



PAD & SHOPS AVAILABLE | TOWNSHIP PLAZA



GILBERT RD & BASELINE RD

GILBERT, AZ



property summary

AVAILABLE	Pad, Buildable up to 5,000 SF	LEASE TYPE	Ground Lease
ADDRESS	1927 E Baseline Rd, Gilbert, AZ 85233	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

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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
D107	COMING 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



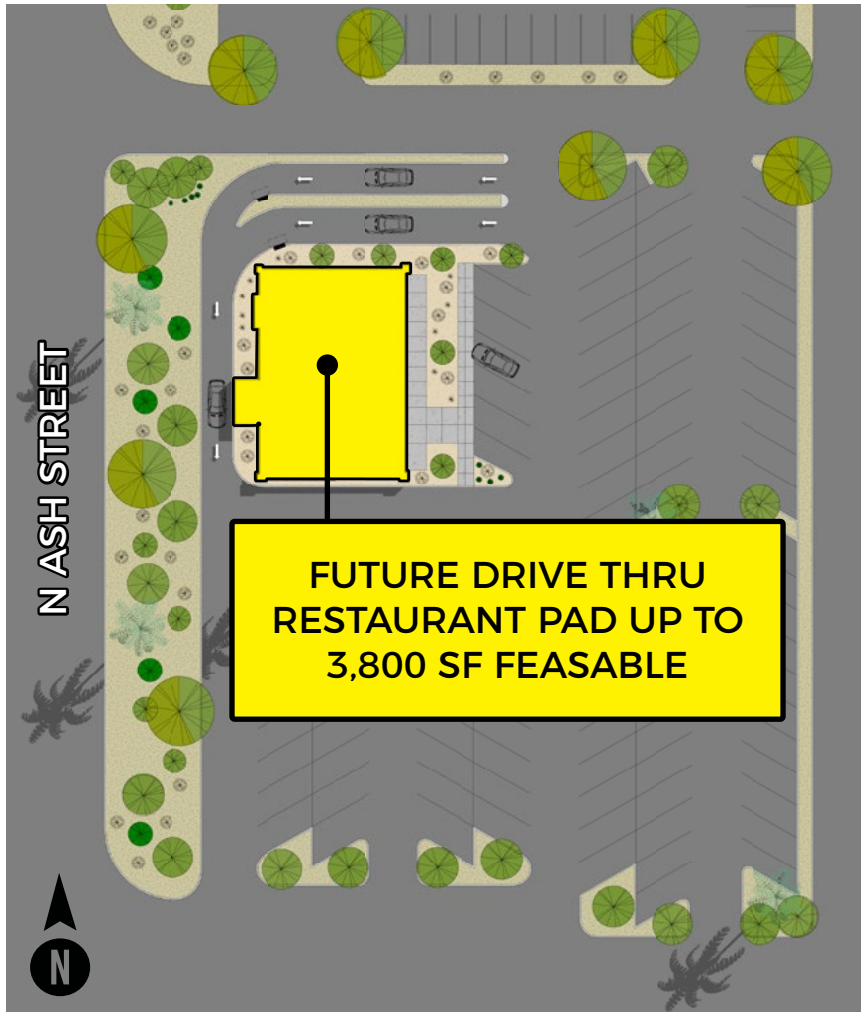
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PAD floor plan



renderings



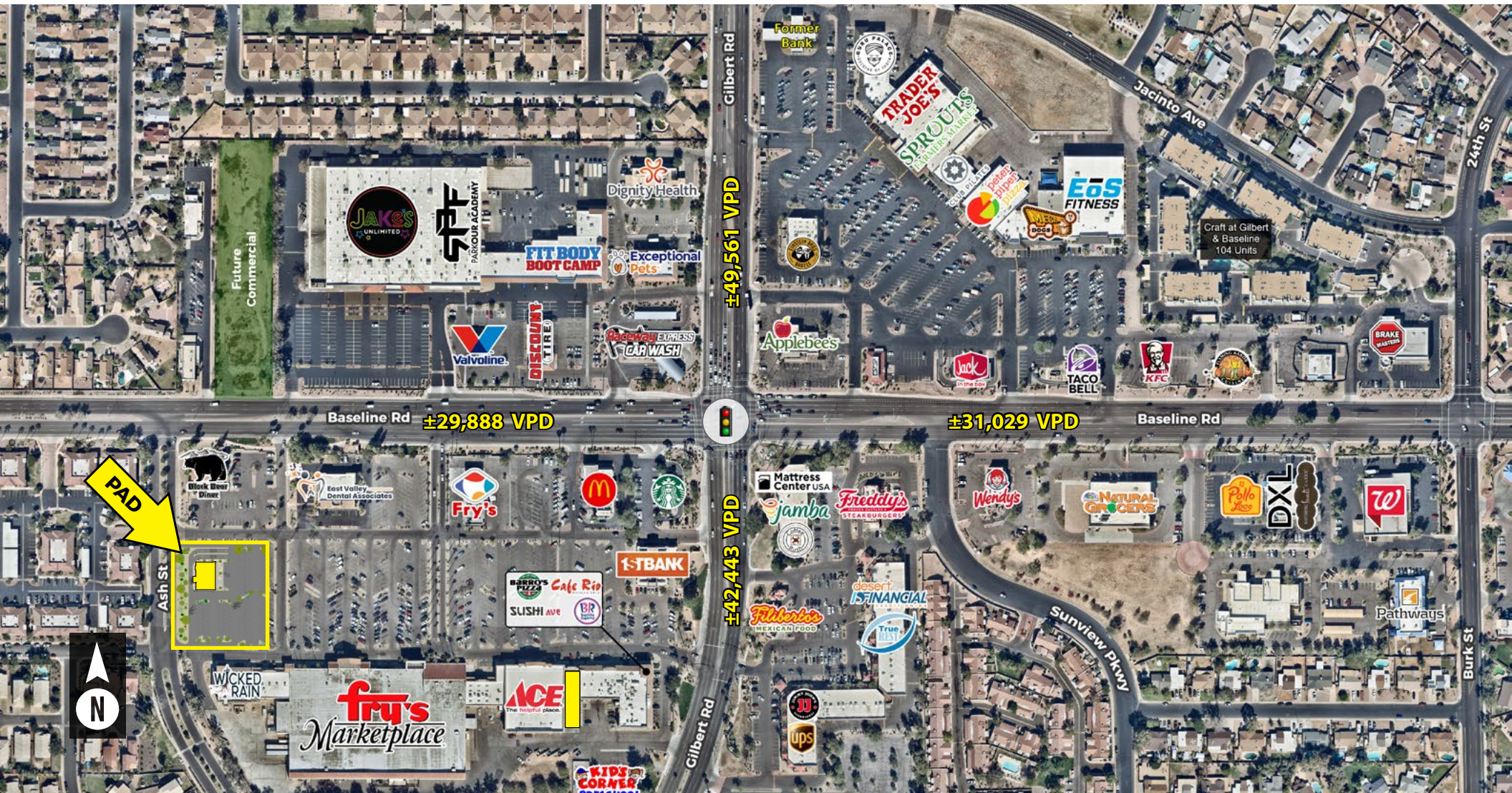
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zoom aerial



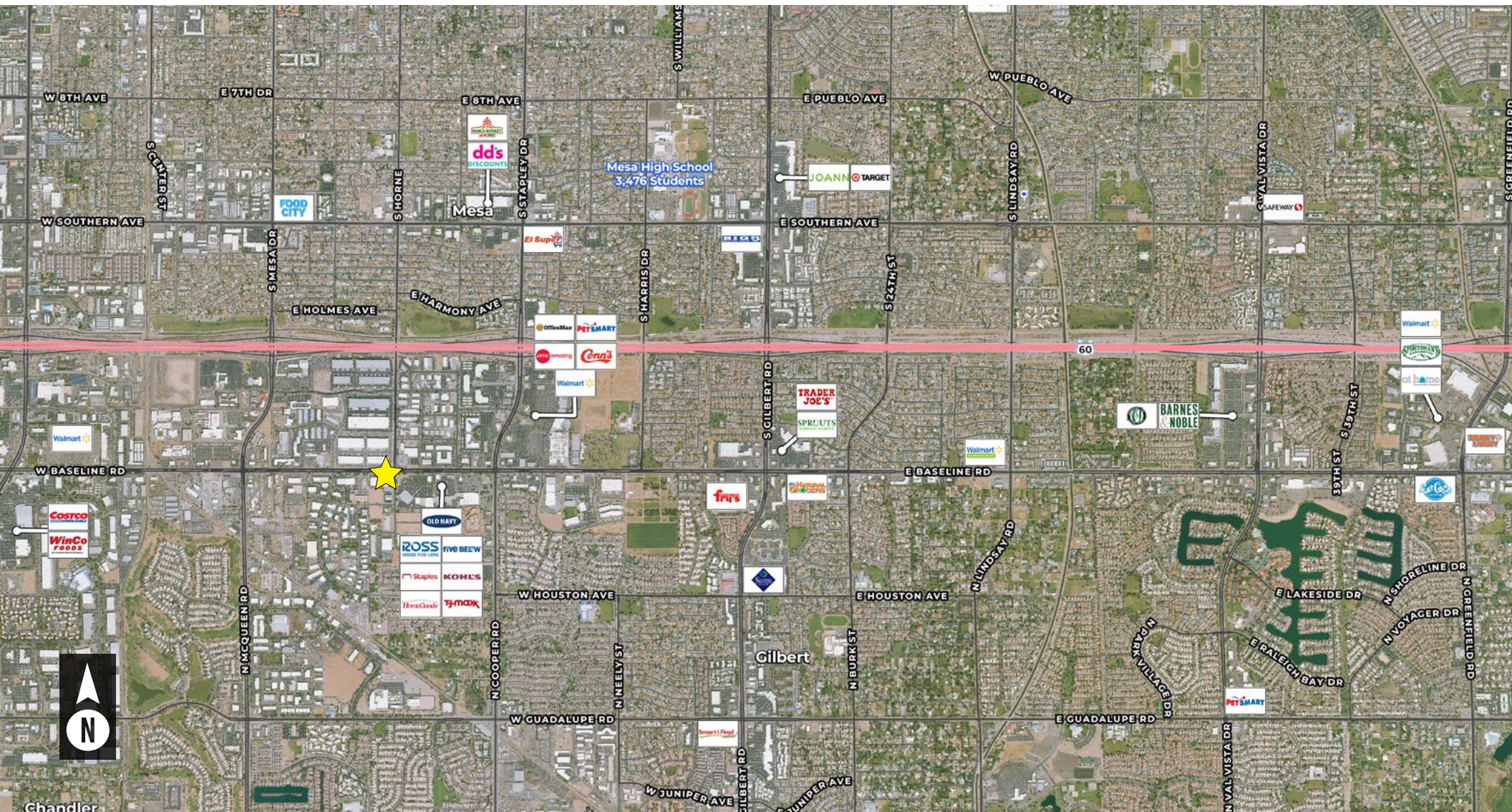
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wide aerial



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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)

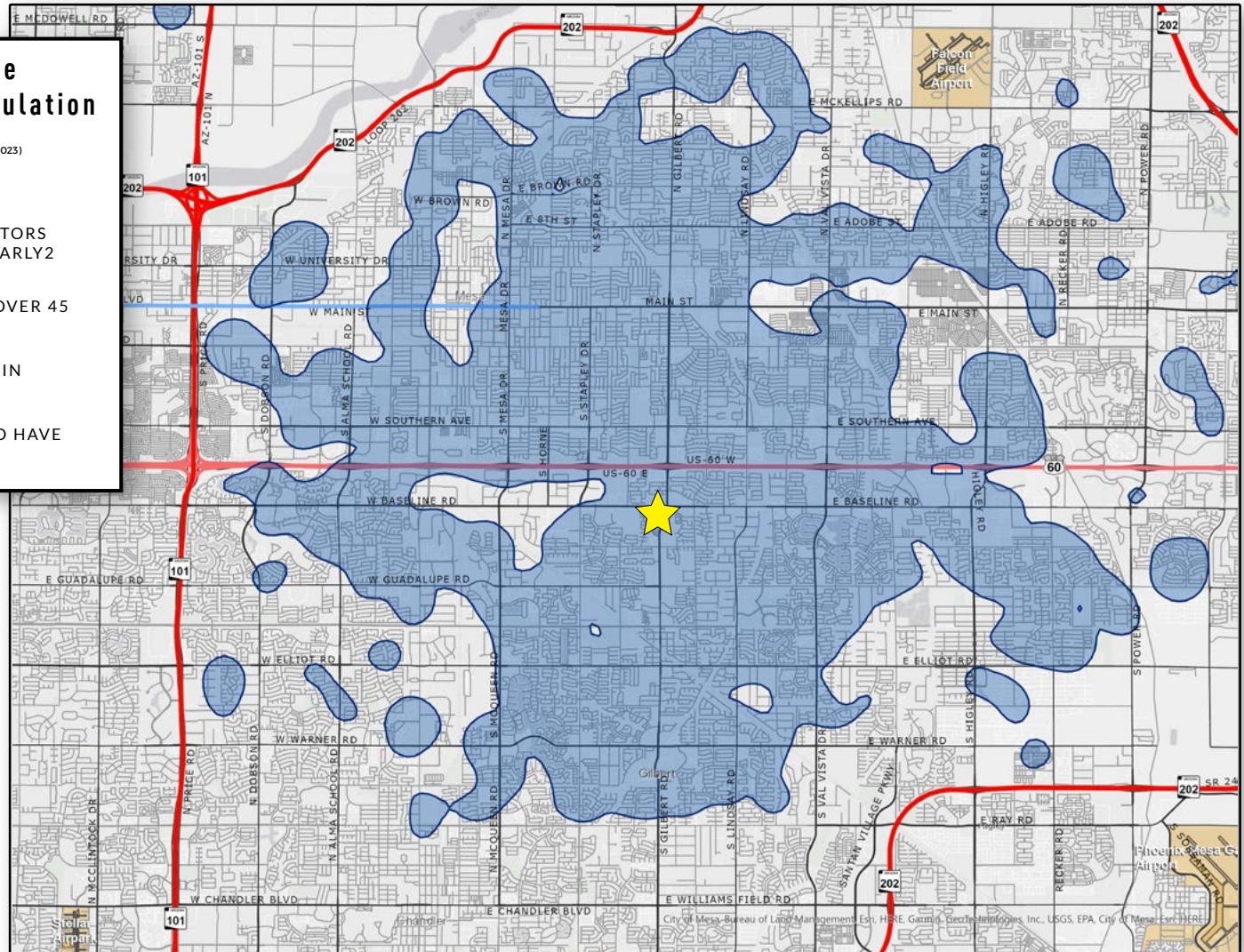
 70% OF TOTAL VISITS

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.



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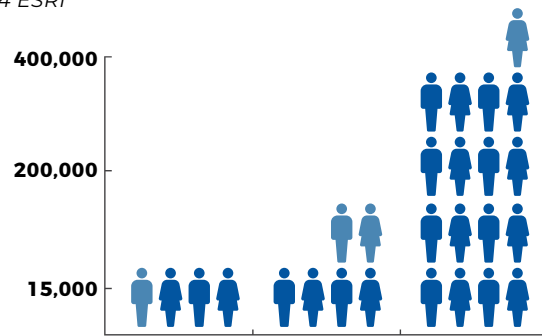
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PCA
PHOENIX COMMERCIAL ADVISORS

PhoenixCommercialAdvisors.com

demographics

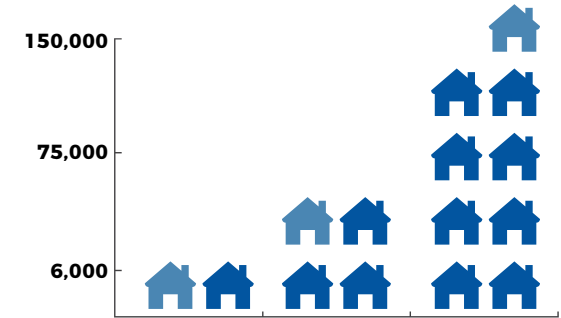
2024 ESRI



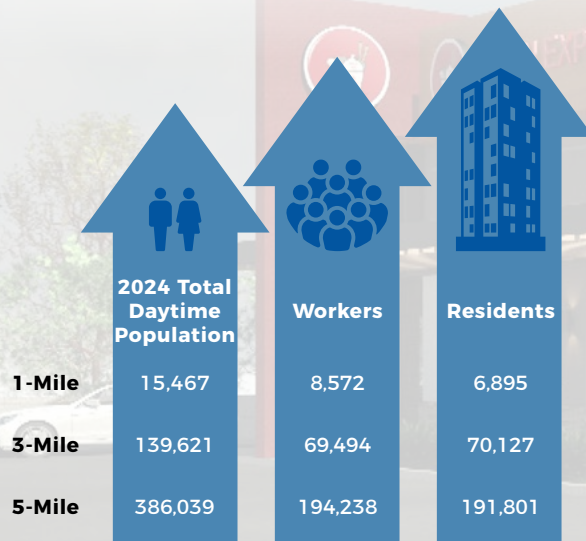
	1-Mile	3-Mile	5-Mile
2024 Total Population	16,727	148,185	403,152
2029 Total Population	17,295	149,658	408,579



	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



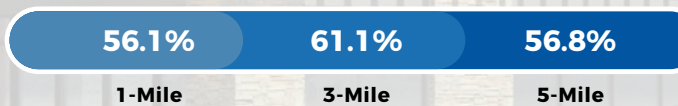
	1-Mile	3-Mile	5-Mile
2024 Households	6,395	53,418	152,788
2029 Households	6,708	54,863	157,735



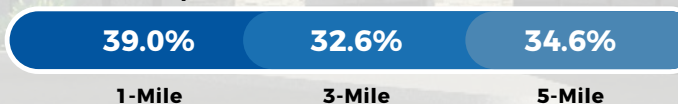
2024 Housing Units



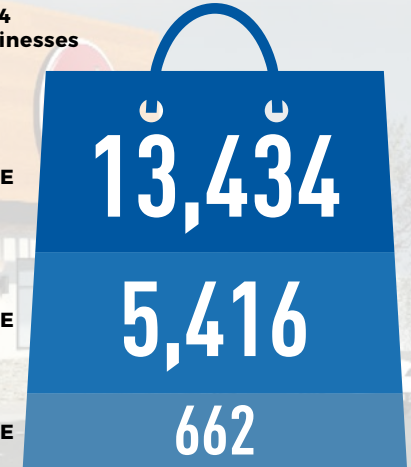
Owner Occupied



Renter Occupied



2024 Businesses

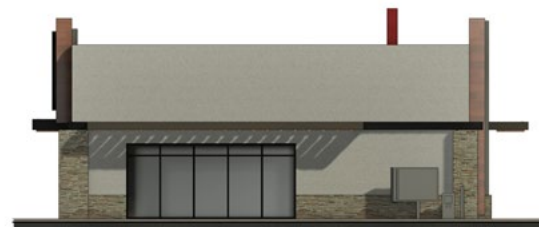


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