

COMMERCIAL OFFICE BUILDING GILBERT, ARIZONA



OFFERING MEMORANDUM

Prepared by:

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700 N Cooper Rd
Gilbert, AZ 85233

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CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

03 Property Description

Property Features

Floor Plan

Parcel Map

Property Images

04 Demographics

General Demographics

Race Demographics

05 Company Profile

Advisor Profile

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Realty One Group

Commercial Real Estate

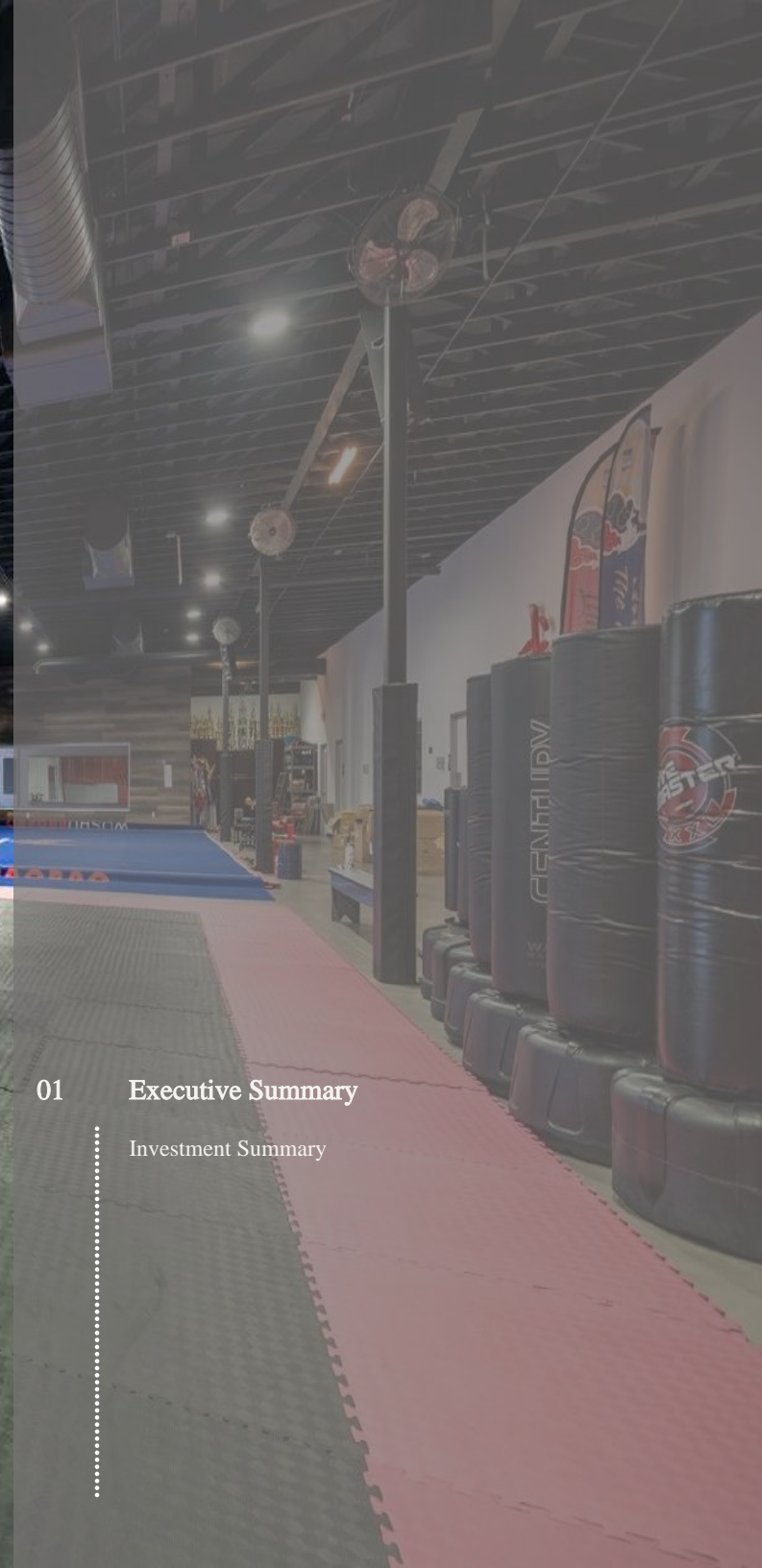
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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	700 N Cooper Rd Gilbert AZ 85233
BUILDING SF	7,492 SF
LAND ACRES	.89
YEAR BUILT	2008
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

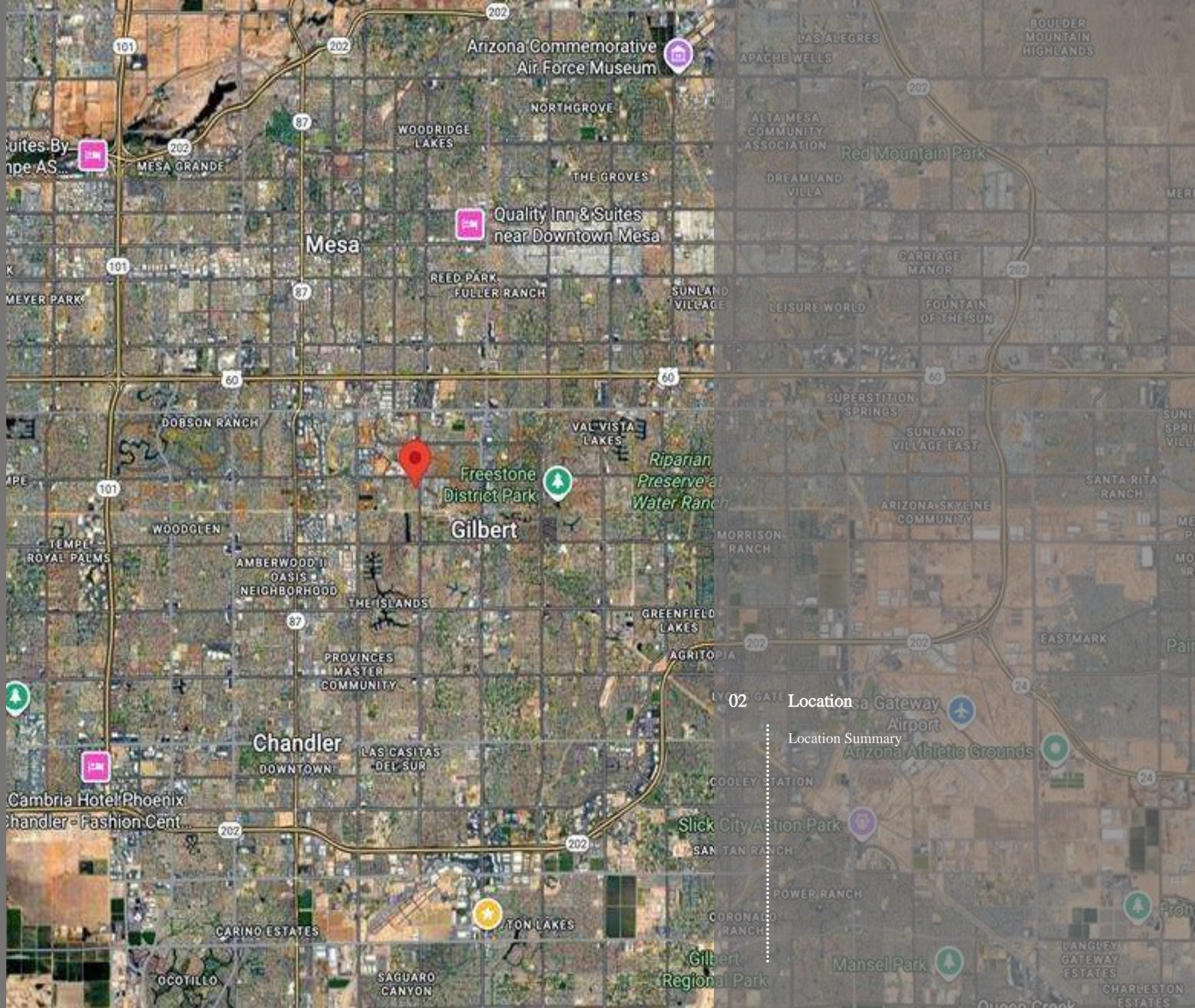
PRICE	\$2,700,000
PRICE PSF	\$360.38

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,238	134,487	410,213
2025 Median HH Income	\$111,774	\$97,244	\$85,701
2025 Average HH Income	\$135,634	\$122,854	\$111,487

Rare Owner-User Opportunity - Prime Gilbert Location

- Standalone commercial building in the highly desirable Gilbert market
- 7,492 SF of office space in move-in condition
- Large open area with impressive high ceilings
- Multiple private offices, break room and restrooms
- High-quality build out throughout
- Flexible layout with potential to divide into multiple suites
- Includes Suites 101, 102, 103 and 104
- Ideal for owner-user or adaptable to multiple tenants





02

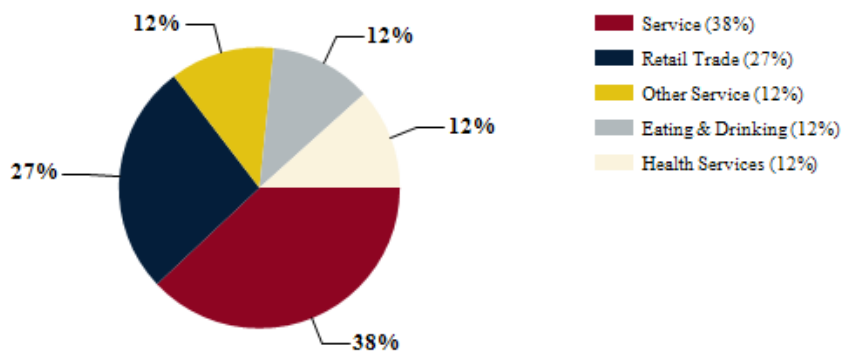
Location

Location Summary

Prime Gilbert Office Location

- Located in Northwest Gilbert, a fast-growing Phoenix suburb
- Easy access to US-60/Santan Freeway
- Part of Cottonwood Plaza Condominium with excellent visibility and ingress/egress
- Excellent car accessibility with abundant parking
- Close proximity to major commuter corridors
- Surrounded by dining, retail and services including Culinary Dropout, Shoppes at Gilbert Commons and San Tan Village
- Gilbert is a clean, safe and vibrant community
- Located in a family-friendly area with highly rated schools
- Strategic location for businesses seeking growth and long-term stability
- Amenity-rich area supports both tenants and owner-users

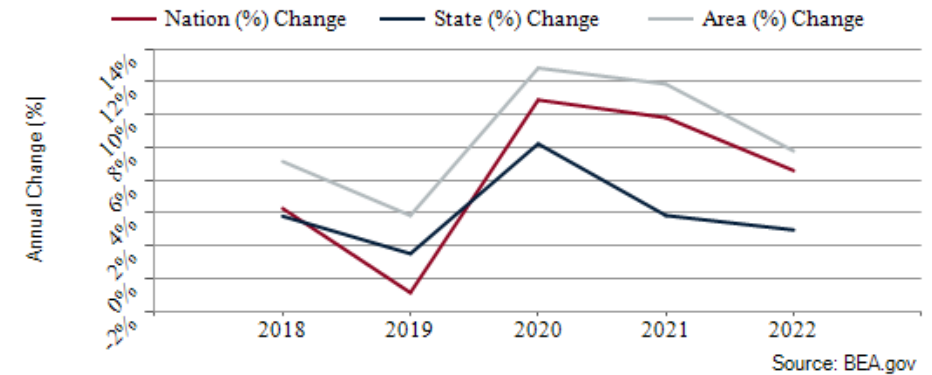
Major Industries by Employee Count



Largest Employers

Gilbert Public Schools	2,918
Banner Health	2,539
Town of Gilbert	1,815
Fry's Food and Drug	1,484
Higley Unified School District	1,296
Northrop Grumman	1,152
Walmart	1,111
Dignity Health	1,052

Maricopa County GDP Trend





03

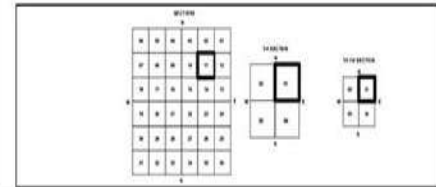
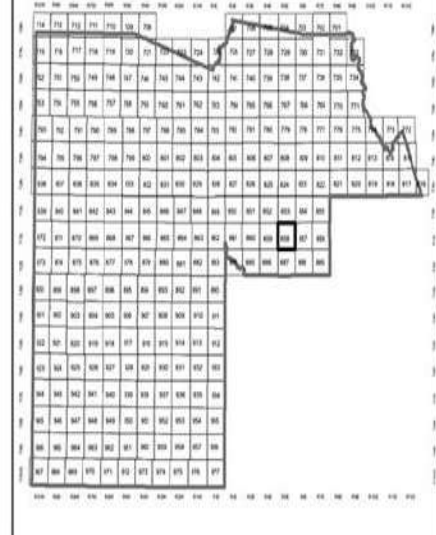
Property Description

- Property Features
- Floor Plan
- Parcel Map
- Property Images

PROPERTY FEATURES

BUILDING SF	7,492
LAND ACRES	.89
YEAR BUILT	2008
ZONING TYPE	C-C
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
TRAFFIC COUNTS	25,000-35,000
CEILING HEIGHT	12'-16'





MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 2/27/2018
<http://mcassessor.maricopa.gov/assessor/>

LEGEND: Parcels Sections Centerlines
 Subdivisions Section Corners

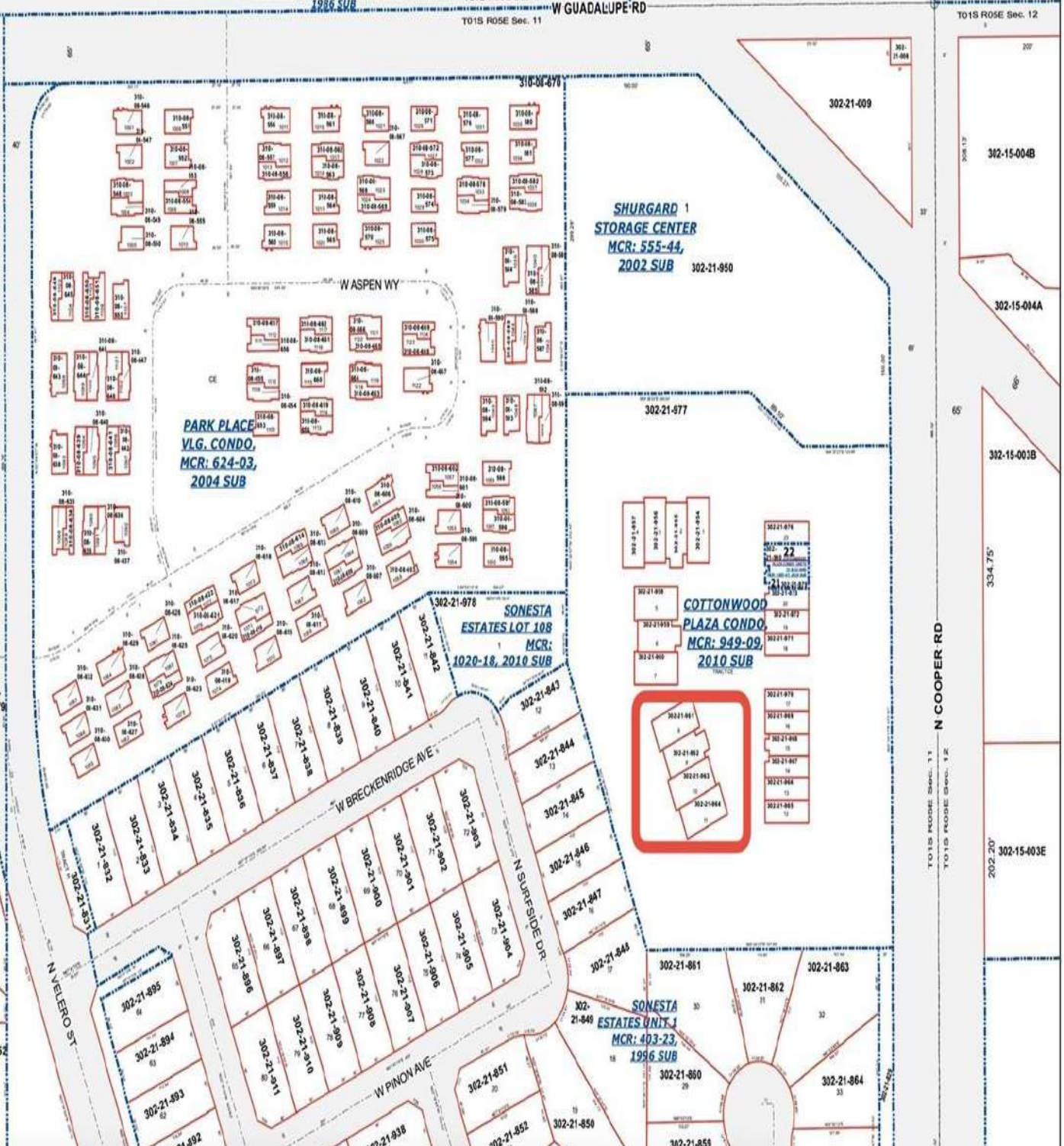
Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND
VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

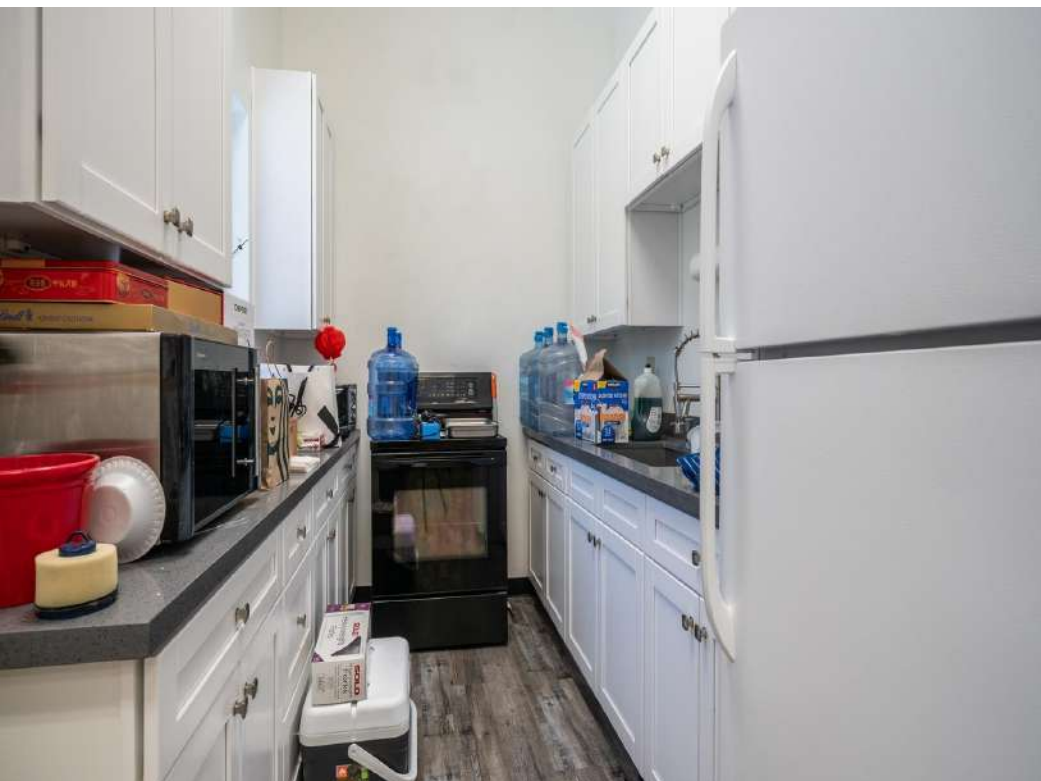
CAYMAN SQUARE UNIT 1
MCR: 378-47,
1995 SUB

302-21-391
302-21-250
302-21-249
302-21-248
302-21-247
302-21-246
302-21-245
302-21-244

CAYMAN SQUARE UNIT 2
MCR: 378-48,
1995 SUB

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302-21-430
302-21-431
302-21-432
302-21-433
302-21-434
302-21-451
302-21-452

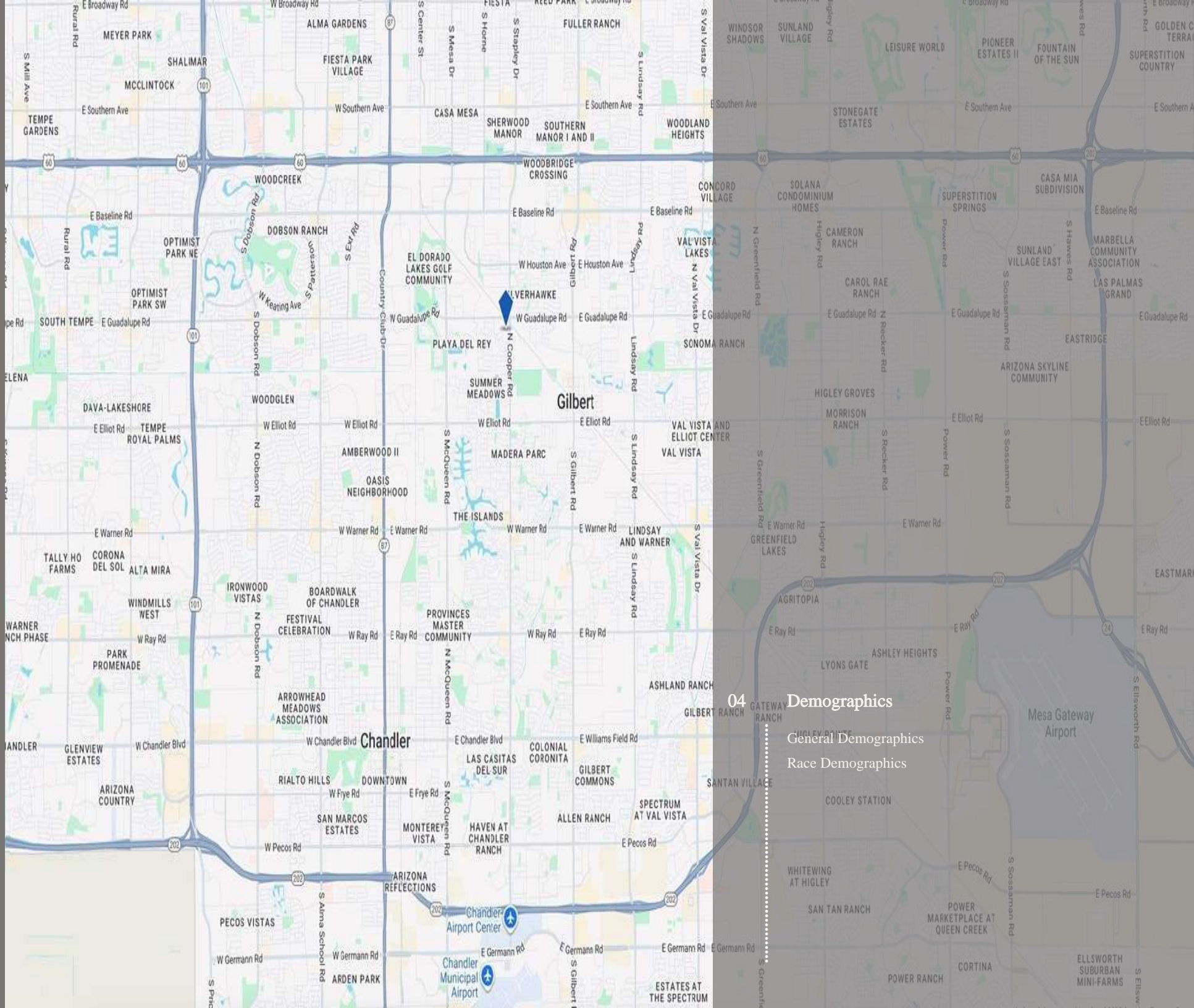












04

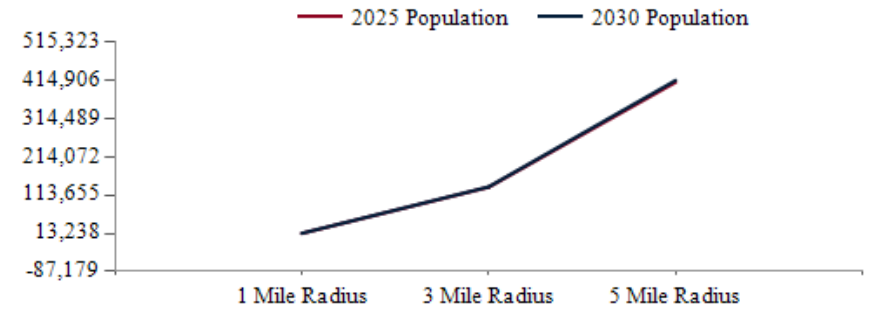
Demographics

General Demographics

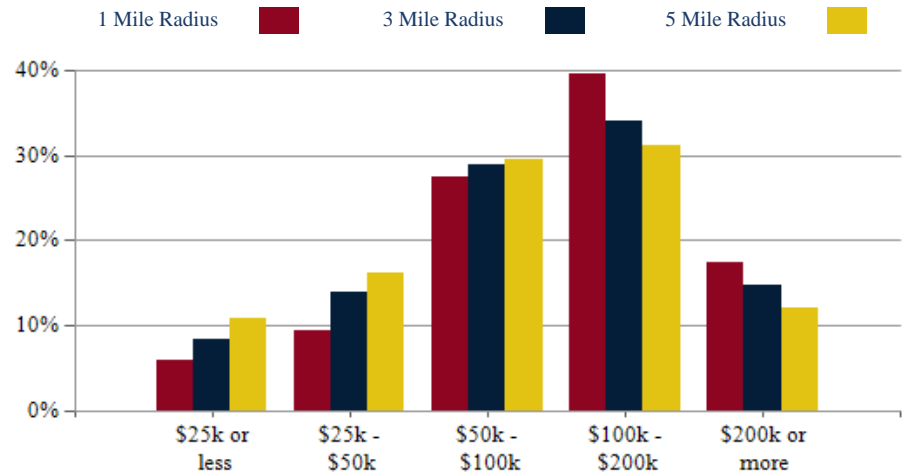
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,303	131,752	383,821
2010 Population	12,790	128,805	384,840
2025 Population	13,238	134,487	410,213
2030 Population	13,463	135,570	414,906
2025 African American	542	6,394	21,524
2025 American Indian	210	3,446	11,885
2025 Asian	1,190	7,123	19,519
2025 Hispanic	3,050	41,565	135,057
2025 Other Race	939	17,103	59,523
2025 White	8,337	79,974	235,024
2025 Multiracial	1,963	19,882	60,979
2025-2030: Population: Growth Rate	1.70%	0.80%	1.15%

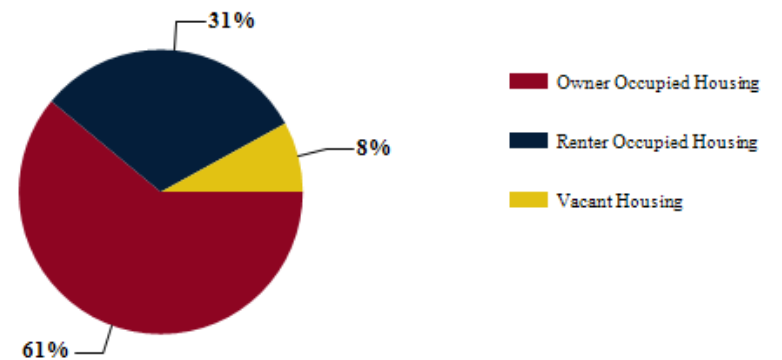
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	178	2,604	10,308
\$15,000-\$24,999	127	1,642	6,628
\$25,000-\$34,999	123	2,332	8,279
\$35,000-\$49,999	361	4,670	16,989
\$50,000-\$74,999	802	7,757	25,675
\$75,000-\$99,999	604	6,897	20,612
\$100,000-\$149,999	1,294	11,020	31,658
\$150,000-\$199,999	739	6,194	17,146
\$200,000 or greater	894	7,492	18,940
Median HH Income	\$111,774	\$97,244	\$85,701
Average HH Income	\$135,634	\$122,854	\$111,487



2025 Household Income



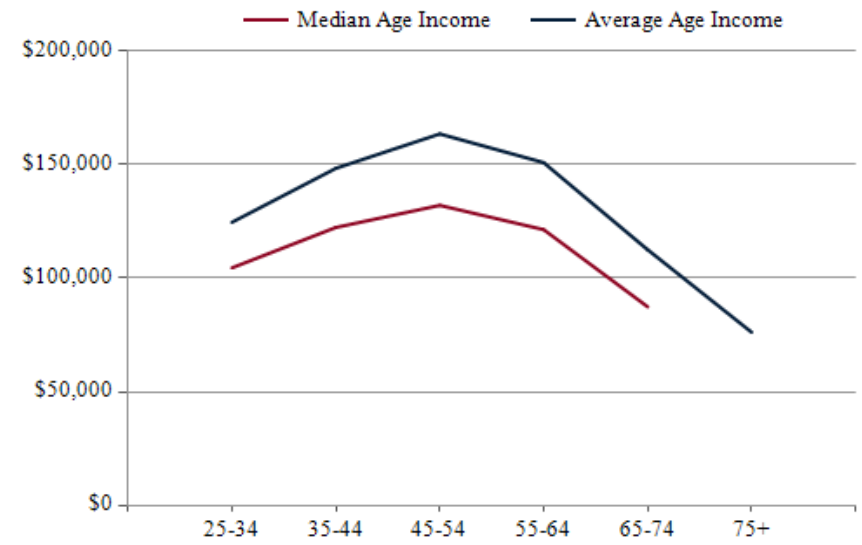
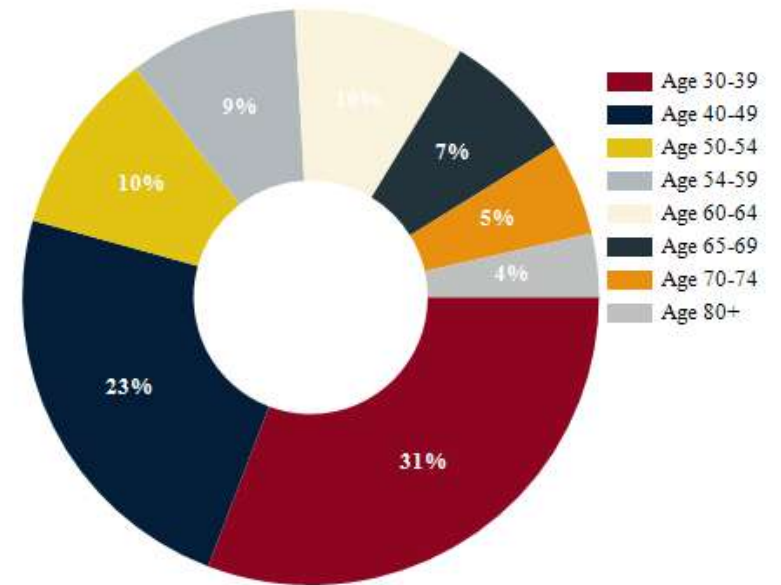
2025 Own vs. Rent - 1 Mile Radius



Source: esri

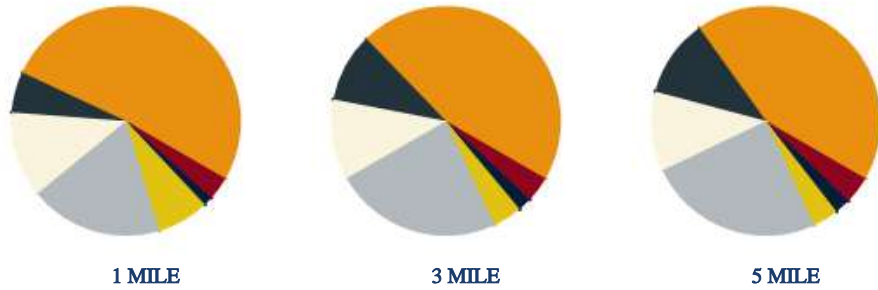
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,204	11,165	32,916
2025 Population Age 35-39	1,176	10,691	30,785
2025 Population Age 40-44	1,018	9,655	28,482
2025 Population Age 45-49	798	8,202	24,715
2025 Population Age 50-54	798	7,720	23,869
2025 Population Age 55-59	733	7,306	22,440
2025 Population Age 60-64	741	7,507	22,206
2025 Population Age 65-69	576	6,614	19,758
2025 Population Age 70-74	409	4,874	15,479
2025 Population Age 75-79	275	3,550	11,718
2025 Population Age 80-84	174	1,921	7,023
2025 Population Age 85+	115	1,302	5,464
2025 Population Age 18+	10,217	104,052	316,997
2025 Median Age	36	36	36
2030 Median Age	38	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,529	\$94,979	\$84,797
Average Household Income 25-34	\$124,598	\$115,179	\$105,419
Median Household Income 35-44	\$122,337	\$112,556	\$103,899
Average Household Income 35-44	\$148,383	\$141,512	\$129,212
Median Household Income 45-54	\$132,088	\$113,372	\$107,163
Average Household Income 45-54	\$163,544	\$144,069	\$134,254
Median Household Income 55-64	\$121,376	\$108,860	\$100,360
Average Household Income 55-64	\$150,884	\$136,429	\$124,444
Median Household Income 65-74	\$87,382	\$77,595	\$68,266
Average Household Income 65-74	\$112,529	\$104,982	\$94,409
Average Household Income 75+	\$76,174	\$74,922	\$69,118



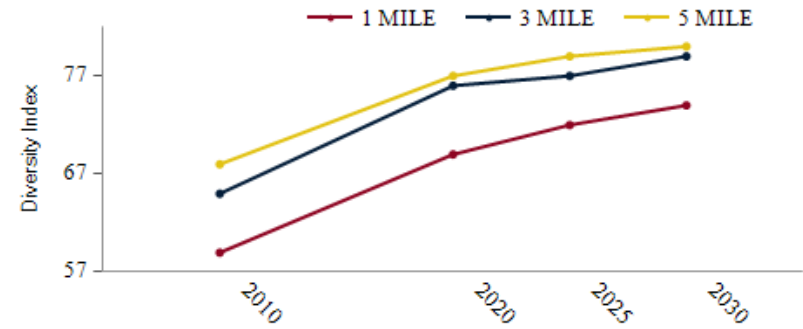
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	79	80
Diversity Index (current year)	72	77	79
Diversity Index (2020)	69	76	77
Diversity Index (2010)	59	65	68

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	4%
American Indian	1%	2%	2%
Asian	7%	4%	4%
Hispanic	19%	24%	25%
Multiracial	12%	11%	11%
Other Race	6%	10%	11%
White	51%	46%	43%

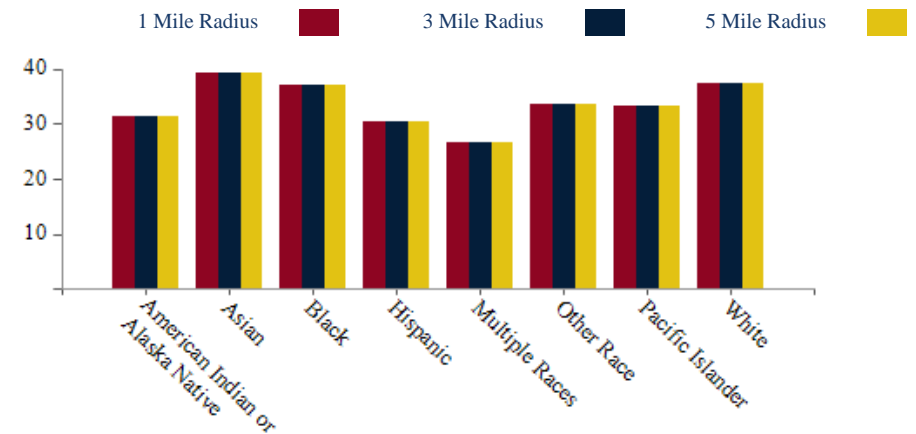
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	31	30
Median Asian Age	39	39	39
Median Black Age	37	35	34
Median Hispanic Age	30	29	29
Median Multiple Races Age	27	28	28
Median Other Race Age	34	31	30
Median Pacific Islander Age	33	31	31
Median White Age	37	39	40

2025 MEDIAN AGE BY RACE





Jason Miszuk
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website
www.jasonmiszuk.com

Youtube Channel
<https://www.youtube.com/@jasonmiszuk>