

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



For more information, please contact:

Zachary Pace Torrey Briegel
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

CHAINLINKS
RETAIL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PROPERTY HIGHLIGHTS

- ±73,379 SF lot (±1.69 AC) available with ±8,800 SF freestanding former restaurant bar (expandable depending on use, divisible down to approximately 2,000 SF)
- For lease, sale, ground lease or build-to-suit
- 86 parking spaces
- Please call for rates
- Zoning: RC, Town of Gilbert
- Excellent visibility from Baseline Road with capability of multiple sign exposure
- Located 1/4 mile south of US 60

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	9,711	154,163	431,660
2023 Population	10,053	163,273	459,144
Median HH Income	\$67,334	\$54,141	\$54,457
2018 Daytime Population	16,300	166,254	395,869
· Workers	11,940	88,186	178,842
· Residents	4,360	78,068	217,027

ESRI 2018 Estimates

TRAFFIC COUNTS

North: ±43,357 VPD (NB/SB)

South: ±27,200 VPD (NB/SB)

East: ±33,500 VPD (EB/WB)

West: ±26,500 VPD (EB/WB)

ADOT 2017 / Gilbert 2017 / Mesa 2017

For more information, please contact:

Zachary Pace

602.734.7212

zpace@pcaemail.com

Torrey Briegel

602.734.7219

tbriegel@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

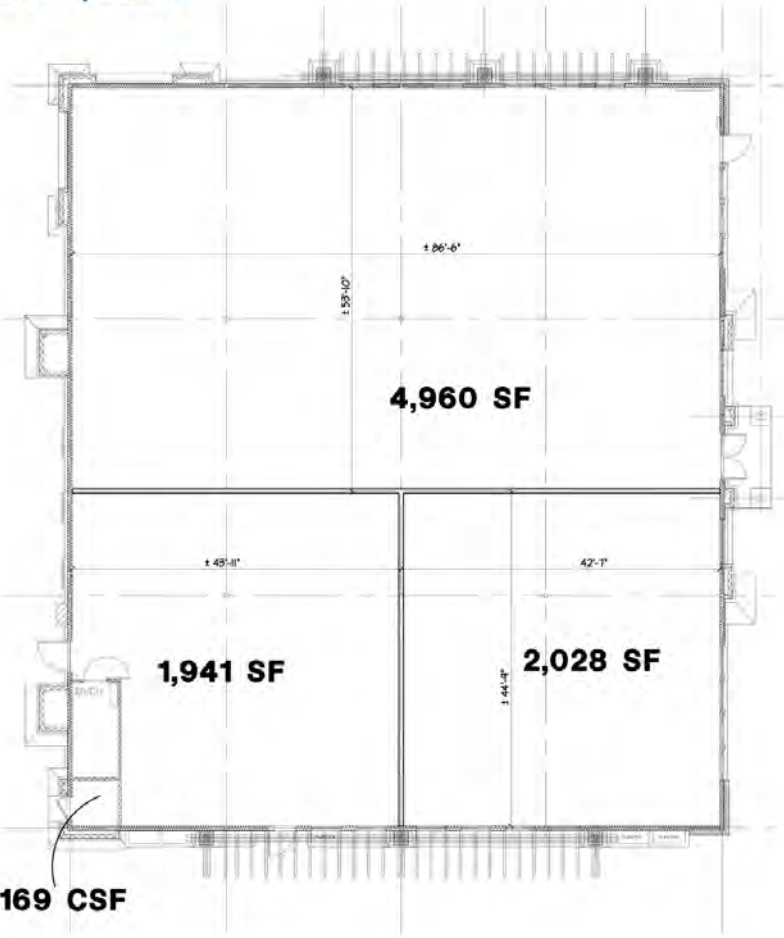
CHAINLINKS
RETAIL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ

Floor Plan - Option A



Floor Plan - Option B



For more information, please contact:

Zachary Pace Torrey Briegel
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com



3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



For more information, please contact:

Zachary Pace Torrey Briegel
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com

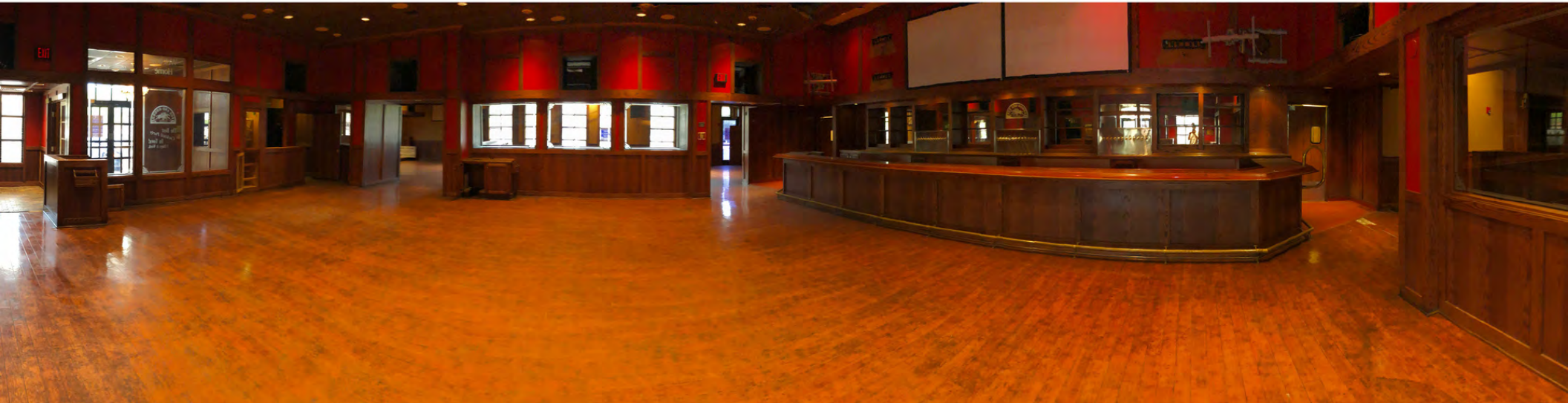


3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800



FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



For more information, please contact:

Zachary Pace **Torrey Briegel**
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

CHAINLINKS
RETAIL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

FREESTANDING BUILDING FOR LEASE, SALE, GROUND LEASE OR BTS

SHOPPES AT GILBERT COMMONS | SWC Cooper Rd & Baseline Rd | Gilbert, AZ



For more information, please contact:

Zachary Pace **Torrey Briegel**
602.734.7212 602.734.7219
zpace@pcaemail.com tbriegel@pcaemail.com

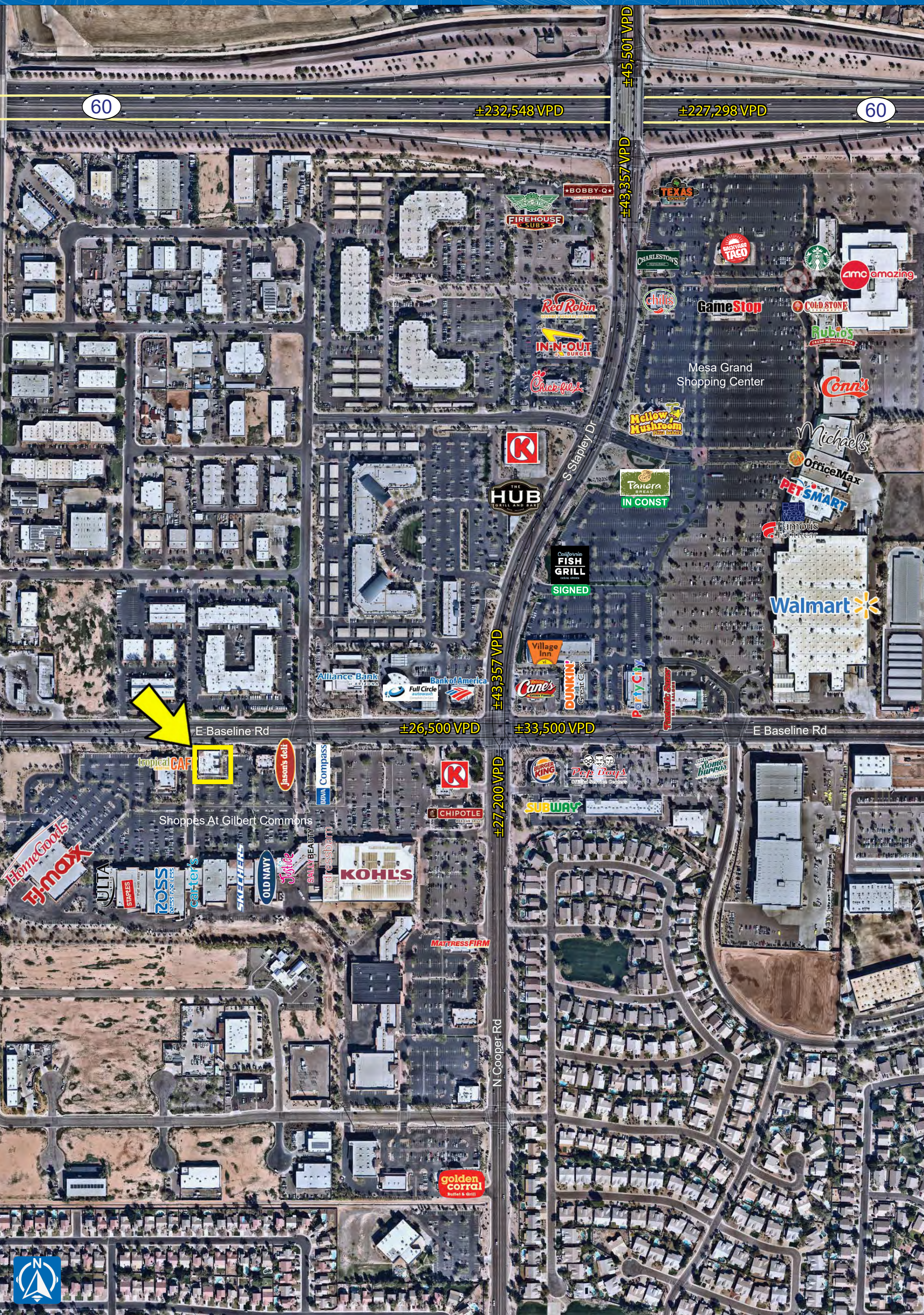


3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

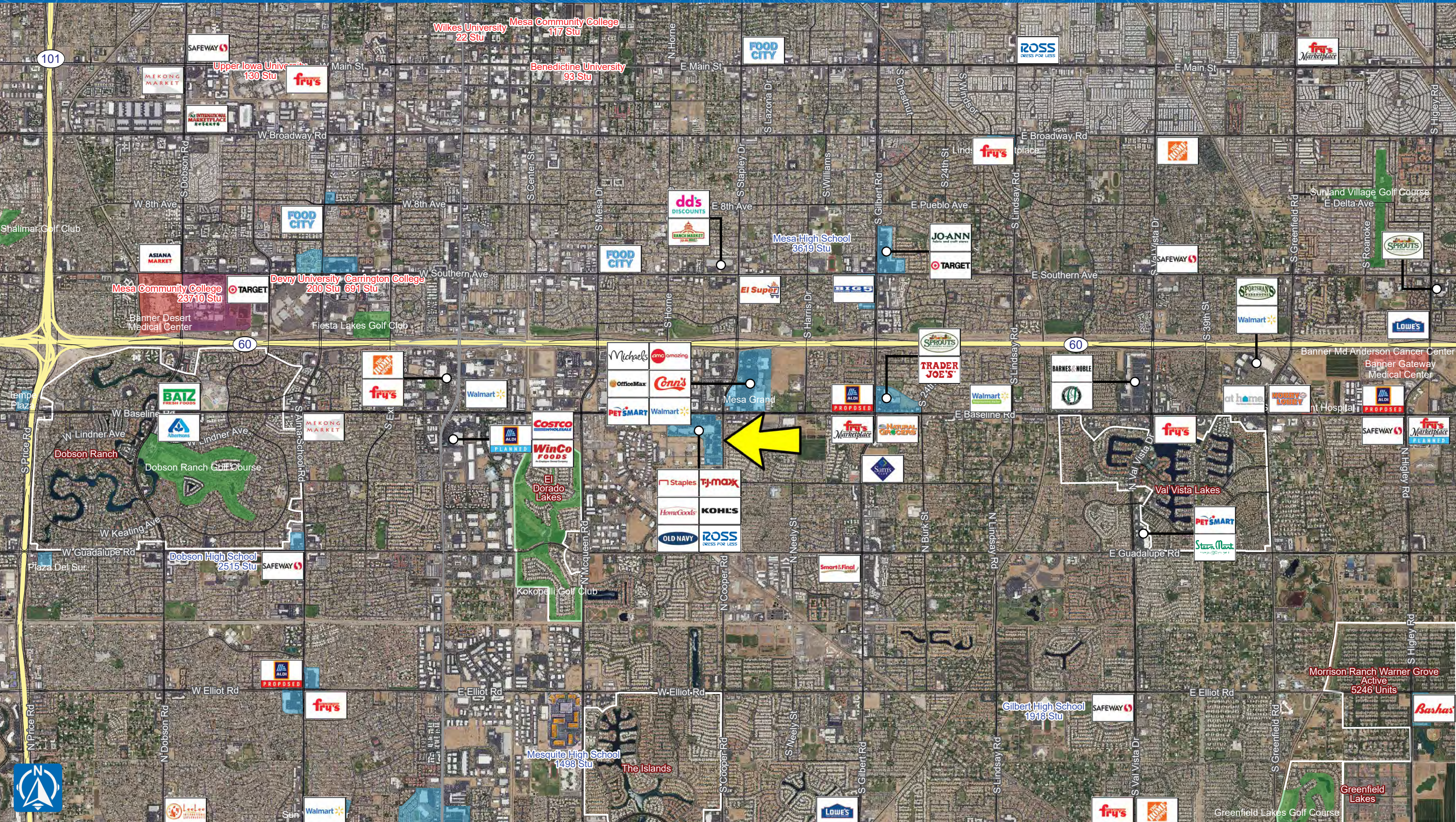
CHAINLINKS
RETAIL ADVISORS

PHOENIXCOMMERCIALADVISORS.COM

Cooper Rd & Baseline Rd GILBERT, AZ



Cooper Rd & Baseline Rd GILBERT, AZ





One Page Summary

Cooper Rd & Baseline Rd, Gilbert
 -111.807274201 33.3789777870001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.378978
 Longitude: -111.807274

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,923	146,969	405,208
2010 Total Population	9,327	140,962	395,102
2018 Total Population	9,711	154,163	431,660
2018 Group Quarters	39	1,337	2,724
2023 Total Population	10,053	163,273	459,144
2018-2023 Annual Rate	0.69%	1.15%	1.24%
2018 Total Daytime Population	16,300	166,254	395,869
Workers	11,940	88,186	178,842
Residents	4,360	78,068	217,027
Household Summary			
2000 Households	3,238	48,683	143,778
2000 Average Household Size	3.05	3.00	2.80
2010 Households	3,191	47,615	144,509
2010 Average Household Size	2.91	2.94	2.72
2018 Households	3,320	51,823	157,446
2018 Average Household Size	2.91	2.95	2.72
2023 Households	3,430	54,749	167,156
2023 Average Household Size	2.92	2.96	2.73
2018-2023 Annual Rate	0.65%	1.10%	1.20%
2010 Families	2,238	33,005	95,195
2010 Average Family Size	3.42	3.47	3.30
2018 Families	2,306	35,436	102,261
2018 Average Family Size	3.46	3.53	3.36
2023 Families	2,378	37,268	108,068
2023 Average Family Size	3.48	3.56	3.38
2018-2023 Annual Rate	0.62%	1.01%	1.11%
Housing Unit Summary			
2018 Housing Units	3,618	56,768	175,196
Owner Occupied Housing Units	55.2%	48.3%	50.0%
Renter Occupied Housing Units	36.5%	43.0%	39.9%
Vacant Housing Units	8.2%	8.7%	10.1%
Median Household Income			
2018	\$67,334	\$54,141	\$54,457
2023	\$76,344	\$60,044	\$60,446
Median Home Value			
2018	\$234,738	\$206,408	\$209,152
2023	\$265,859	\$238,245	\$242,792
Average Income Value			
Average Household Income	\$81,304	\$70,444	\$72,116
Per Capita Income			
2018	\$28,214	\$24,003	\$26,528
2023	\$32,668	\$27,737	\$30,731
Median Age			
2018	32.1	31.7	33.9
2018 Population 25+ by Educational Attainment			
Total	6,128	95,768	280,516
Less than 9th Grade	3.3%	8.0%	5.6%
9th - 12th Grade, No Diploma	3.6%	7.8%	6.5%
High School Graduate	18.5%	19.4%	19.4%
GED/Alternative Credential	3.1%	4.1%	3.8%
Some College, No Degree	25.5%	25.8%	26.9%
Associate Degree	10.1%	8.8%	9.1%
Bachelor's Degree	26.9%	17.8%	19.3%
Graduate/Professional Degree	8.9%	8.3%	9.5%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

October 11, 2018

Made with Esri Business Analyst