



PAD & SHOPS AVAILABLE | TOWNSHIP PLAZA



GILBERT RD & BASELINE RD

GILBERT, AZ



property summary

AVAILABLE

Pad, Buildable up to ±3,800 SF with drive thru or ±5,000 SF without / Shops, ±1,200 SF & ±3,200 SF

LEASE RATE

CALL FOR PRICING

LOCATION HIGHLIGHTS

- » Join a high-volume Fry's Marketplace
- » Just over 1.5 miles from Heritage Square in Downtown Gilbert and just over a half-mile from the US-60 freeway
- » Excellent visibility at a highly-trafficked intersection, boasting over 70,000 vehicles per day
- » Strong employment to the west and southwest
- » A new, multi-family project is planned at the intersection with 102 units
- » Mesa High School is located just over 1 mile north, with 3,535 students

TRAFFIC COUNTS

Gilbert Rd

N ±49,561 VPD (NB & SB)

S ±42,443 VPD (NB & SB)

Baseline Rd

E ±31,029 VPD (EB & WB)

W ±29,888 VPD (EB & WB)

ADOT 2023

AROUND THE TOWNSHIP PLAZA



SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



site plan

A101	Wicked Rain	3,104 SF
A102 to B104	Stellary Asian Bistro	6,700 SF
B105	MUSIC SCHOOL COMING AVAILABLE	1,200 SF
C101	A1 Foot Reflexology	1,204 SF
C102	Mariner Financial	1,400 SF
C103-A	My Dr. Now!	1,874 SF
C103-B	Drip Bar	833 SF
TBD	AVAILABLE	3,200 SF
D108	Your Style	1,300 SF
D109	Nail Salon	1,307 SF
D110	Barro's Pizza	3,917 SF
D111	Cafe Rio	4,684 SF
D112	Baskin Robbins	1,500 SF
D113	Barber Shop	901 SF
D114	Sushi Ave	1,279 SF
PAD A	AVAILABLE	5,000 SF



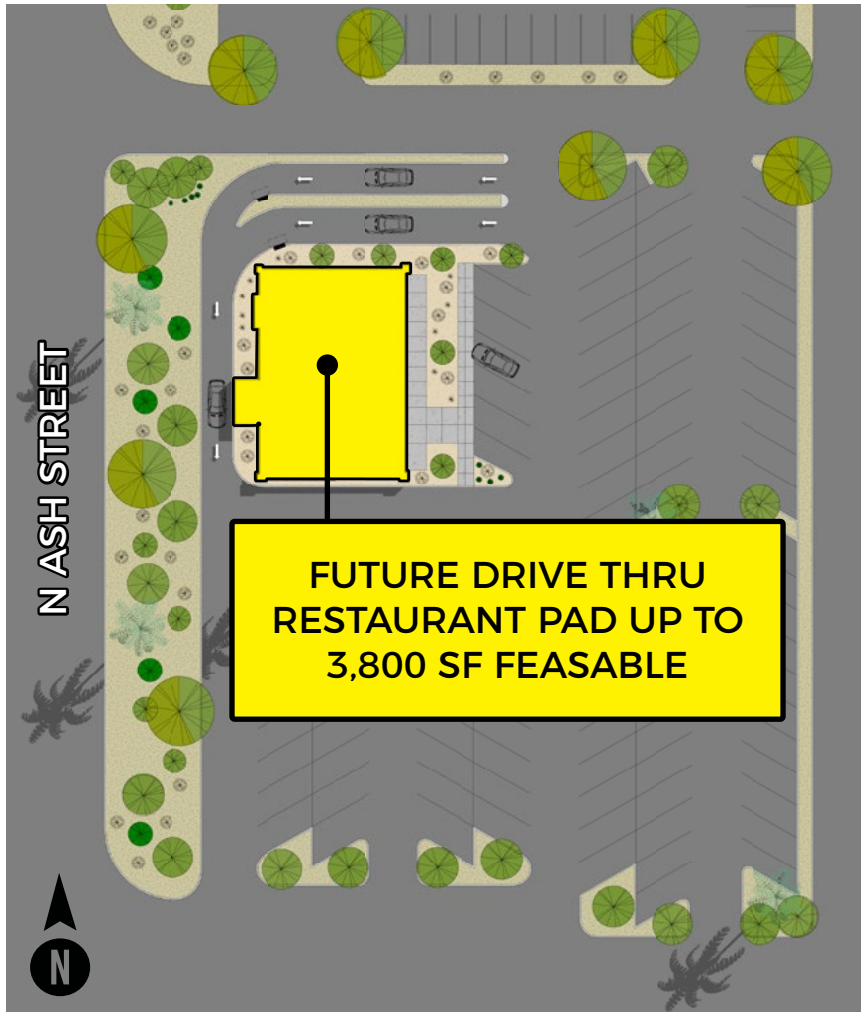
SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



PAD floor plan



renderings



SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



zoom aerial



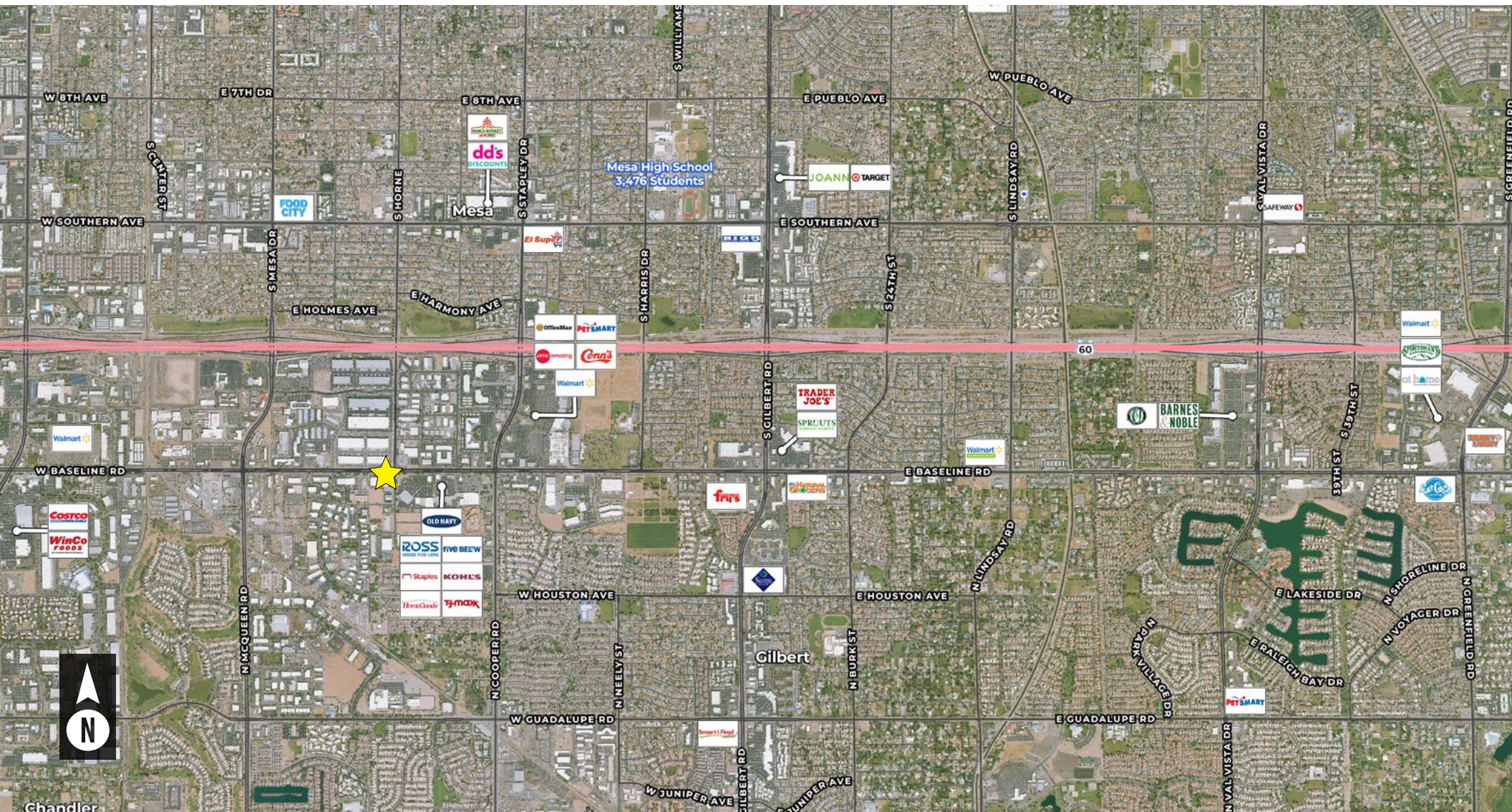
SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



wide aerial



SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



placer map

Based on Placer.ai True Trade Area at 70% Total Population

(ALL INFORMATION IS BASED ON SAMPLED DATA, THE NUMBERS BELOW ARE ESTIMATES AS OF AUGUST 31ST, 2023)

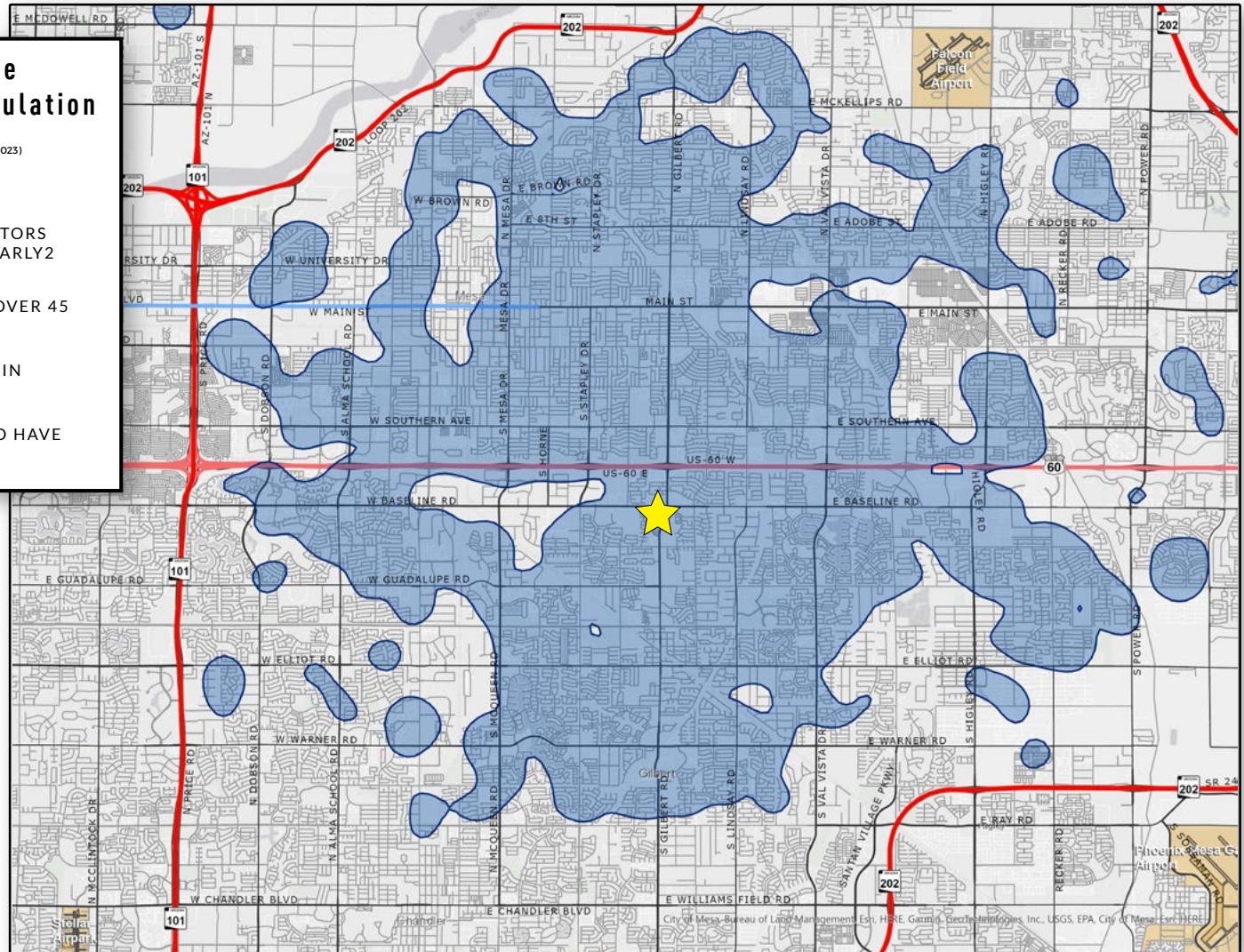
70% OF TOTAL VISITS

TOWNSHIP PLAZA AVERAGES 38,000 VISITORS PER WEEK WHICH APPROXIMATES TO NEARLY 2 MILLION PER YEAR

THE TRUE TRADE AREA EXPANDS UP TO OVER 45 SQUARE MILES

MORE THAN 80% OF VISITORS LIVE WITHIN 10 MILES OF CENTER.

24.96% OF THE VISITORS ARE LOYAL WHO HAVE VISITED A MINIMUM 4 TIMES.



SWC

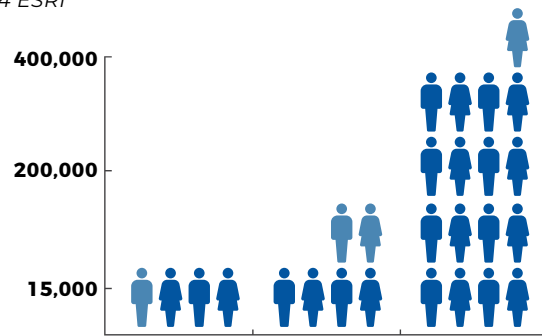
TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD



demographics

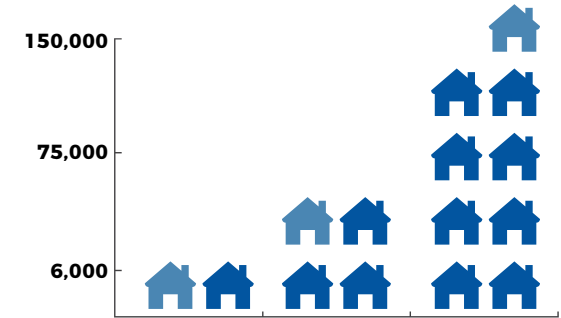
2024 ESRI



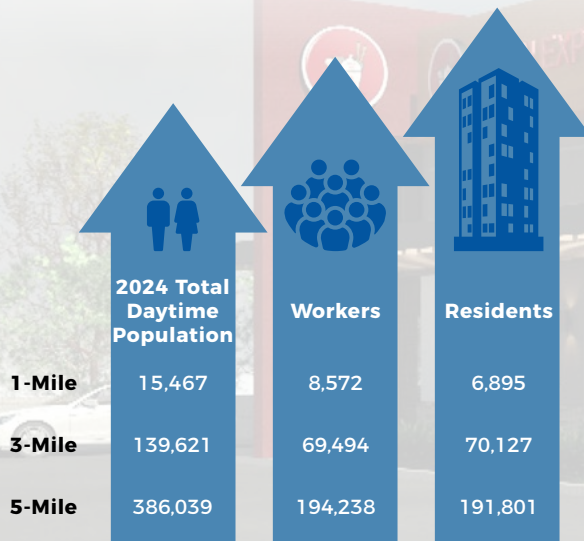
	1-Mile	3-Mile	5-Mile
2024 Total Population	16,727	148,185	403,152
2029 Total Population	17,295	149,658	408,579



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$84,589	\$105,285	\$39,684
3-Mile	\$82,066	\$106,480	\$38,464
5-Mile	\$81,614	\$107,962	\$40,918



	1-Mile	3-Mile	5-Mile
2024 Households	6,395	53,418	152,788
2029 Households	6,708	54,863	157,735



	2024 Total Daytime Population	Workers	Residents
1-Mile	15,467	8,572	6,895
3-Mile	139,621	69,494	70,127
5-Mile	386,039	194,238	191,801

2024 Housing Units



Owner Occupied

56.1% 61.1% 56.8%

1-Mile 3-Mile 5-Mile

Renter Occupied

39.0% 32.6% 34.6%

1-Mile 3-Mile 5-Mile

2024 Businesses

13,434
5,416
662

5-MILE

3-MILE

1-MILE

SWC

TOWNSHIP PLAZA PAD & SHOPS AVAILABLE

GILBERT RD & BASELINE RD





exclusively listed by

NICK DEDONA

(602) 734-7208

ndedona@pcaemail.com

JACKSON DRAGON

(602) 288-3468

jdragon@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com