

SALE/INVESTMENT

**\$3.29M**  
REDUCED

**PRICE**  
REDUCED!



# MIXED USE/RETAIL

GILBERT ROAD FRONTAGE & SIGNAGE

ONE OF THE LAST LARGER REDEVELOPMENT SITES REMAINING IN DOWNTOWN GILBERT'S HERITAGE DISTRICT

**141 NORTH GILBERT ROAD**  
GILBERT, ARIZONA 85234

This 4,255-square-foot, 1933 building, often known as the "Clement's Building," is a prominent, historic site located in the Heritage District within HVC (Heritage Village Center) zoning. Considered a Trophy Asset in the booming downtown area, 141 N. Gilbert is located within a vibrant area featuring numerous restaurants, retail and new developments.

## PROPERTY OVERVIEW

	<b>Building Size:</b>	+/- 4,255 SF
	<b>Lot Size:</b>	+/- 0.41 Acres
	<b>Use:</b>	Mixed Use / Retail / Office
	<b>Zoning:</b>	HVC, Town of Gilbert
	<b>Frontage:</b>	Excellent visibility on Gilbert Rd.
	<b>Signage:</b>	Building & Monument Signage
	<b>Parking:</b>	35 Parking Spaces
	<b>Parcel:</b>	304-11-097 & 304-11-098

## INVESTMENT HIGHLIGHTS

- Value-add repositioning opportunity
- High-traffic Gilbert Rd. corridor with excellent visibility & access
- HVC zoning allows for flexible retail, restaurant, office & more
- Downtown Gilbert is one of the fastest-growing and most desirable submarkets
- Historic asset with character and redevelopment upside



## PRIME DOWNTOWN GILBERT LOCATION



## EXCELLENT AREA DEMOGRAPHICS

123,000+ Population (3-Mile Radius)	\$123,000+ Avg. Household Income (3-Mile)	58,000+ Daytime Employees (3-Mile)	9.8% Population Growth 2024-2029 (3-Mile Radius)



**CALL FOR MORE INFORMATION!**



**SCHEDULE A TOUR TODAY**  
Don't miss this rare opportunity!



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## POTENTIAL USES:

- Restaurants
- Office/Showroom
- Mixed-Use
- Contractor HQ
- Re-Development

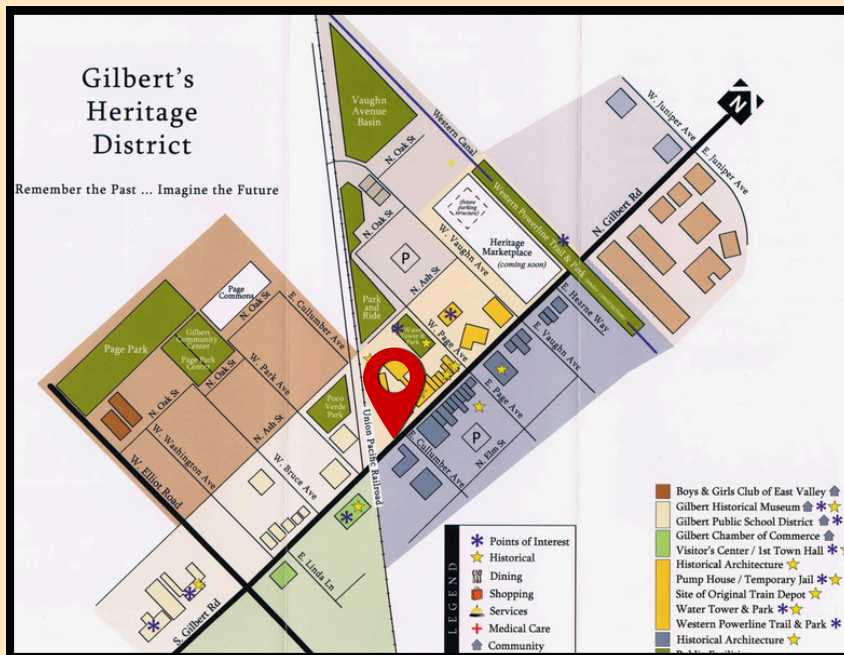
# THE DOWNTOWN GILBERT HERITAGE DISTRICT

The Downtown Gilbert Heritage District is undergoing a massive vertical and mixed-use transformation, shifting from a historical 0.3-square-mile dining enclave into a highly dense, walkable "18-hour" urban center. Boosted by an astronomical 5.1 million visitors annually, the town is rolling out sweeping regulatory changes and anchoring billion-dollar mixed-use projects to accommodate rapid retail, residential, and infrastructure expansion.

**Gain a competitive edge by investing in Gilbert's Heritage District.** Seize the opportunity to be part of a thriving and historic community. Position yourself for future growth and success in this vibrant area. Don't miss out on the potential that Gilbert's Heritage District has to offer.

## KEY GROWTH DEVELOPMENTS

- **Heritage Park Landmark Project:** This flagship 10-acre private development serves as the northern gateway to the district. The first phase features 47,000 square feet of retail and restaurant space, a 288-unit luxury multifamily complex named *NOVEL Heritage Park*, and a community town square.
- **The "South Anchor" Complex:** Located at the northwest corner of Gilbert and Elliot roads, this 2.8-acre development expands the district southward. It features 176 apartment units, 14,600 square feet of multi-tenant retail and dining spaces. a
- **Skyline Heights Expansion:** Developers who incorporate community public benefits—such as open green space, public art, or underground parking garages—can achieve project heights up to 90 feet (roughly six stories).
- **Water Tower Plaza Overhaul:** Acting as a primary gathering space, the reimagined plaza features a shaded, water-efficient splash pad, updated public facilities, a spacious event lawn.



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