

**PREMIER RESTAURANT
OPPORTUNITY IN THE
HERITAGE DISTRICT!**

**GROUND FLOOR, 3RD
FLOOR & 4TH FLOOR
SPACES AVAILABLE**



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PARTNERS**

Nationwide Real Estate Services

BRUNDRETT

Premier Restaurant Opportunity in the Heritage District

226 N. Gilbert Road
Gilbert, AZ 85234



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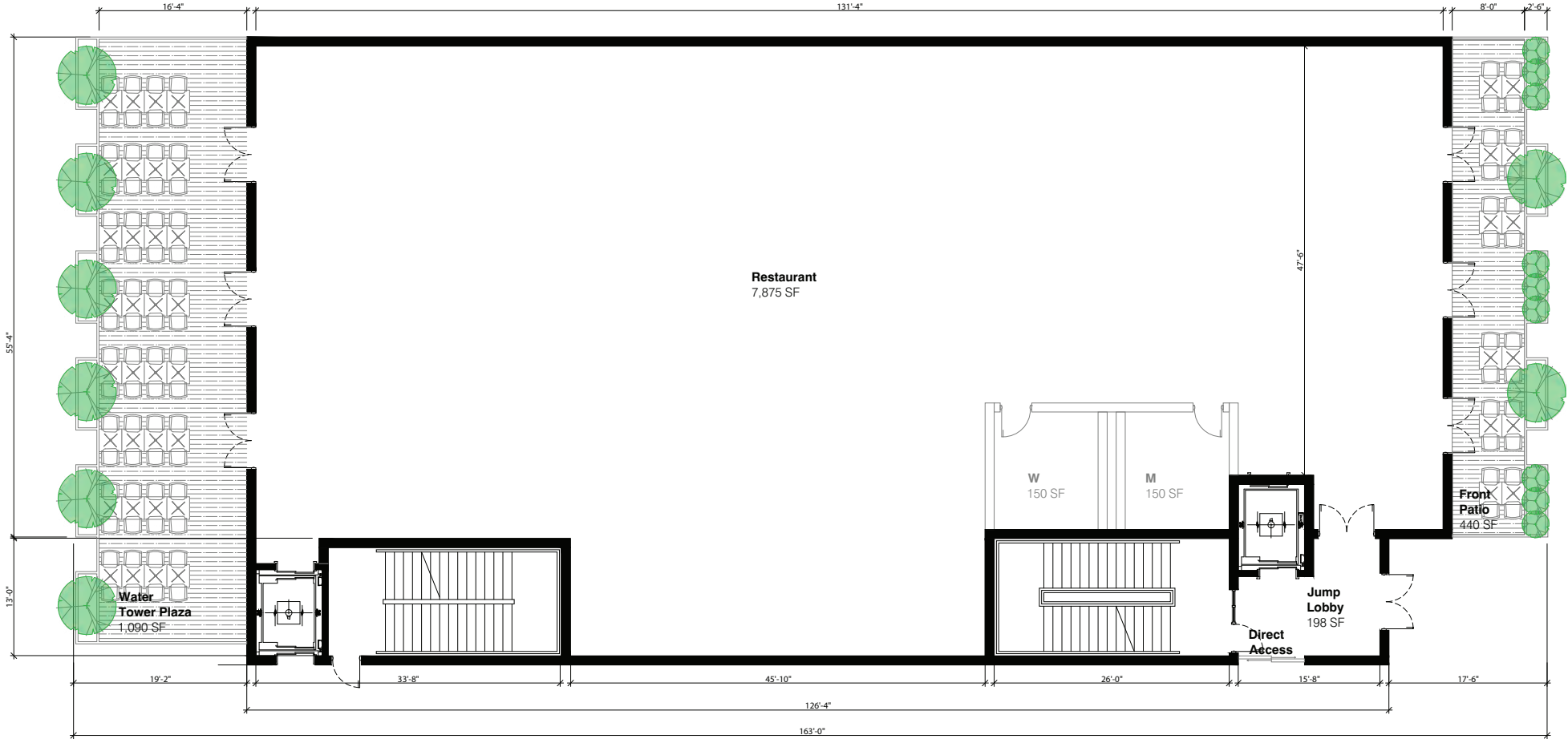
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GROUND FLOOR RESTAURANT FLOOR PLAN



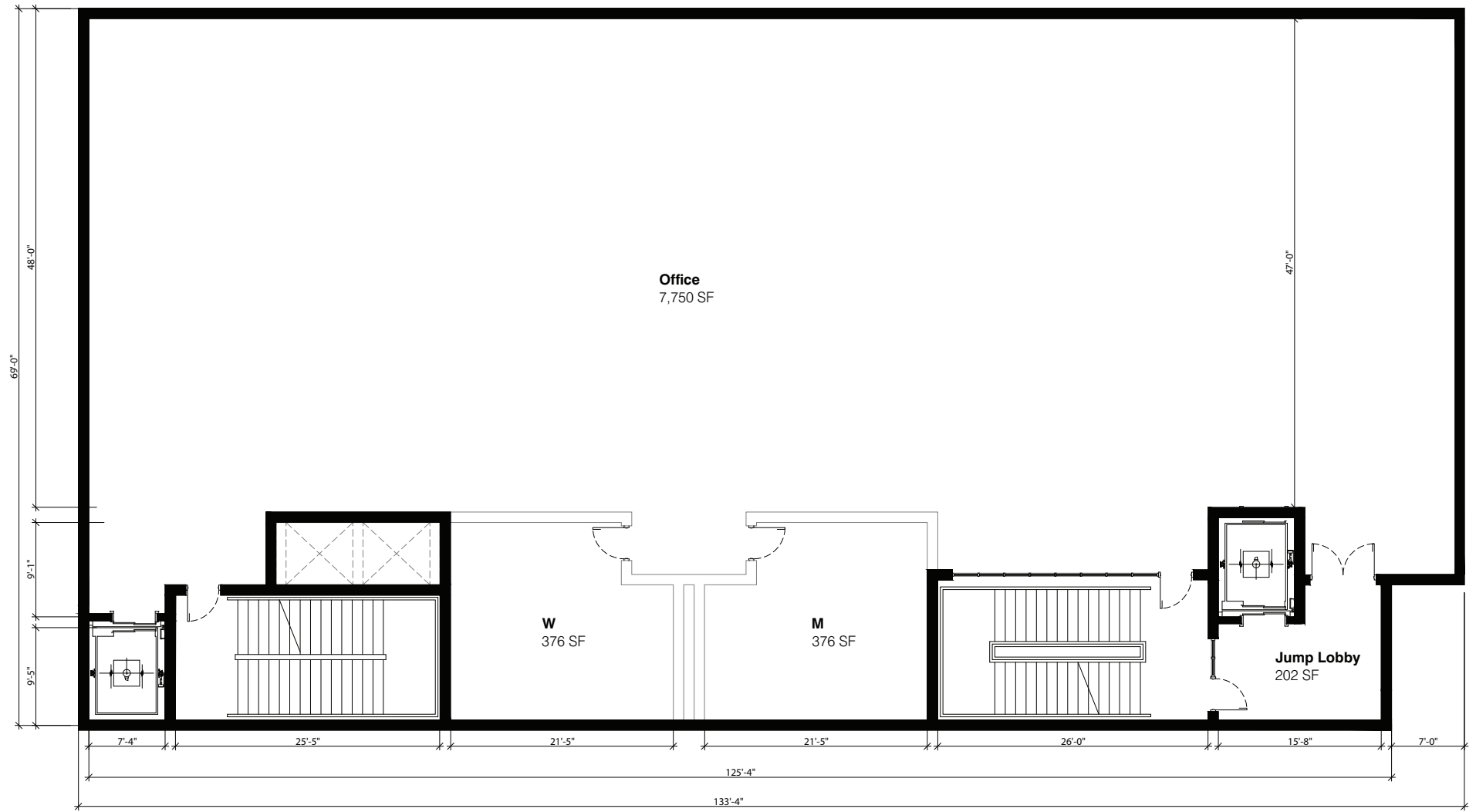
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3RD FLOOR RETAIL/OFFICE/FLEX FLOOR PLAN



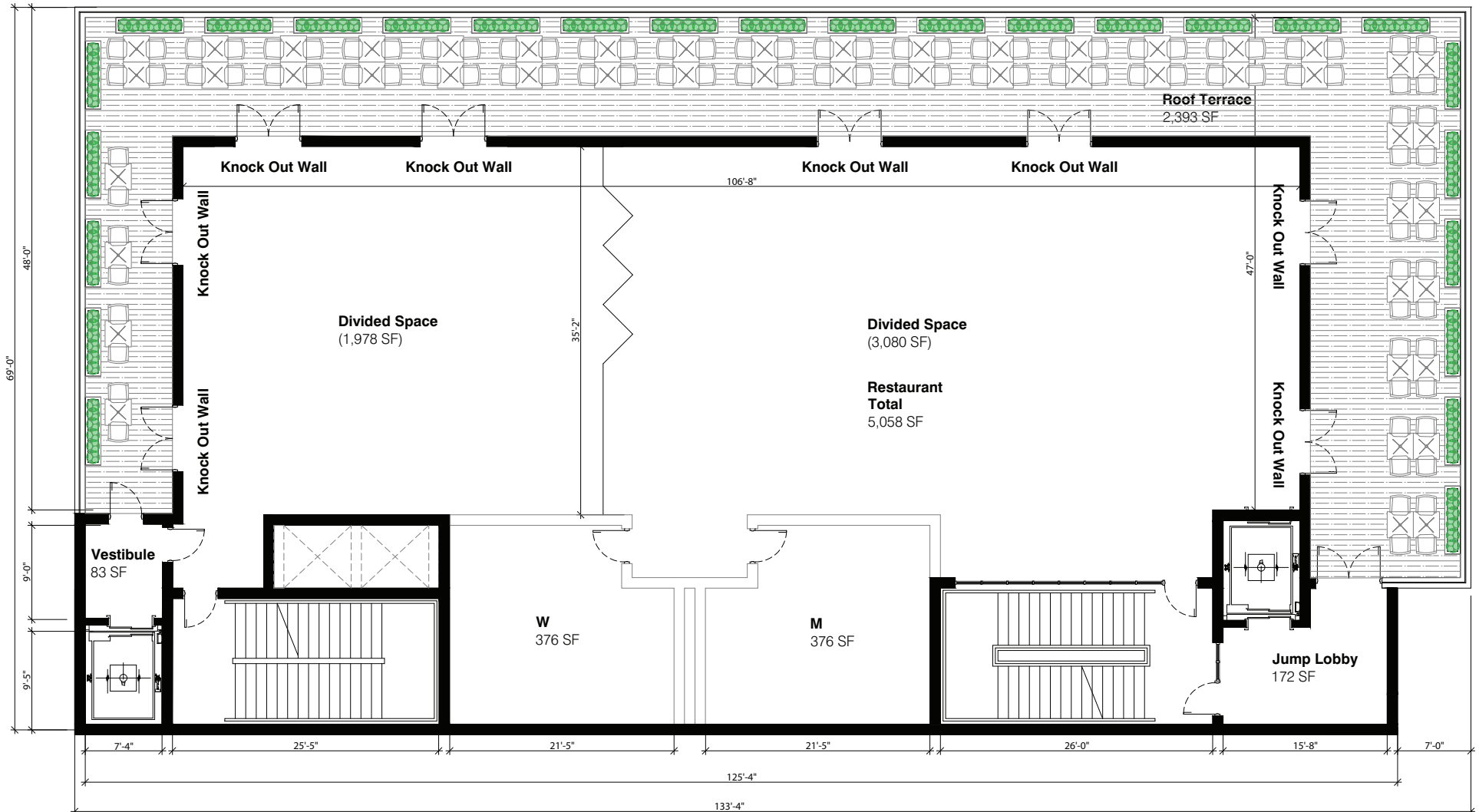
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4TH FLOOR RESTAURANT FLOOR PLAN



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PROPERTY HIGHLIGHTS

- ▶ **Ground Floor Restaurant - 7,875 SF Interior + 1,530 SF Outdoor**
 - 7,875 SF of efficient, open indoor restaurant space ideal for full-service operators, chef-driven concepts, and high-volume hospitality brands
 - 1,530 SF of outdoor dining including:
 - 440 SF front patio on Gilbert Road
 - 1,090 SF of additional plaza-facing outdoor dining directly overlooking Water Tower Plaza
 - Multiple Storefront openings with NanaWall systems create a fully activated indoor/outdoor environment--perfect for maximizing covers and visibility
 - Highly walkable corner with consistent daytime office traffic and strong

- ▶ **3rd Floor Retail-Office-Flex Space**
 - 7,750 SF of open space available for lease or sale
 - Flex space ideal for any office or retail user
 - Part of a new, highly sought after building that neighbors rare restaurant opportunities in the Downtown Gilbert area

- ▶ **Signature 4th Floor Rooftop--Rare District Offering**
 - 5,058 SF rooftop restaurant space
 - 2,394 SF of outdoor dining including an exclusive rooftop patio on the with three-sided panoramic views of Downtown Gilbert and the Water Tower
 - Ideal for a rooftop bar, lounge, private event space, or an elevated dining extension to the ground floor
 - The stepped-back design created a private, upscale setting that becomes a natural draw for nightlife, social dining and weekend traffic



| DEMOGRAPHICS | | | | | |
|--|------|-----------|---|------|---------|
|  POPULATION | 1 MI | 14,778 |  HOUSEHOLDS | 1 MI | 5,776 |
| | 3 MI | 118,427 | | 3 MI | 43,567 |
| | 5 MI | 391,191 | | 5 MI | 146,789 |
|  AVG HH INCOME | 1 MI | \$124,940 |  TOTAL BUSINESSES | 1 MI | 1,154 |
| | 3 MI | \$140,719 | | 3 MI | 7,837 |
| | 5 MI | \$121,570 | | 5 MI | 19,664 |

► High-Impact Branding & Visibility

- Dominant Gilbert Road exposure with nonstop pass-by traffic and strong pedestrian counts
- Architectural character--tumbled brick, warm detailing & modern lines--delivers an elevated brand presence & curb appeal
- This is a "statement location" for any operator wanting visibility, identity, and heavy walk-in volume

► Unmatched Placement Within the District

- Direct adjacency to Water Tower Plaza--Gilbert's central gathering space and event hub
- Steps from leading restaurants and nightlife operators that anchor Gilbert as a top dining destination in the state
- Supported by a dense surrounding customer base: residents, professionals, families & year-round visitors
- Ideal for full-service restaurants, upscale casual concepts, rooftop bars/cocktail lounges, brewery/distillery + kitchen, hybrid day/night hospitality operators, and multi-level experiential concepts

► Parking & Operations

- Supported by town-managed public parking, including:
 - 83 spaces -- Park-N-Ride
 - 82 spaces -- Oak & Ash Parking Lot
- Back-of-house access via alley for easy deliveries and staff entry



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EAST ELEVATION



WEST ELEVATION

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BOYS & GIRLS
CLUB GILBERT

GILBERT
COMMUNITY
CENTER

GILBERT WATER
TOWER PLAZA

SITE

norwood
furniture

Jesterz
Improv Comedy

Liberty
MARKET

W PAGE AVE

23,370 VPD

N GILBERT RD



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DOWNTOWN GILBERT

Downtown Gilbert's Heritage District blends small-town charm with a lively, modern atmosphere. Centered around a walkable stretch of historic storefronts, the area features a restored water tower, tree-lined sidewalks, and a mix of locally owned restaurants, cafes, and boutiques that keep the streets active day and night. The district preserves its agricultural roots through thoughtful architecture and public art, while offering contemporary gathering spots like patios, craft breweries, and the popular weekly farmers market. With its warm lighting, community events, and friendly vibe, the Heritage District has become both a social hub for locals and a welcoming destination for visitors.

AREA ATTRACTIONS

- ▶ Gilbert Tower Water Plaza
- ▶ Gilbert Historical Museum
- ▶ Hale Centre Theatre
- ▶ Gilbert Farmers Market
- ▶ Neely Ranch Riparian Preserve

AREA TOURISM

Area tourism for Gilbert as a whole attracts about 7 million total visitors annually. The Downtown/Heritage District area, a pillar for tourism and leisure, attracts roughly 1.5 million visitors annually.

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EXCLUSIVELY LISTED BY:

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