

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



For more information, please contact:

Zachary Pace Torrey Briegel
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

CHAINLINKS
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PROPERTY HIGHLIGHTS

- ±73,379 SF lot (±1.69 AC) available with ±8,800 SF freestanding former restaurant bar (expandable depending on use, divisible down to approximately 2,000 SF)
- For lease, sale, ground lease or build-to-suit
- 86 parking spaces
- Please call for rates
- Zoning: RC, Town of Gilbert
- Excellent visibility from Baseline Road with capability of multiple sign exposure
- Located 1/4 mile south of US 60

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	9,711	154,163	431,660
2023 Population	10,053	163,273	459,144
Median HH Income	\$67,334	\$54,141	\$54,457
2018 Daytime Population	16,300	166,254	395,869
· Workers	11,940	88,186	178,842
· Residents	4,360	78,068	217,027

ESRI 2018 Estimates

TRAFFIC COUNTS

North: ±43,357 VPD (NB/SB)

South: ±27,200 VPD (NB/SB)

East: ±33,500 VPD (EB/WB)

West: ±26,500 VPD (EB/WB)

ADOT 2017 / Gilbert 2017 / Mesa 2017

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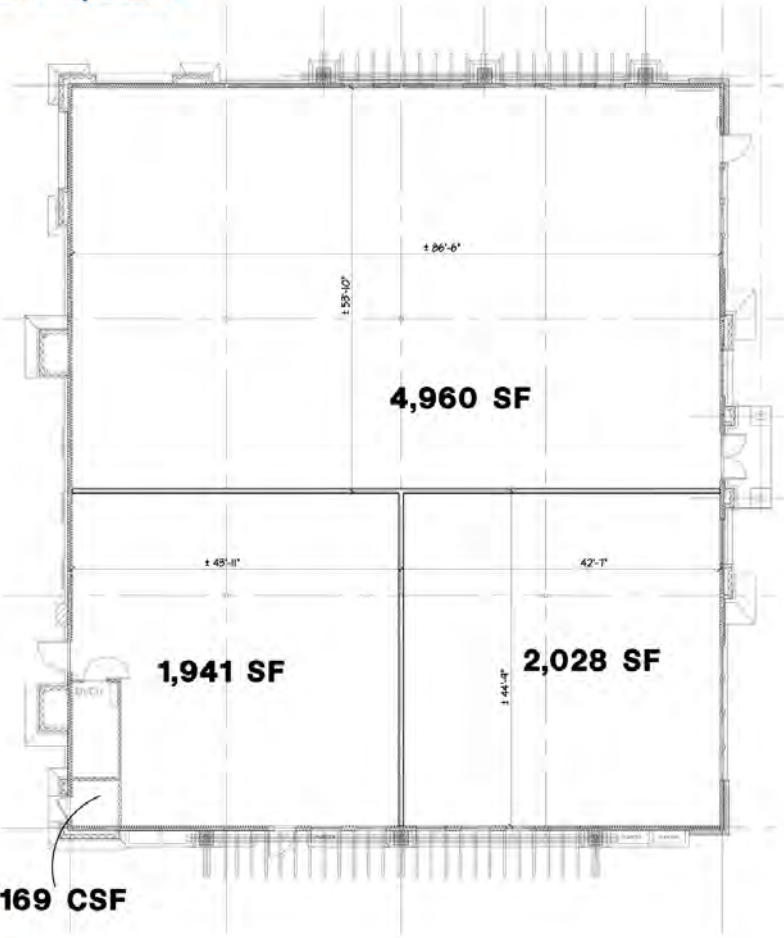
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Floor Plan - Option A



Floor Plan - Option B



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