

# SWC GUADALUPE & GREENFIELD ROAD

2337 E. Guadalupe Road | Gilbert, AZ 85234

Giggle & Grow Preschool  
Dental Design Studio  
American Family  
Insurance

Guadalupe Road (17,224 CPD)

Greenfield Road (15,397 CPD)

CVS  
pharmacy

Southwest Regional  
Library

Medical  
Offices

Medical  
Offices

Medical  
Offices

Medical  
Offices



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## BUILD TO SUIT OPPORTUNITY



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# RETAILER MAP:



Subject Site

US 60 (174,944 CPD)

Baseline Road (28,351 CPD)

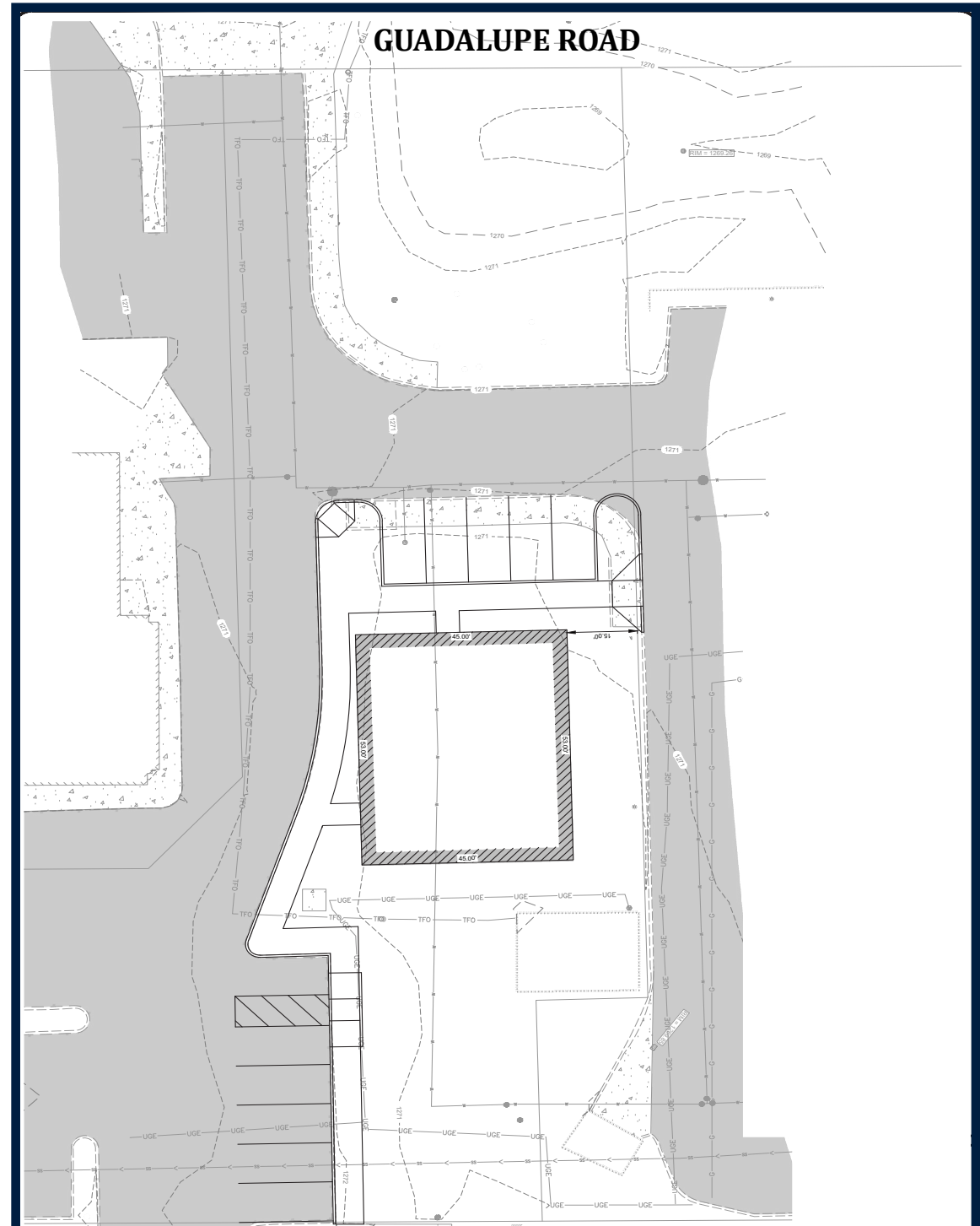
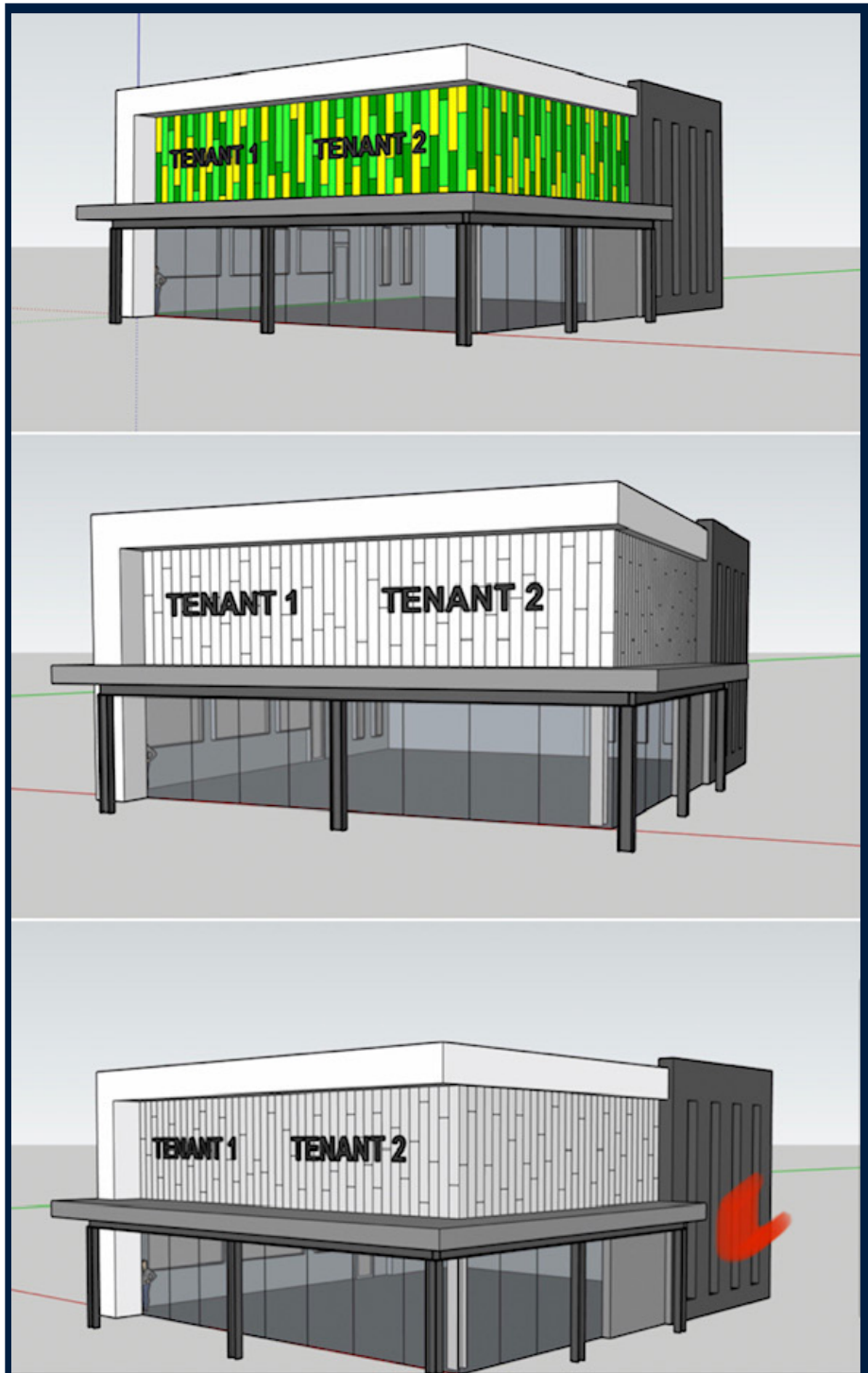
Greenfield Road (24,504 CPD)

Guadalupe Road (17,224 CPD)



Pioneer Elementary School  
Basic Challenger School

# RENDERING OPTIONS & CONCEPTUAL SITEPLAN:



**INVESTMENT HIGHLIGHTS:**

- Built to Suit Opportunity - Medical, retail or coffee user
- Up to 3,500 SF building or 2,400 SF buildable with drive-thru
- Perfect opportunity for a coffee user/drive-thru as there are multiple medical offices in the vicinity
- Located on the SWC of Guadalupe and Greenfield Roads with over 32,000 CPD
- Fully improved lot ready for retail or medical
- Impressive demographics with more than 340,000 people within 5 miles
- Conveniently located just 1.5 miles from US 60.

**PROPERTY OVERVIEW:**

**Address:** 2337 E. Guadalupe Road | Gilbert, AZ  
**Land Area:** 0.59 Acres  
**APN:** 313-11-015  
**Zoning:** C-2  
**Building:** 3,500 or 2,400 with Drive-thru (Build-to-Suit/Divisible)

**LOCAL AREA RETAILERS:**



**GILBERT TOP EMPLOYERS**

EMPLOYER	# OF EMPLOYEES
Go Daddy	1,426
Dignity Health	950
Banner Health	891
Isagenix International	710
Hunter Contracting	550
Northrop Grumman	450
Earnhardt Auto Center	369
Costco	347
Walmart	332

**PROPERTY DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2020 Population:	9,351	117,500	343,354
2025 Population:	9,860	125,496	368,507
2020 Total Households:	3,011	40,902	128,037
Average Household Income:	\$125,624	\$102,968	\$89,606