



FOR LEASE | RETAIL/OFFICE

HIGLEY PARK COMMONS SUITE

1489 S Higley Rd, Ste 104, Gilbert, AZ 85296

Russ Rodgers Senior Advisor | 480.610.2400 | russ@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	830 SF
Lease Rate:	\$24 SF/yr + \$6.21 SF/yr NNN
Building Class:	B
Zoning:	SC
Cross Streets:	Higley Rd and Ray Rd

LOCATION OVERVIEW

This highly visible retail/professional office location with Higley Road frontage is now available for lease. Build-out includes 1 reception, 1 lobby, 2 offices, 1 kitchenette & 1 restroom.

Located in the nationally recognized Agritopia district. This 166-acre community in Gilbert is among the nation's first "agrihoods" an effort to design and build a neighborly community around an urban farm. Agritopia now features housing, mixed and civic uses as well as commercial retail centered around the farm. Just north of Ray Rd, adjacent to Loop 202 SanTan Freeway, and within minutes of the SanTan Village Mall.

PROPERTY HIGHLIGHTS

- 830 SF retail/ office suite for lease for \$24 SF/yr + \$6.21 SF/yr NNN
- Build-out includes 1 reception, 1 lobby, 2 offices, 1 kitchenette & 1 restroom
- Building and door signage is available
- 5/1000 parking ratio
- Excellent visibility at Higley Road frontage
- Strong demographic area with 200,000+ population within a 5mi radius & high-income households

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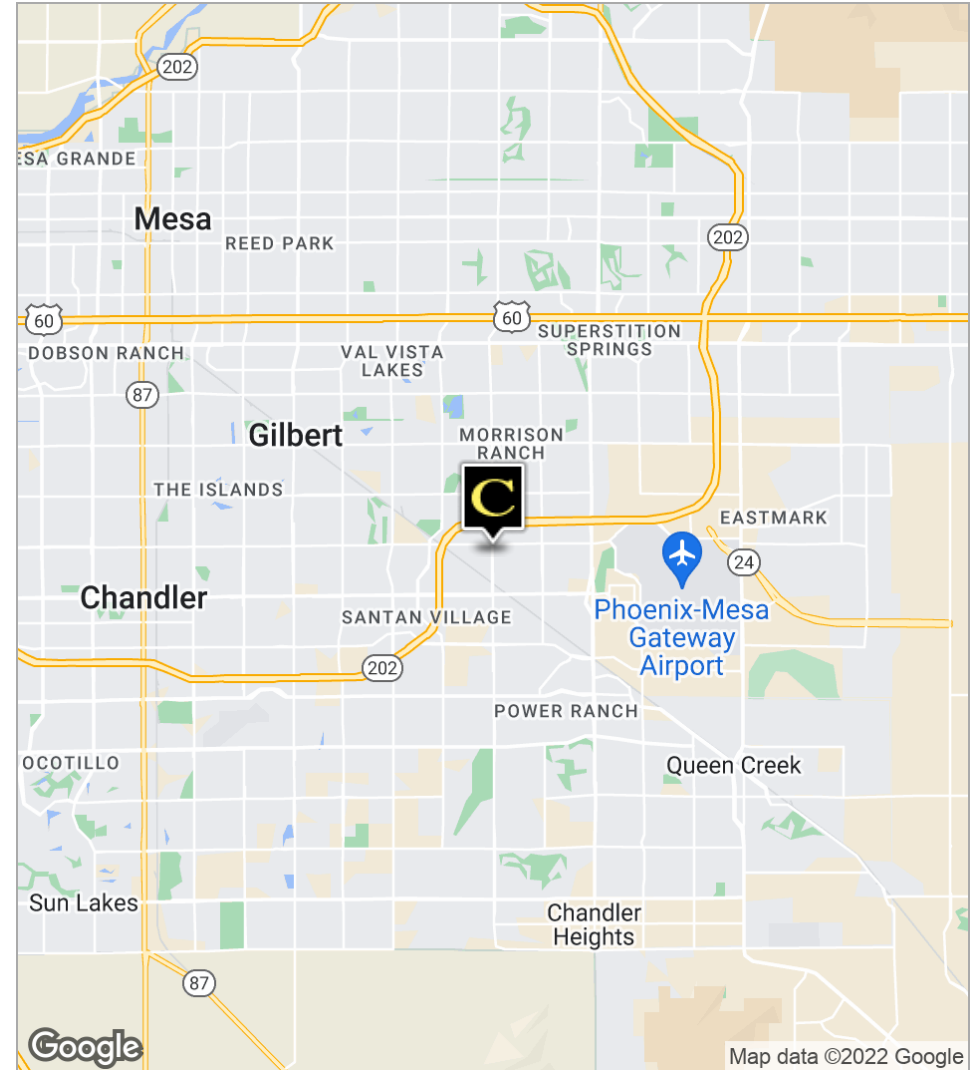
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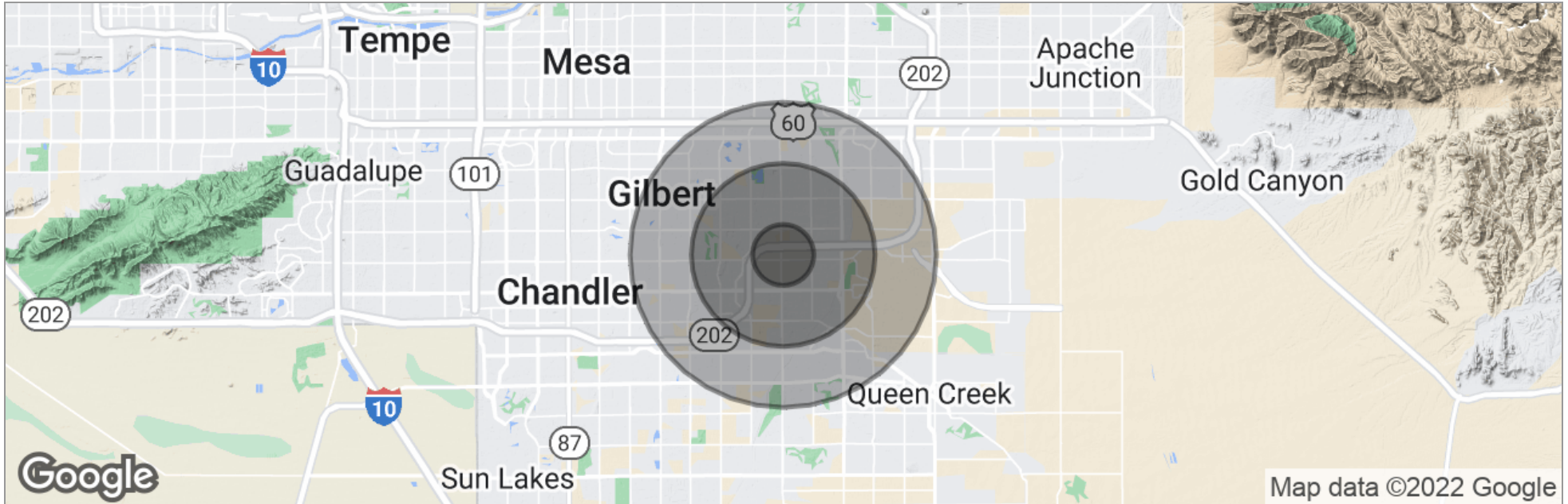
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	1 Mile	3 Miles	5 Miles
Total Population	9,393	73,328	202,122
Population Density	2,990	2,593	2,573
Median Age	29.0	30.0	31.8
Median Age (Male)	27.7	29.8	31.3
Median Age (Female)	29.4	29.8	31.9
Total Households	3,107	22,900	66,495
# of Persons Per HH	3.0	3.2	3.0
Average HH Income	\$89,527	\$97,419	\$90,200
Average House Value	\$282,328	\$386,120	\$368,710

* Demographic data derived from 2020 ACS - US Census

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