



Overview

AVAILABLE PADS:

Pad E 6,500 SF
Pad F 6,500 SF
Pad G 6,000 SF

PRICE

Call for Rates

Demographics

	1 MILE	2 MILE	3 MILE
2019 Est Population	11,917	51,309	111,694
2024 Est Population	13,711	56,988	123,787
Average HH Income	\$149,612	\$122,732	\$113,186
Daytime Population	10,252	42,176	102,433

Year: 2019 | Source: Esri

Traffic Counts

Elliot Road	11,353 VPD
Higley Road	19,402 VPD
Total	30,755 VPD

Year: 2020 | Source: CoStar/MPSI

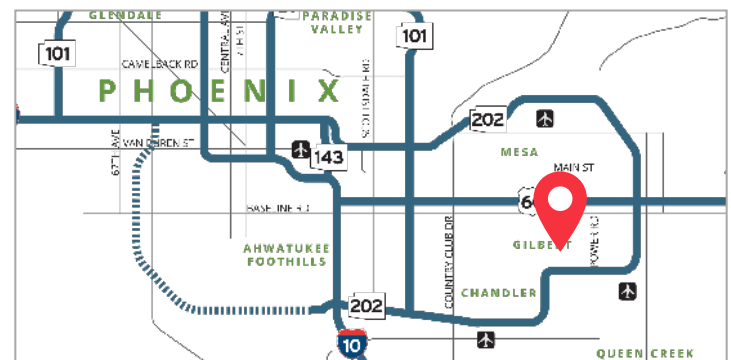
Contact

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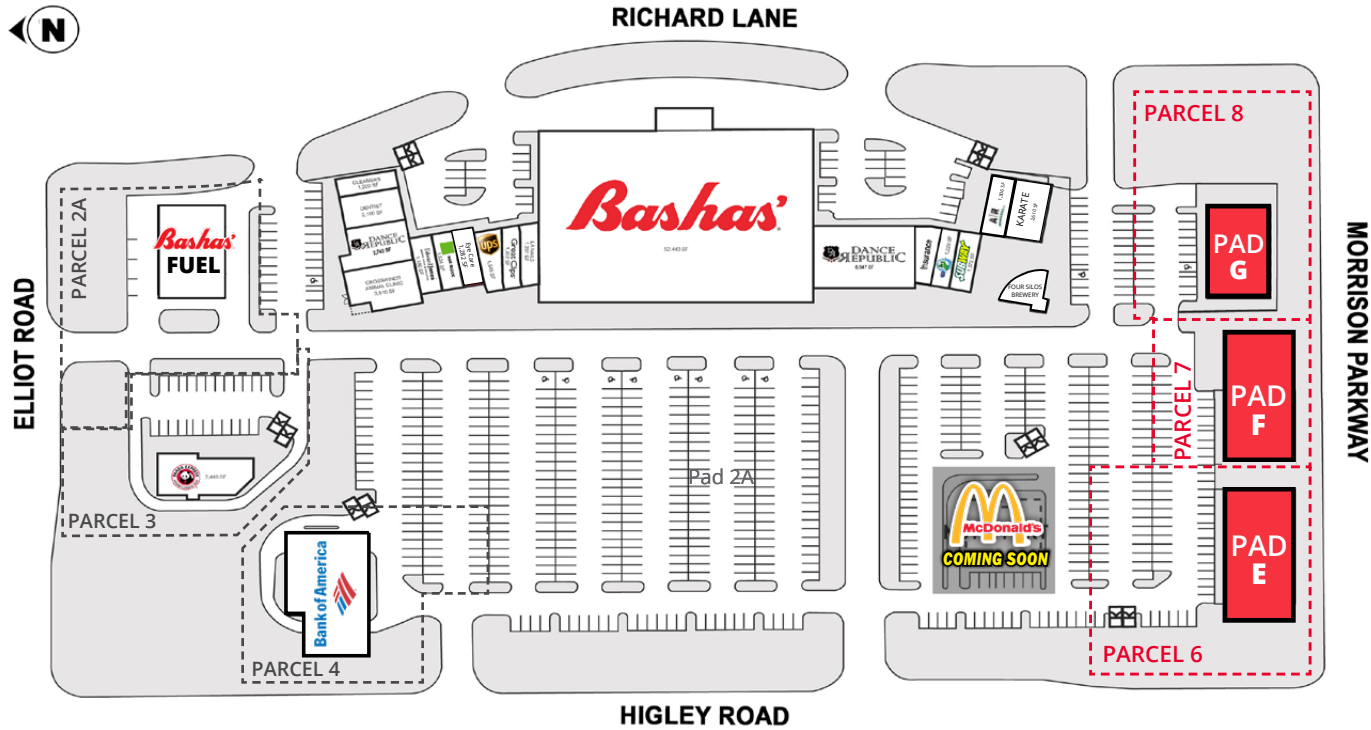
Description

- Dense population with over \$113,000 Average Household Income within 3 miles
- Very highly educated population, over 50% of residents have post-high school degrees
- Serves Morrison Ranch, a 3,000 acre active master-planned community
- 6 points of ingress / egress
- Conveniently located just 1.5 miles north of the Loop 202 Freeway and 2.5 miles south from the US 60 Freeway
- Join:



LAKEVIEW VILLAGE

SEC Elliot Rd & Higley Rd | Gilbert, AZ 85296



Suite	Tenant	Sq. Ft.
101	Nails & Spa	1,251
102	Great Clips	1,202
103	UPS Store	1,545
104	Family Tree Eye Care	1,282
105	H&R Block	1,524
106	Edward Jones	1,186
108	Crosswinds Animal Clinic	3,510
110-111	Dance Republic	2,743
112	Dentist	2,100

Suite	Tenant	Sq. Ft.
114	Carousel Cleaners	1,200
B1103	Dance Republic	6,947
B2101	Subway	1,372
B2102	Cactus Valley Pool Supply	1,220
B2103	Insurance	1,268
B3101	Karate	2,610
B3102	AR Workshop	1,306
C101	Four Silos Brewery	1,403

Pad	Tenant	Sq. Ft.
Pad A	Bashas'	52,443
Pad 2A	Bashes Fuel Center	4,000
Pad 3	Panda Express	2,448
Pad 4	Bank of America (Contact agent for details)	4,371
Pad E	AVAILABLE	6,500
Pad F	AVAILABLE	6,500
Pad G	AVAILABLE	6,000

Parcel Sizes	Sq. Ft.
Parcel 2A	± 43,580
Parcel 3	± 33,799
Parcel 4	± 46,342
Parcel 6	± 48,708
Parcel 7	± 23,170
Parcel 8	± 43,471

LAKEVIEW VILLAGE

SEC Elliot Rd & Higley Rd | Gilbert, AZ 85296



	1 mile	2 miles	3 miles
Population			
2000 Population	2,760	22,859	53,683
2010 Population	7,883	39,219	85,889
2020 Population	11,917	51,309	111,694
2025 Population	13,711	56,988	123,787
2000-2010 Annual Rate	11.07%	5.55%	4.81%
2010-2020 Annual Rate	4.11%	2.66%	2.60%
2020-2025 Annual Rate	2.84%	2.12%	2.08%
2020 Male Population	48.9%	48.7%	48.7%
2020 Female Population	51.1%	51.3%	51.3%
2020 Median Age	31.0	32.3	33.1
Households			
2000 Households	809	6,859	16,628
2010 Households	2,195	12,101	28,353
2020 Total Households	3,279	15,825	36,610
2025 Total Households	3,758	17,537	40,536
2000-2010 Annual Rate	10.50%	5.84%	5.48%
2010-2020 Annual Rate	3.99%	2.65%	2.52%
2020-2025 Annual Rate	2.76%	2.08%	2.06%
2020 Average Household Size	3.62	3.24	3.05
Housing Units			
2020 Total Housing Units	3,332	16,217	38,115
2020 Owner Occupied Housing Units	3,000	12,852	27,303
2020 Renter Occupied Housing Units	279	2,973	9,307
2020 Vacant Housing Units	53	392	1,505
Race and Ethnicity			
2020 White Alone	81.8%	77.8%	77.1%
2020 Black Alone	2.3%	4.0%	4.3%
2020 American Indian/Alaska Native Alone	0.6%	0.8%	1.0%
2020 Asian Alone	9.0%	7.6%	7.0%
2020 Pacific Islander Alone	0.3%	0.2%	0.3%
2020 Hispanic Origin (Any Race)	12.3%	16.6%	18.0%
Income			
2020 Median Household Income	\$117,220	\$102,456	\$93,139
2020 Average Household Income	\$149,612	\$122,732	\$113,186
2020 Per Capita Income	\$41,506	\$37,784	\$37,255
2019 Population 25+ by Educational Attainment			
Total	6,777	31,275	70,328
High School Graduate	10.6%	14.2%	15.5%
GED/Alternative Credential	4.0%	2.8%	2.8%
Some College, No Degree	23.9%	26.5%	25.5%
Associate Degree	8.1%	10.3%	10.7%
Bachelor's Degree	31.3%	27.9%	27.3%
Graduate/Professional Degree	18.3%	14.3%	14.3%
Daytime Population			
2020 Total Daytime Population	10,252	42,176	102,433
Workers	3,457	15,881	47,136
Residents	6,795	26,295	55,297

Source: Esri, U.S. Census