

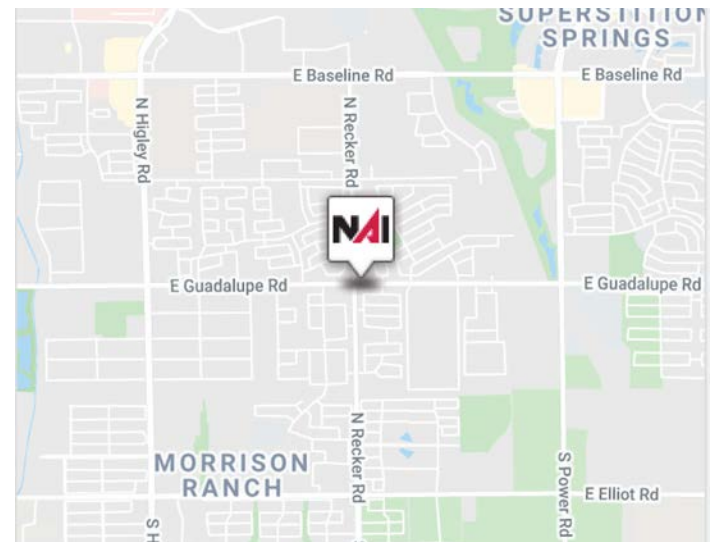


## 4024 E Guadalupe Rd

Gilbert, Arizona 85234

### Property Features

- Suites 102 & 103 available
- 2 monument signs
- Great visibility
- Attractive landscape
- Excellent demographics
- Hard corner
- Newer construction
- Across from Highland High School
- Less than 1-mile from Highland Junior High School
- Join this tenant:



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	33.0	38.5	40.2
Population:	16,065	95,910	287,639
Average HH Income	\$110,784	\$96,588	\$87,190
Daytime Emp. Pop.	1,940	33,389	77,182

Traffic Counts	VPD
E Guadalupe Rd:	19,603
N Recker Rd:	9,439



**For Lease: \$16.00 - \$17.00/SF (NNN)**

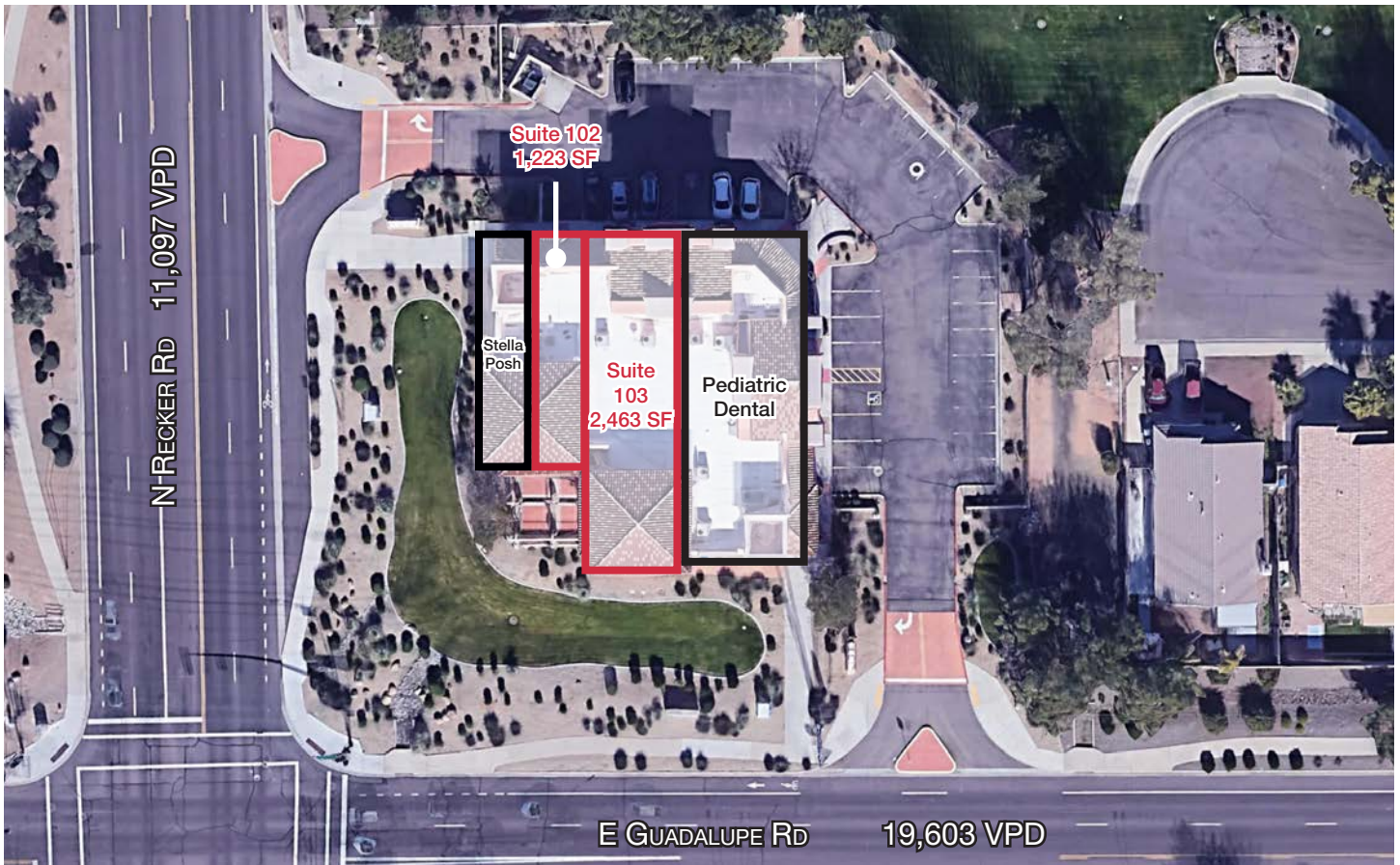
**Matt Harper, CCIM**  
602 393 6604  
matt.harper@naihorizon.com

# Available Spaces

For Lease

## Highland Corner

±1,223 - 3,686 SF

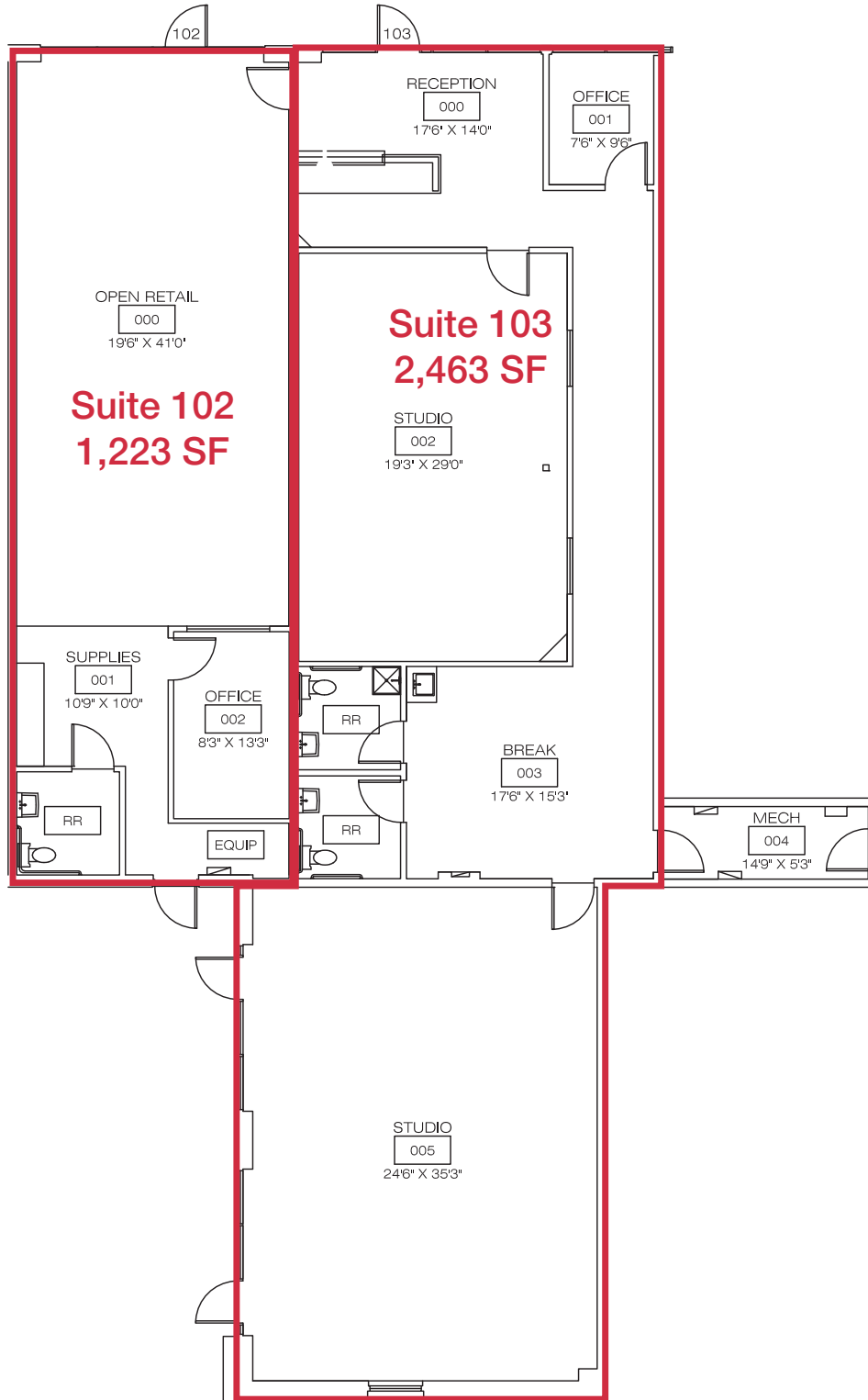


SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 102	\$17.00 SF/YR	NNN	1,223 - 3,686 SF
Suite 103	\$16.00 SF/YR	NNN	2,463 - 3,686 SF

# Floor Plans

## Highland Corner

±1,223 - 3,686 SF



For Lease

# Exterior Photos

## Highland Corner

±1,223 - 3,686 SF



Matt Harper, CCIM  
602 393 6604  
matt.harper@naihonorizon.com

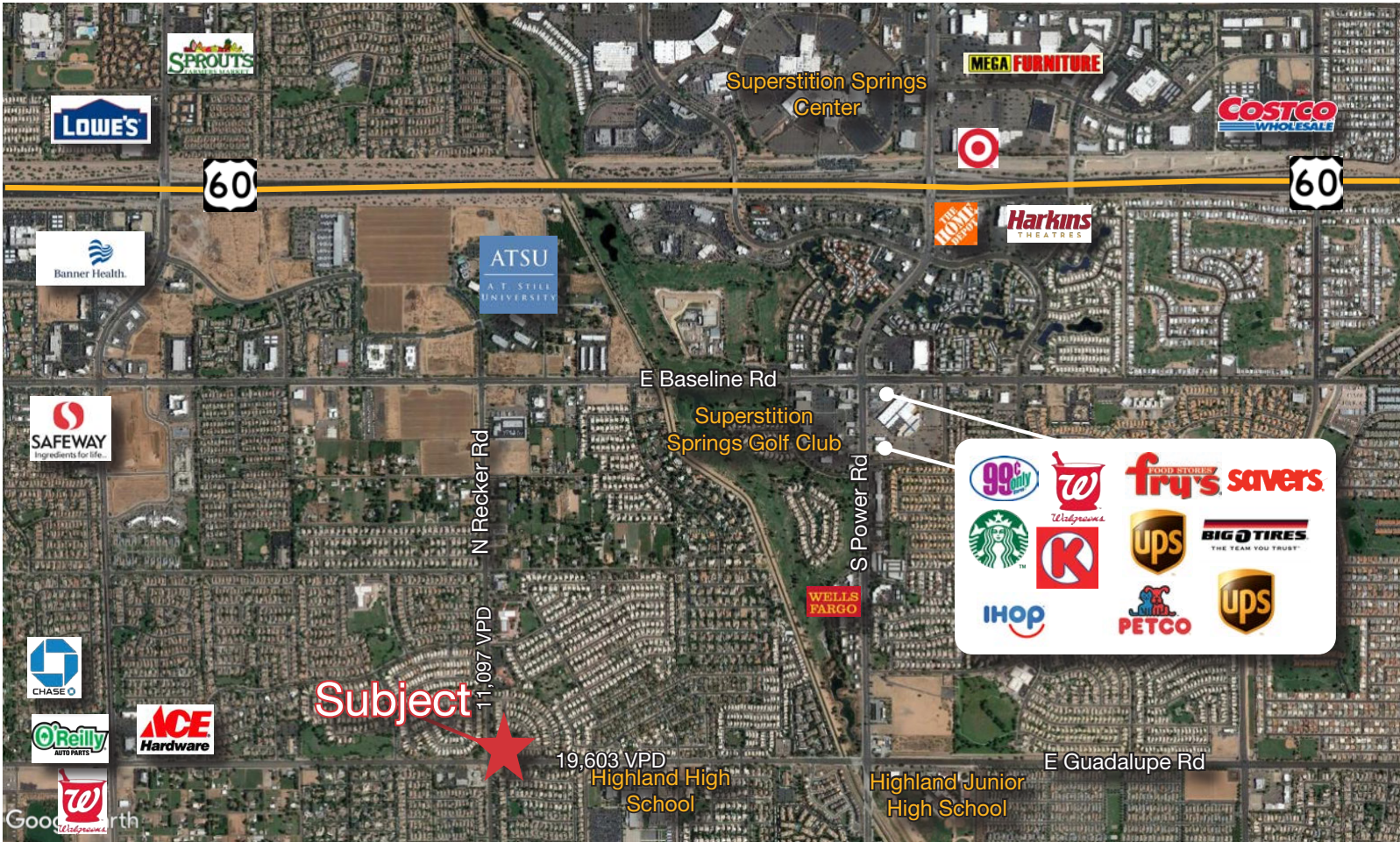
**NAI**Horizon

# Property **Aerial**

For Lease

## Highland Corner

±1,223 - 3,686 SF



Matt Harper, CCIM  
602 393 6604  
matt.harper@naihonorizon.com

**NAI**Horizon