



FOR LEASE | RETAIL/OFFICE

HIGLEY PARK COMMONS

1489 S Higley Rd #104, Gilbert, AZ 85296

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PROPERTY SUMMARY

Available SF:	830 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Building Class:	B
Zoning:	SC
Cross Streets:	Higley and Ray

LOCATION OVERVIEW

Highly Visible Retail / Professional Office Location with Higley Road Frontage. Located in the nationally recognized Agritopia district at E Ray Rd and Higley Rd. 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 will feature housing, mixed and civic uses as well as commercial retail centered around the farm. Agritopia is home to Joe's Farm Grill, The Coffee House, Gilbert Christian School and planned Epicenter, a mixed use development. 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 \$20/SF NNN
- Build out includes: Reception, Lobby, 2 Offices, Kitchenette & Restroom
- Building and Door Signage Available
- 5/1000 Parking
- Excellent Visibility with Higley Road Frontage
- Strong Demographic Area with Population Exceeding 200,000 in 5 Mile Radius with High Income Households

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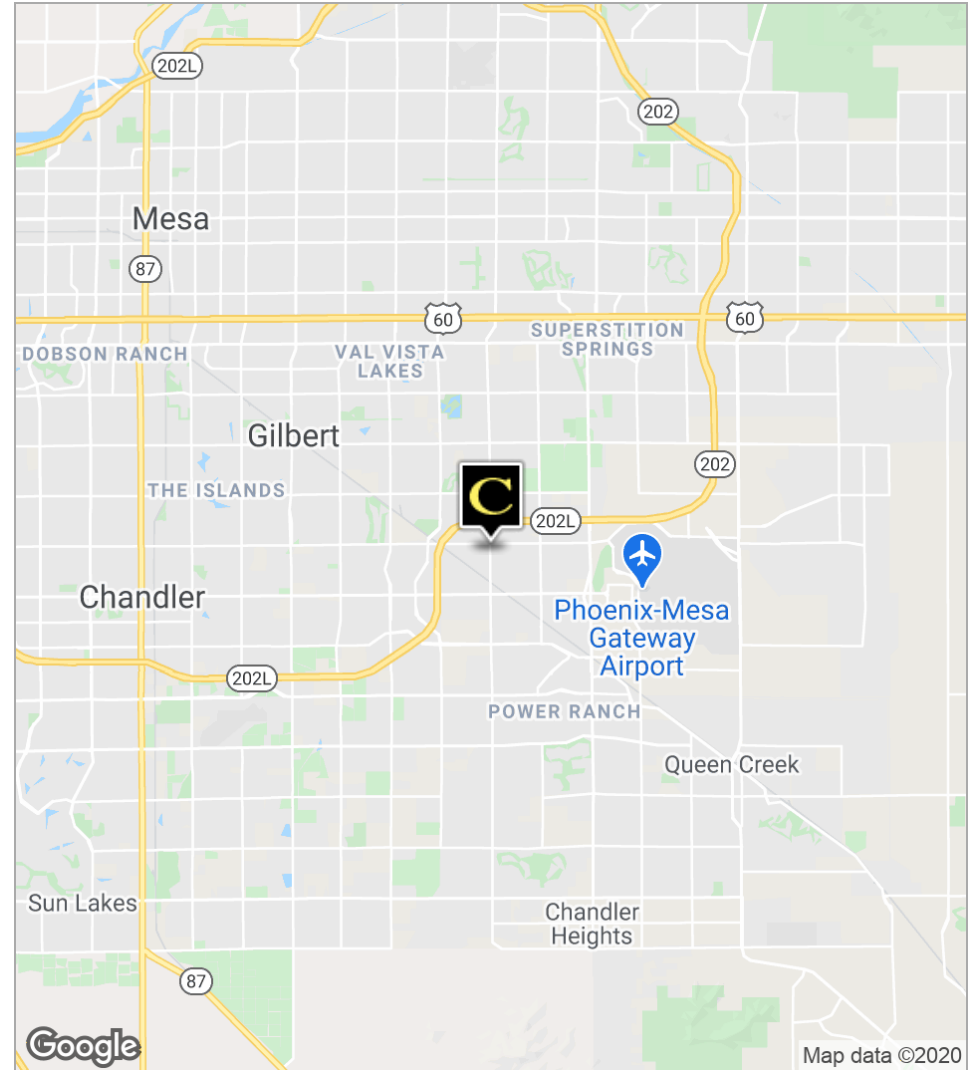
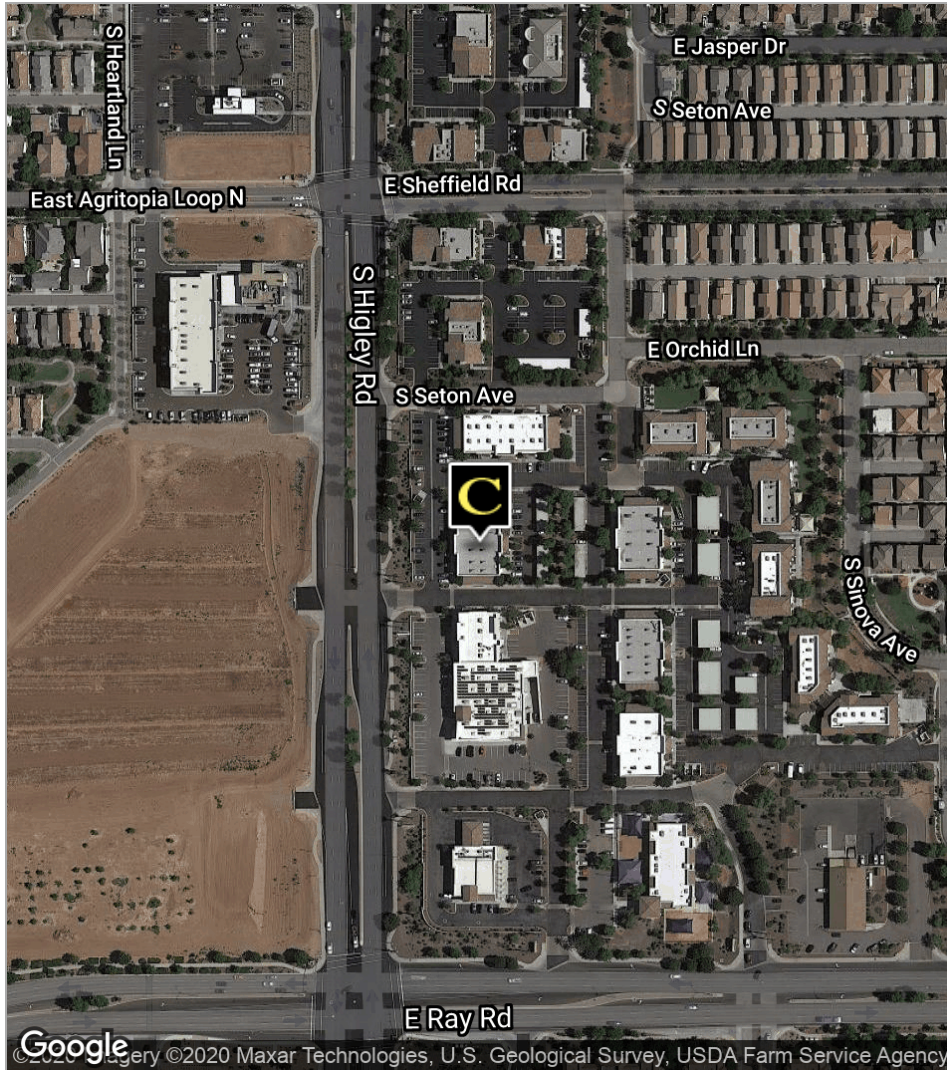
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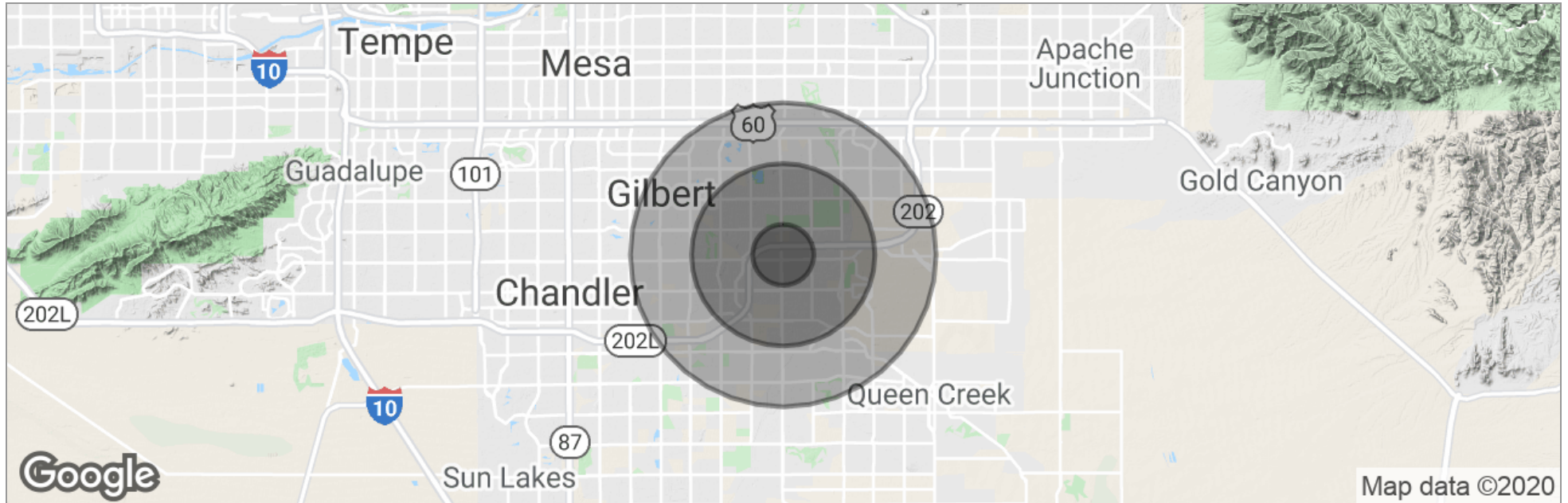
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	1 Mile	3 Miles	5 Miles
Total Population	9,393	73,328	202,122
Population Density	2,990	2,593	2,573
Median Age	29.0	30.0	31.8
Median Age (Male)	27.7	29.8	31.3
Median Age (Female)	29.4	29.8	31.9
Total Households	3,107	22,900	66,495
# of Persons Per HH	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 2010 US Census

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