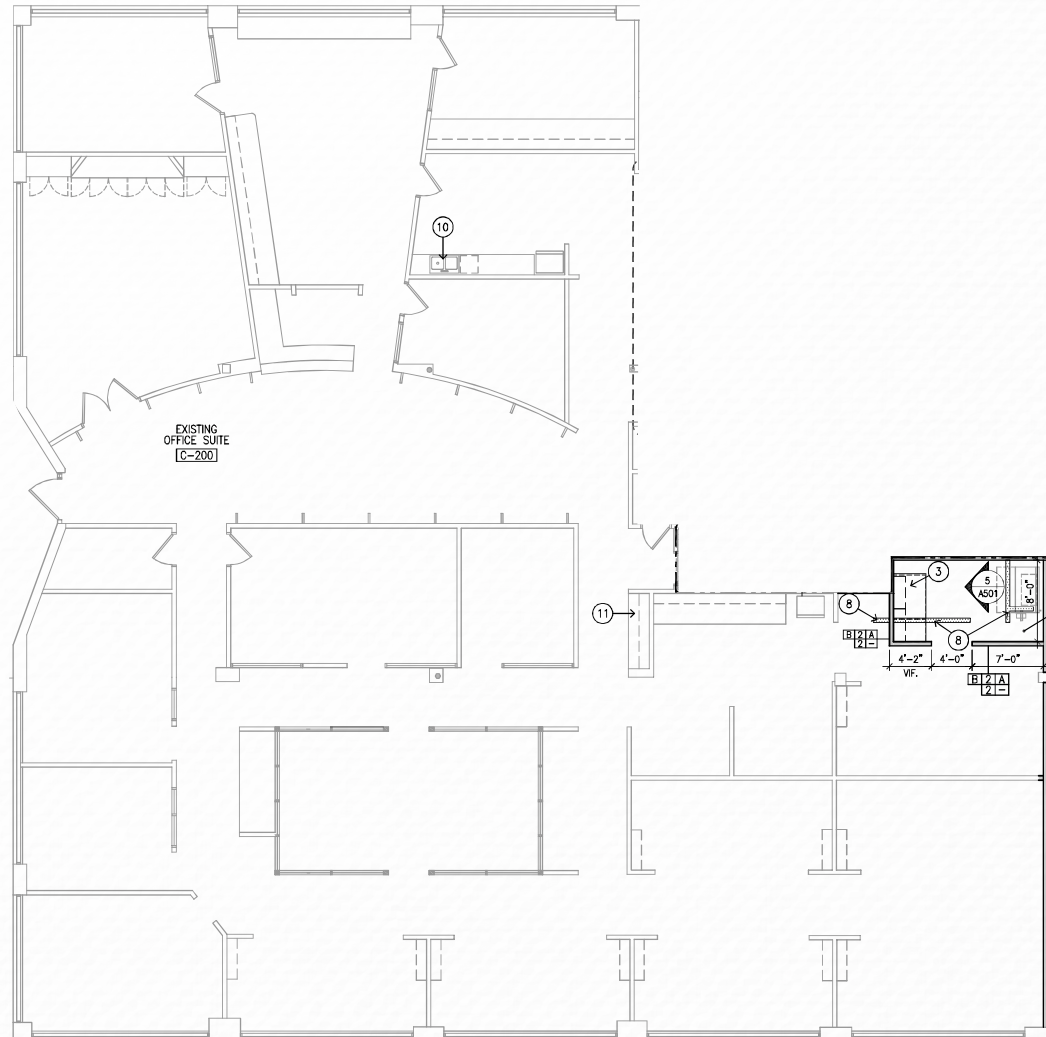
*contiguous up to ±14,142 SF

- Reception
- 6 Offices
- Bull Pens
- Break Room



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AVAILABILITY

SUITE C210

±3,082 SF | \$21.95/SF/Yr (FS)

*contiguous up to ±14,142 SF

- Reception
- 4 Offices
- Bull Pen
- Break Room



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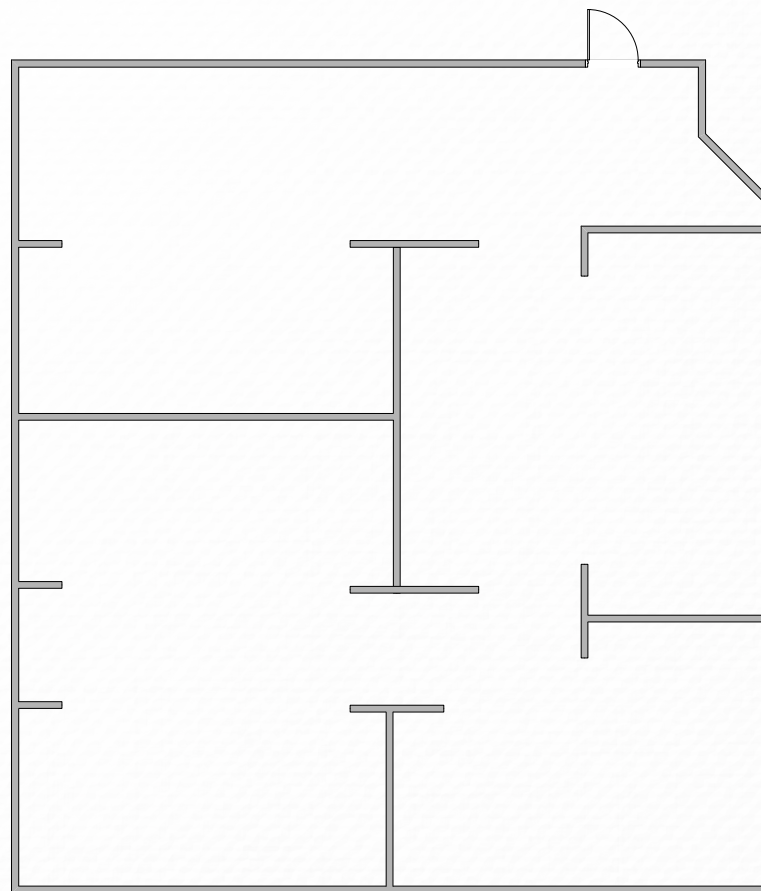
AVAILABILITY

SUITE C220

±2,038 SF | \$21.95/SF/Yr (FS)

*contiguous up to ±14,142 SF

- Reception
- 4 Offices
- Bull Pen



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AREA OVERVIEW

PRIME GILBERT, AZ LOCATION

Strategically situated along the highly trafficked N Gilbert Rd corridor, Gilbert Commerce Center offers immediate access to the East Valley's most dynamic commercial hubs. The property is positioned just south of the US-60 freeway and is surrounded by major retailers, ensuring unmatched convenience for both tenants and visitors.



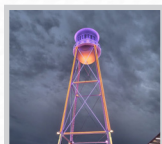
Tenants enjoy direct access to one of the premier dining and entertainment destinations in the state. This vibrant downtown area acts as a central gathering node and features a diverse collection of restaurants, historic charm, and community spaces like the Gilbert Water Tower Plaza.



Immediately adjacent to the property is the highly anticipated Heritage Park development. This transformative mixed-use project brings an influx of new retail, residential, and recreational spaces, offering premium lifestyle amenities right next door.



THE HERITAGE DISTRICT



Gilbert Water Tower Plaza

Acting as the central gathering node for the entire district, this community park provides essential green space and splash pad areas for visiting families.



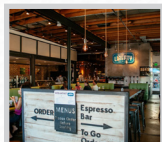
Culinary Dropout

Bringing a modern, high-volume entertainment venue to the corridor, this gastropub features expansive seating, live music, and lawn games.



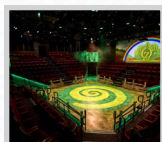
OHSO Brewery + Distillery

This lively, multi-level venue and dog-friendly patio serves as a massive traffic driver for the northern end of the district, seamlessly blending a vibrant social scene with casual dining.



Liberty Market

Operating out of a beautifully repurposed 1935 grocery store, this sleek cafe provides a high-energy environment for breakfast, lunch, and dinner.



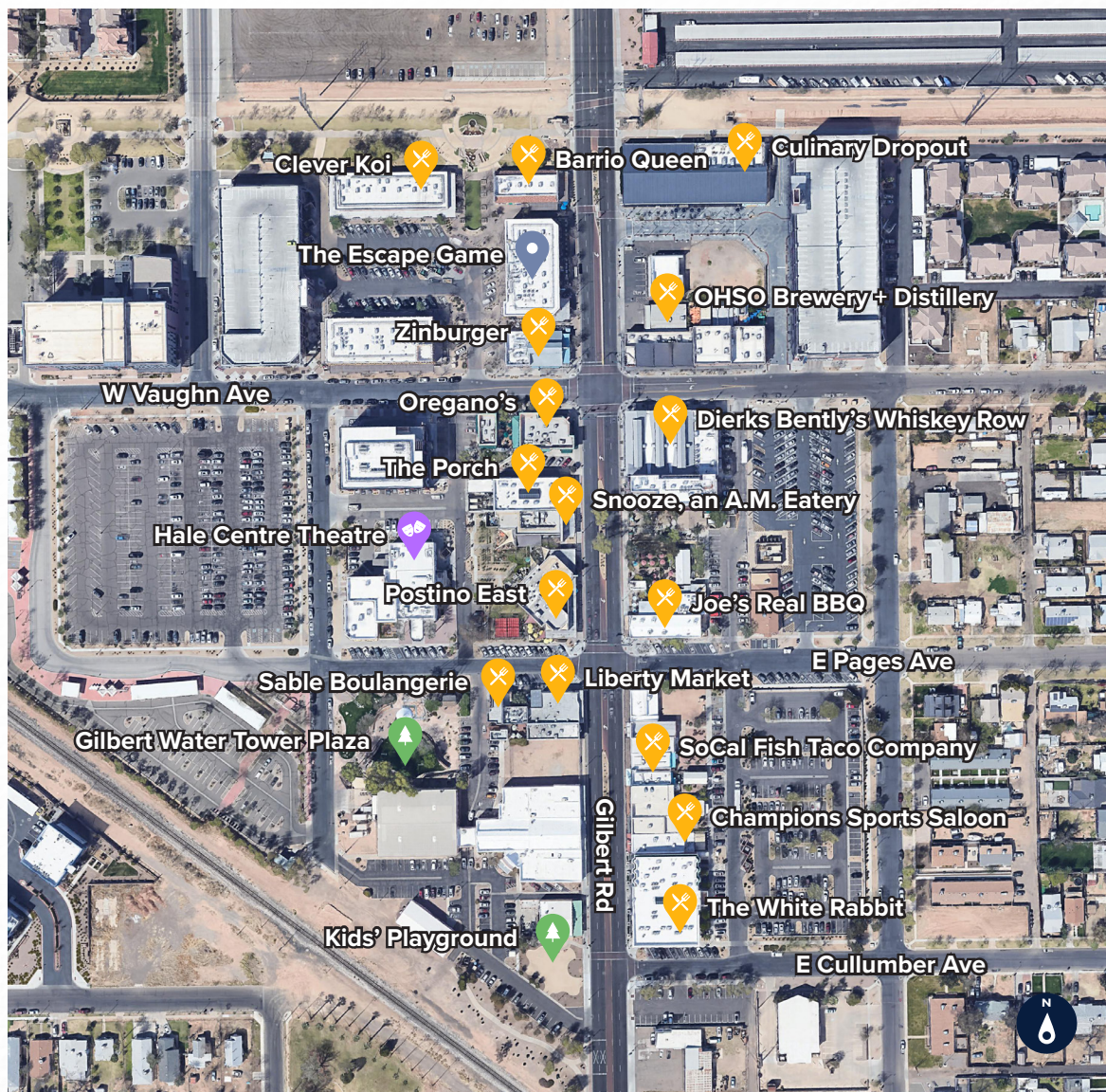
Hale Centre Theatre

This 350-seat, theater-in-the-round acts as a major cultural magnet, generating reliable year-round traffic from patrons across the East Valley.



Joe's Real BBQ

Serving as a foundational anchor for the district's dining scene, this cafeteria-style barbecue institution draws consistent daytime and evening visitation.



HERITAGE PARK



ADJACENT COMMERCIAL, RESIDENTIAL AND RECREATIONAL DEVELOPMENT

Situated immediately adjacent to Gilbert Commerce Center, the highly anticipated Heritage Park development transforms the immediate area into a vibrant, highly walkable lifestyle hub. For office tenants, this means effortless, steps-away access to a curated selection of brand-new retail, dining, and lush public courtyards perfect for casual client meetings or mid-day breaks. By seamlessly blending upscale residential and commercial spaces, Heritage Park introduces a built-in customer base and an elevated neighborhood atmosphere, making the adjacent office suites an incredibly attractive and convenient location for both employees and visiting clientele.

1

Full City Block with
Integrated Public Spaces

17.5K

SF Public Courtyard

300+

Surface Parking Spaces

30K

SF of Retail

288

Multi-Family Units



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	14,377	121,411	398,160
Annual Growth 2020 - 2025	0%	-0.2%	0.2%
2025 Households	5,473	42,901	144,883
Median Age	36	37.2	36.7
Bachelor's Degree or Higher	33%	37%	31%
Avg HH Income	\$114,882	\$128,602	\$111,220
Total Consumer Spending	\$195.4M	\$1.7B	\$5B
Daytime Employment	5,789	54,793	165,483
Businesses	807	7,310	19,702
Median Home Value	\$492,237	\$491,730	\$450,158

