

COOPER MARKETPLACE

825 SOUTH COOPER ROAD, GILBERT, AZ 85233

(SWC COOPER RD AND WARNER ROAD)

FOR LEASE

±2,735 SQUARE FOOT RETAIL SUITE - \$22.00 PSF NNN



AVAILABLE

FOR MORE INFORMATION CONTACT

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PATRIOT
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

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HIGHLIGHTS

Suite B3: ±2,735 SF, In-line
(Former Gym Use)

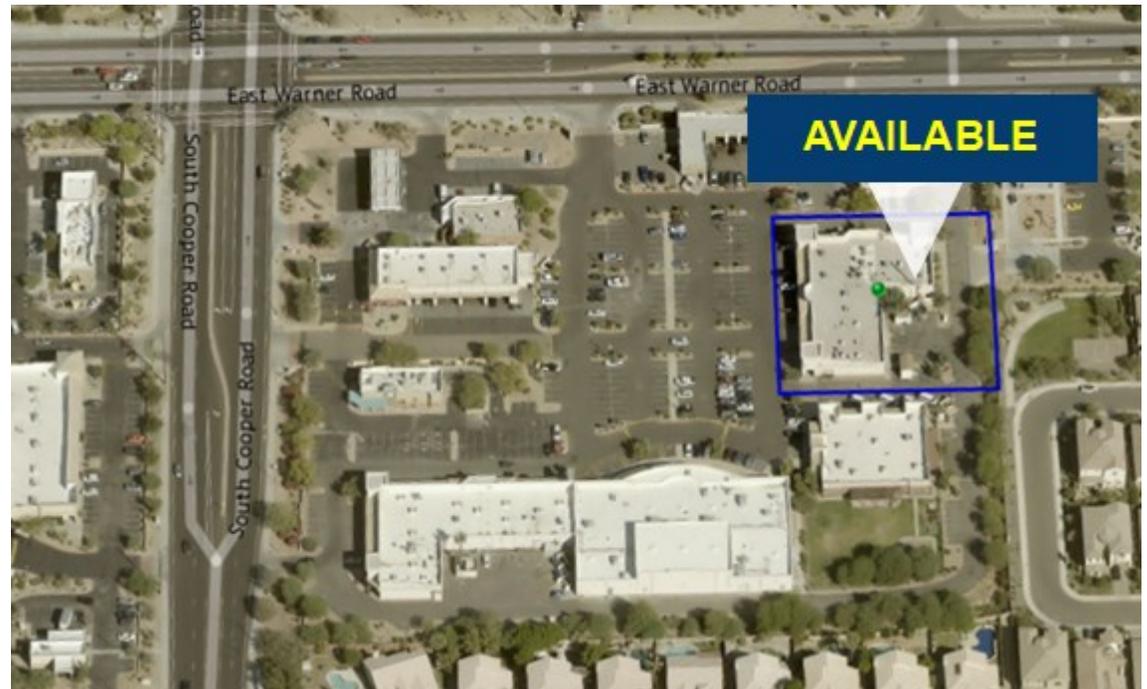
Term: Negotiable

Rental Rate: \$22.00/SF/YR NNN*

CAM: \$5.00 PSF

**Rental rate does not include rental tax, utilities, property expenses or building services*

- Located at Busy Intersection
- Other Tenant's in Center include O'Reilly's, Discount Tire, Bahama Bucks, Hi-Health
- Surrounded by Established Residential Neighborhoods
- Monument/Building Signage Available



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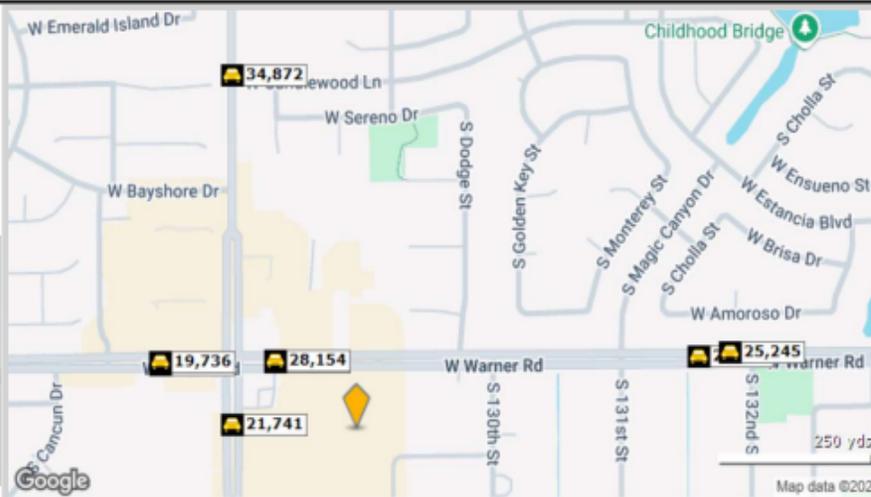
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Cooper Shops

825 S Cooper Rd, Gilbert, AZ 85233

Building Type: **General Retail**
Secondary: **Retail Building**
GLA: **14,083 SF**
Year Built: **2000**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Warner Rd	S Cooper Rd	0.04 W	2024	27,176	MPSI	.10
2 W Warner Rd	S Cooper Rd	0.04 W	2025	28,154	MPSI	.10
3 S Cooper Rd	W Warner Rd	0.06 N	2024	21,156	MPSI	.12
4 S Cooper Rd	W Warner Rd	0.06 N	2025	21,741	MPSI	.12
5 W Warner Rd	S Cooper Rd	0.07 E	2025	20,281	MPSI	.19
6 W Warner Rd	S Cooper Rd	0.07 E	2024	19,736	MPSI	.20
7 W Warner Rd	S 132nd St	0.05 E	2023	25,273	MPSI	.33
8 W Warner Rd	S 132nd St	0.05 E	2024	26,526	MPSI	.33
9 S Cooper Rd	W Candlewood Ln	0.01 S	2018	34,872	MPSI	.34
10 West Warner Road	S 132nd St	0.05 E	2025	25,245	MPSI	.36

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,708	142,232	379,537
2024 Estimate	16,553	132,304	352,032
2020 Census	17,263	134,281	351,512
Growth 2024 - 2029	6.98%	7.50%	7.81%
Growth 2020 - 2024	-4.11%	-1.47%	0.15%
2024 Population by Hispanic Origin			
2024 Population	3,265	37,765	105,106
2024 Population	16,553	132,304	352,032
White	10,957 66.19%	78,407 59.26%	204,800 58.18%
Black	690 4.17%	6,589 4.98%	17,751 5.04%
Am. Indian & Alaskan	210 1.27%	2,289 1.73%	6,916 1.96%
Asian	1,374 8.30%	8,714 6.59%	22,396 6.36%
Hawaiian & Pacific Island	26 0.16%	320 0.24%	1,058 0.30%
Other	3,296 19.91%	35,985 27.20%	99,112 28.15%
U.S. Armed Forces	27	36	88
Households			
2029 Projection	6,481	51,019	136,942
2024 Estimate	6,057	47,422	126,892
2020 Census	6,377	48,479	127,473
Growth 2024 - 2029	7.00%	7.59%	7.92%
Growth 2020 - 2024	-5.02%	-2.18%	-0.46%
Owner Occupied	4,588 75.75%	31,630 66.70%	76,359 60.18%
Renter Occupied	1,469 24.25%	15,792 33.30%	50,533 39.82%
2024 Households by HH Income			
Income: <\$25,000	475 7.84%	4,525 9.54%	12,068 9.51%
Income: \$25,000 - \$50,000	877 14.48%	6,826 14.39%	20,980 16.53%
Income: \$50,000 - \$75,000	752 12.42%	7,645 16.12%	21,926 17.28%
Income: \$75,000 - \$100,000	990 16.35%	6,827 14.40%	18,542 14.61%
Income: \$100,000 - \$125,000	633 10.45%	6,280 13.24%	16,713 13.17%
Income: \$125,000 - \$150,000	773 12.77%	5,154 10.87%	11,314 8.92%
Income: \$150,000 - \$200,000	634 10.47%	4,882 10.29%	11,916 9.39%
Income: \$200,000+	921 15.21%	5,283 11.14%	13,433 10.59%
2024 Avg Household Income	\$123,238	\$112,013	\$107,538
2024 Med Household Income	\$98,320	\$92,265	\$86,422

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