

FOR LEASE

SHOPS ON WARNER

263 E Warner Rd, Gilbert, AZ 85296



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS

E WARNER RD



SHOPS ON WARNER

SITE

E CIVIC CENTER DR

LIFETIME FITNESS



LEASE RATE:
Undisclosed



AVAILABILITY:
Suite C-103: ±2,535 SF



LOT SIZE:
±4.11 AC



BUILDING SIZE:
Building C: ±5,512 SF
Center: ±25,952 SF



ZONING:
GC



PARCEL:
309-14-715

PROPERTY HIGHLIGHTS

- Former private training gym space
- Open layout for a variety of retail uses
- Retail center is adjacent to Life Time Fitness
- Great co-tenancy with Zipps Sports Grill, Over Easy, One Stop Nutrition, Thai Peppers, Olive + Elm Hair Salon, and Cleanse Face & Body Bar
- Warner Rd traffic count: ±46,595 VPD

ADDITIONAL IMAGES



AERIAL



GILBERT RD

WARNER RD

GILBERT CIVIC CENTER

GILBERT TOWN SQUARE

CIVIC CENTER DR

SITE

verizon
LOWE'S
QT QuikTrip

SUN DEVIL
AUTO
Andy's
Frozen Custard

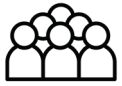
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nékter
planet fitness
AUGMENT
HERITAGE
Jersey Mike's
SUBS

Banner Health

over easy
LIFETIME
FITNESS
ZIPPS
SPORTS CLUB
One STOP
Nutrition
Taco Elegante
THAI PEPPERS

CHIPOTLE
REGAL
Bowlero
BUFFALO
WILD
WINGS
GILBERT'S PIZZA
Orangetheory
Mythical
COFFEE

GILBERT CITY OVERVIEW



267K +
TOTAL POPULATION



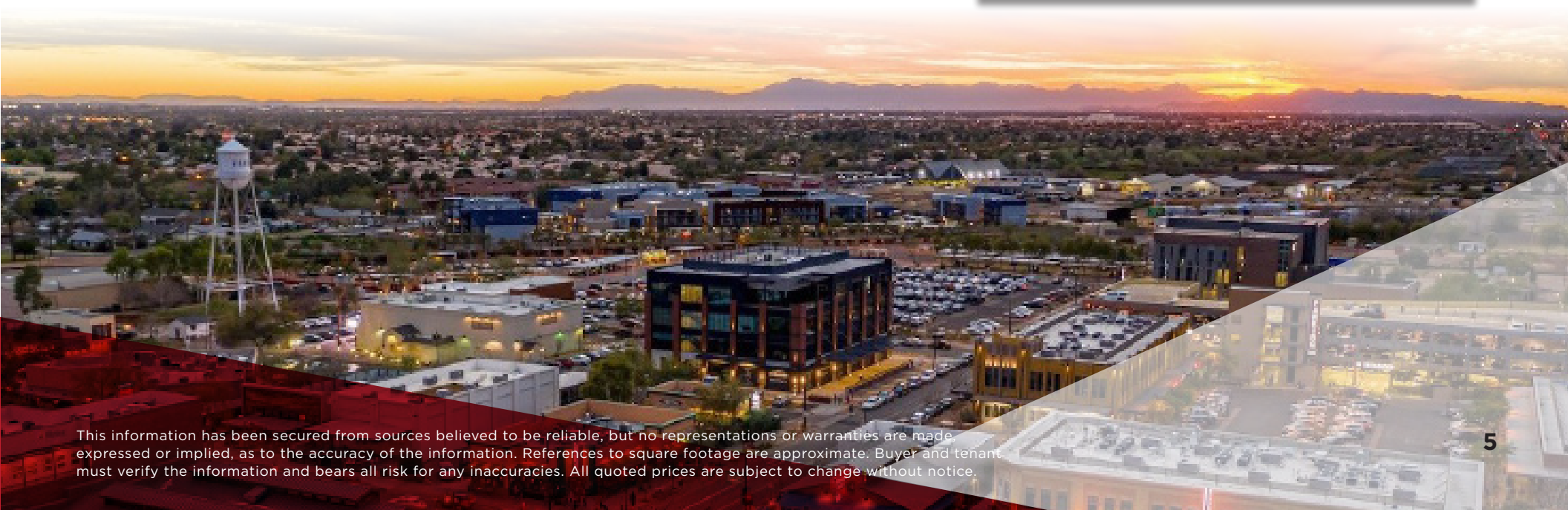
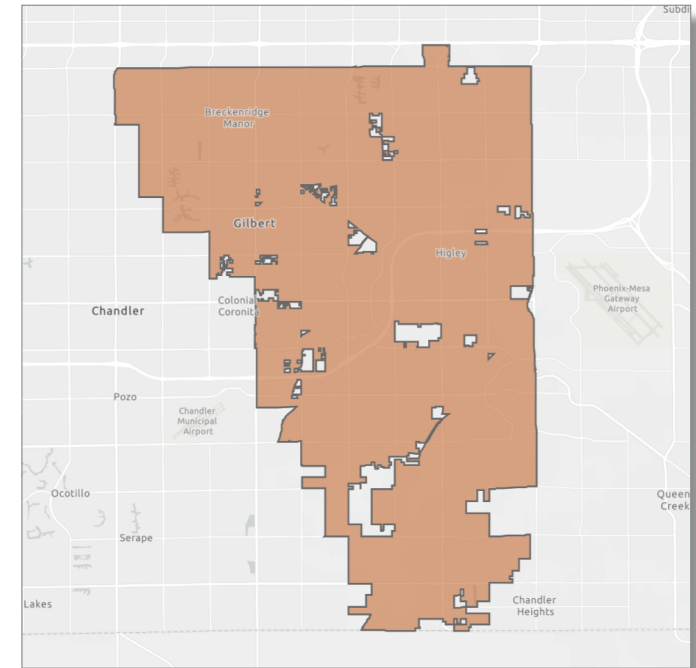
\$117K +
AVG HH INCOME

AFFLUENT POPULATION

Gilbert, Arizona's 5th largest city, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.



SUFFER CITY

LEV/ROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

One STOP Nutrition
SMOOTHIES • SUPPLEMENTS • VITAMINS

Mexican Food

Nutritional S
Weight Lo
Vitamins & H
Sports Nutr

OPEN

GILBERT POLICE