

# FOR SALE

881 NORTH ARIZONA AVENUE  
GILBERT, AZ 85233



INVESTMENT SALE

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**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# PROPERTY DETAILS



**SALE PRICE:**  
\$3,400,000  
6.55% CAP



**BUILDING SIZE:**  
±5,940 SF



**LOT SIZE:**  
±79,232 SF



**AVAILABLE SIZE:**  
±5,940 SF



**PARCELS:**  
302-09-541



**ZONING:**  
GC, Town of Gilbert

## PROPERTY HIGHLIGHTS

- 5 Year Lease Thru 9/30/29
- Experienced Operator
- Large Automotive Sales Lot
- Beautiful Sales Office
- 4 Bay Service Center
- Great Gilbert Location!

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# PROPERTY PHOTOS



# AERIAL

S ALMA SCHOOL RD



SITE

DOBSON  
HIGH  
SCHOOL



N MCGUEN RD



E ELLIOT RD



AERIAL



S. COUNTRY CLUB DR | VPD: ±36,418

N. GUADALUPE RD | VPD: ±23,863



# 881 N ARIZONA AVE DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	12,226	150,436	435,293
<b>2028</b>	12,273	151,220	438,165



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	4,887	57,640	163,189
<b>2028</b>	4,907	58,047	164,509



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$99,883	\$84,494	\$85,178



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
<b>2023</b>	9,490	74,952	182,068



## BUSINESSES

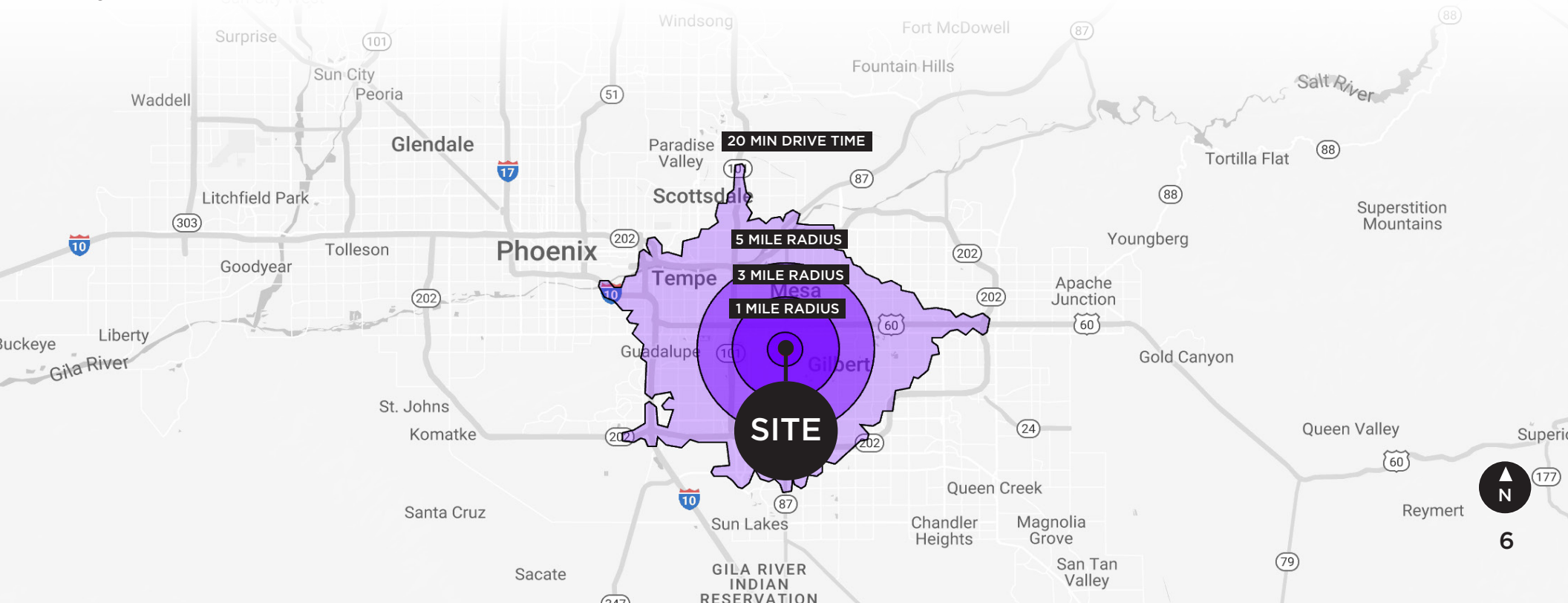
	1 MILE	3 MILES	5 MILES
<b>2023</b>	887	7,794	19,422



## MEDIAN INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$72,873	\$66,401	\$66,189

Info gathered via Costar.com



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