

**1,900 SF  
AVAILABLE**

**1,900 SF  
REMAINING!**

4865 S. HIGLEY ROAD  
GILBERT, AZ 85298

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# Executive Summary



### OFFERING SUMMARY

Available SF:	1,900 SF
Lease Rate:	Negotiable
Lot Size:	1.4 Acres
Market:	Phoenix
Sub Market:	Gilbert
Cross Streets:	Higley Rd. & Queen Creek Rd.

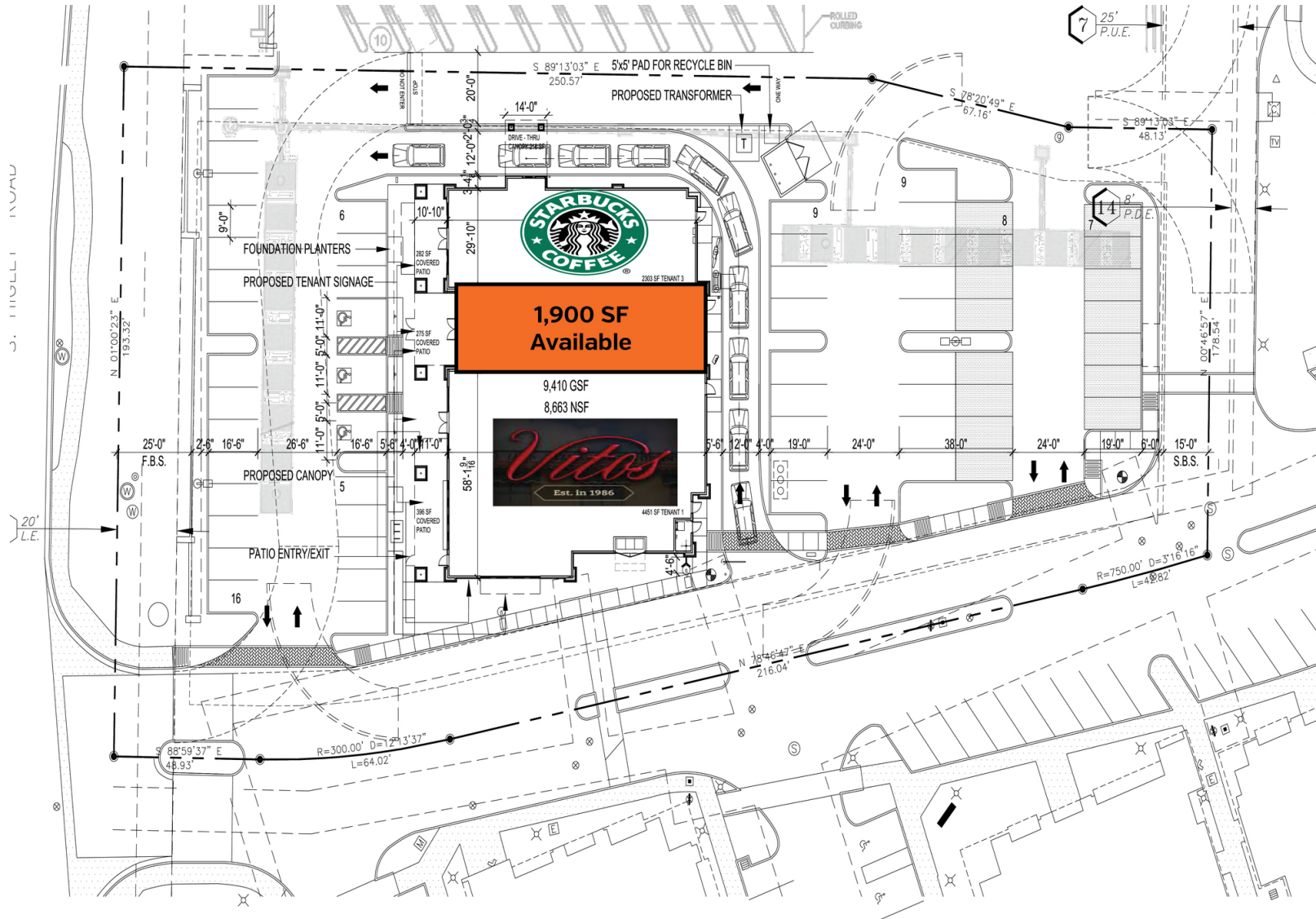
### PROPERTY OVERVIEW

- Join Starbucks and Vito's Pizza!
- Cobblestone Carwash brings over 25,000 cars a month
- #1 Dairy Queen in sale per square foot in AZ
- Join Vito's Pizza & Italian Ristorante
- New 272-acre proposed Town of Gilbert park (with 25 acre water park) across the street with a capacity of up to 10,000
- Featuring sprawling lakes, splash pads, recreation center, amphitheater, sports fields and more.
- High Traffic and Visibility
- Solid Demographics with Population

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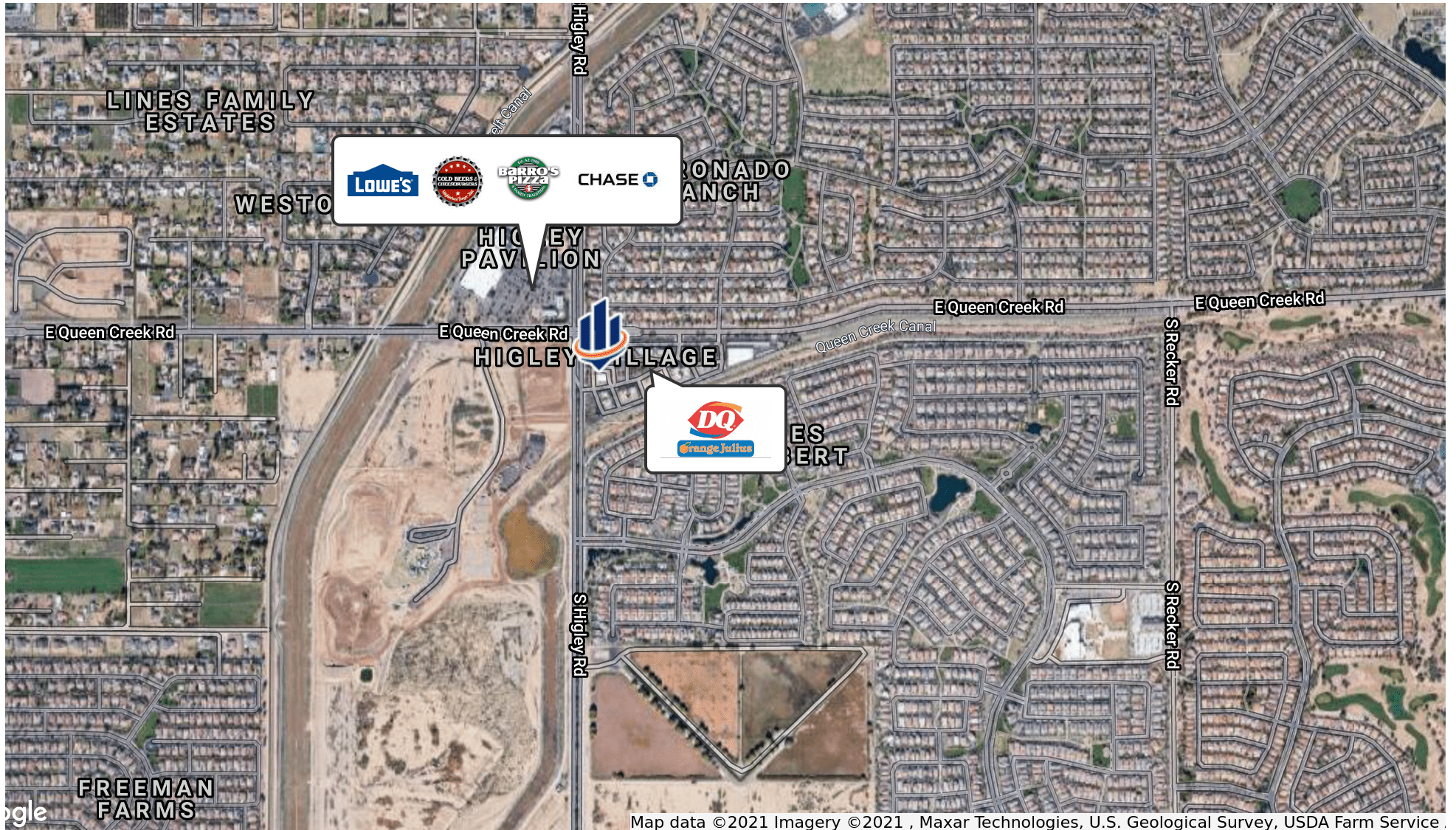
# Site Plan



1,900 SF Available



# Retailer Map



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# Proposed Regional Park Plan

Gilbert plans to convert 272 acres near Higley and Queen Creek roads into a massive regional park & water park

POTENTIAL ACCESS TO CHANDLER HEIGHTS ROAD

OCCHILLO ROAD (FUTURE CONSTRUCTION)

HIGLEY ROAD

QUEEN CREEK ROAD

← SITE

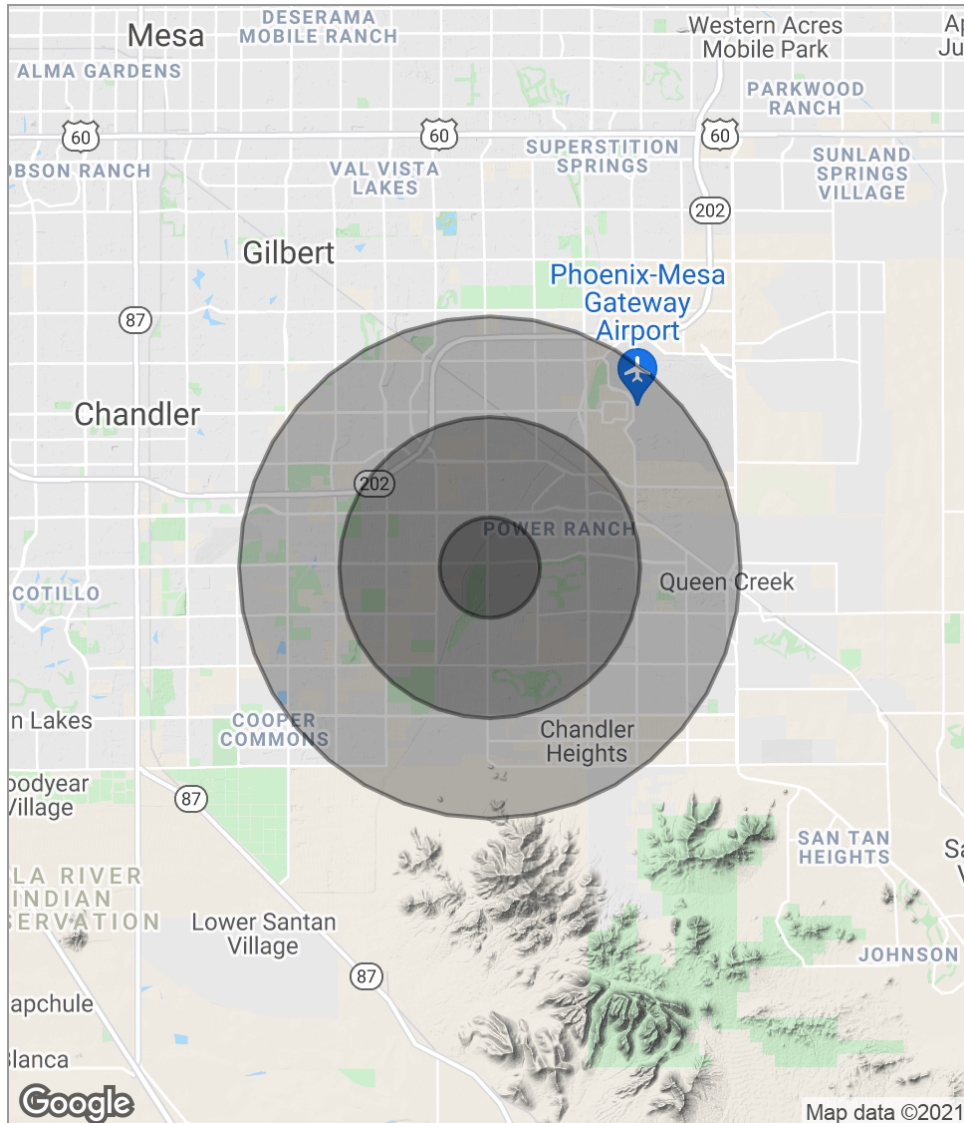
**Gilbert's**  
REGIONAL PARK  
Gilbert, AZ

Key needs: ramadas, a fishing lake, an “iconic” playground and splash pads, a recreation center, an amphitheater, sports fields and courts, and an aquatic center

All three designs include sprawling lakes, huge swaths of open space and flexible areas for farmers markets or food trucks. They also incorporate small commercial plazas, which consultants imagine having a walkable, “Main Street” feel.

<http://www.azcentral.com/story/news/local/gilbert/2016/03/15/gilbert-considering-3-design-plans-big-regional-park/81487294/>

# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,691	52,464	126,688
Median age	33.7	31.6	31.0
Median age (male)	29.8	30.2	30.4
Median age (Female)	34.3	31.8	31.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,289	16,938	39,988
# of persons per HH	2.9	3.1	3.2
Average HH income	\$81,866	\$93,129	\$99,391
Average house value	\$479,379	\$414,418	\$431,600

\* Demographic data derived from 2010 US Census

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