

The logo consists of a dark blue shape resembling the state of Arizona with the lowercase letters 'mpb' in white.

REALTY  
SERVICES

PLAZA ON GILBERT

# PLAZA ON GILBERT

330 S. GILBERT ROAD, MESA, AZ 85204

*For More Information:*

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PRESIDENT

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RETAIL PROPERTY FOR LEASE

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## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 1,800 SF            |
| Lease Rate:    | \$10.00 SF/yr (NNN) |
| Lot Size:      | 2.25 Acres          |
| Building Size: | 32,442 SF           |
| Zoning:        | LC                  |
| APN:           | 138-02-114-D        |

## PROPERTY OVERVIEW

Mesa, Arizona is the second largest city on the Phoenix metropolitan area. Gilbert road sees over 55,000 cars per day, making this shopping center an excellent location for any new, relocating or expanding business that wishes to access customers in Mesa. Each of the suites has excellent frontage and can be seen from Gilbert Road. Suites can be configured to meet a tenant's needs and there are existing retail suites immediately available.

## PROPERTY HIGHLIGHTS

- Monument Signage
- High Traffic Intersection
- Strong Blend of Restaurants and Retail
- Great Visibility Facing Gilbert Road
- Ample Parking
- Easy accesses from Gilbert Road
- Ready For Immediate Occupancy



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**LEASE TYPE** | NNN

**TOTAL SPACE** | 1,800 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$10.00 SF/yr



| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION    |
|-------|-----------|-----------|------------|---------------|----------------|
| 13-14 | Available | 1,800 SF  | NNN        | \$10.00 SF/yr | Old Laundromat |



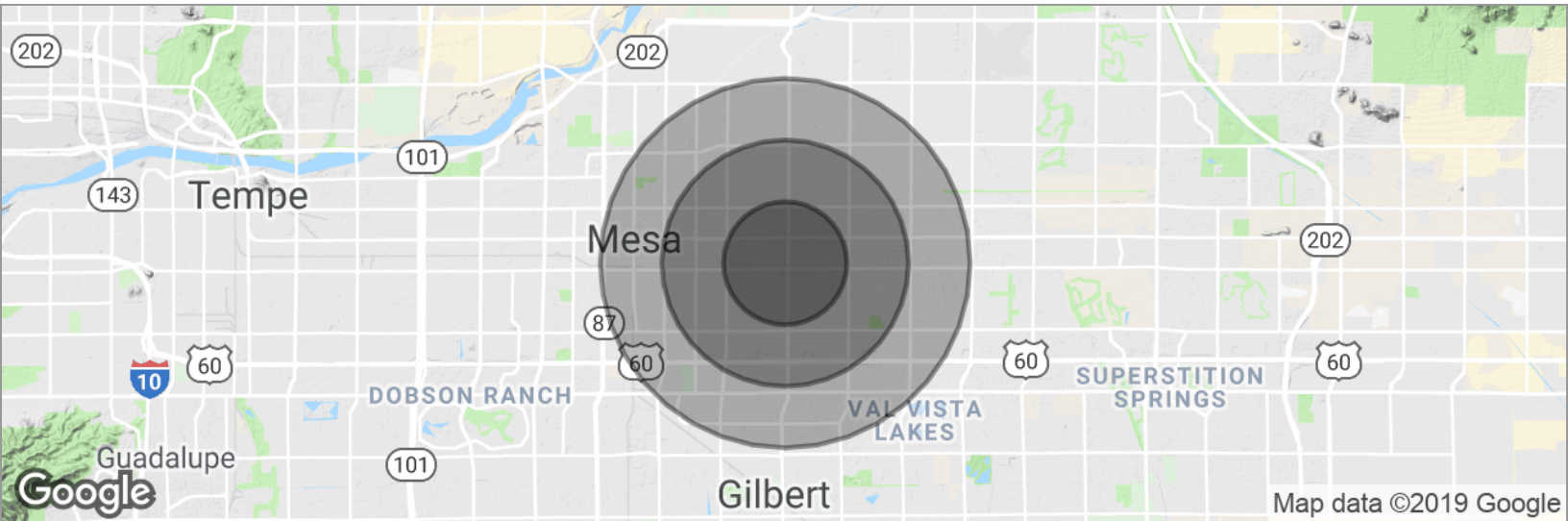
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## POPULATION

|                     | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population    | 22,404 | 78,178  | 151,990 |
| Median age          | 29.7   | 31.5    | 33.0    |
| Median age (Male)   | 28.2   | 30.5    | 32.0    |
| Median age (Female) | 31.5   | 32.9    | 34.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 7,306     | 26,533    | 53,393    |
| # of persons per HH | 3.1       | 2.9       | 2.8       |
| Average HH income   | \$48,581  | \$53,977  | \$59,211  |
| Average house value | \$124,008 | \$153,599 | \$180,943 |

\* Demographic data derived from 2010 US Census



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