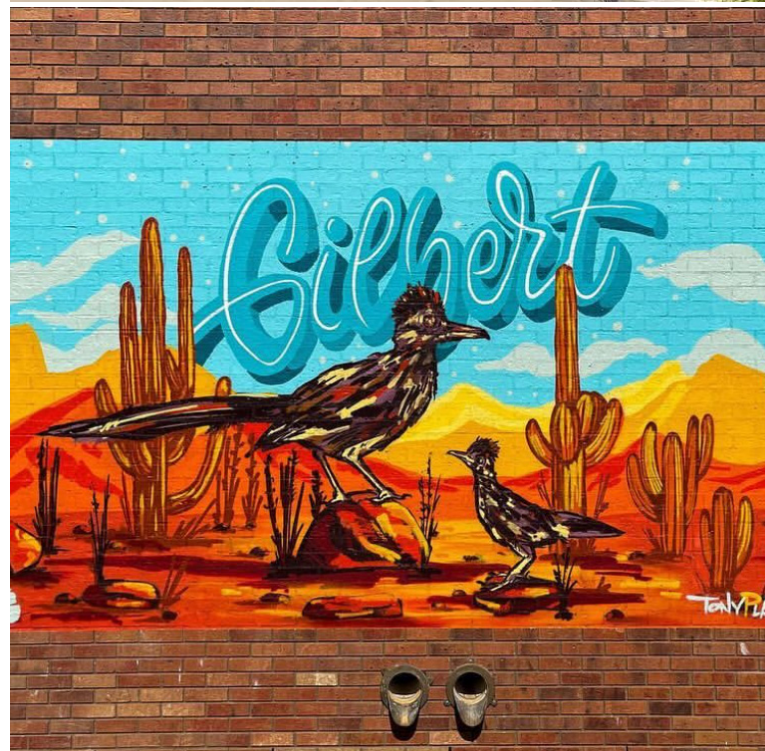


GILBERT SOUTH ANCHOR

NWC | GILBERT RD & ELLIOT RD | GILBERT, AZ



ABOUT SOUTH ANCHOR



THE NEXT CHAPTER OF DOWNTOWN GILBERT

Locals know Downtown Gilbert as the Heritage District, a vibrant and lively destination that's home to over 30 restaurants, offering a dynamic dining experience. But the District is more than just a place to eat—it's a hub for culture, retail, and community connection. "South Anchor, the newest addition to the Heritage District, expands this vision, bringing even more energy and excitement. This area will seamlessly blend with the District's character while introducing fresh concepts in dining, entertainment, and public spaces.

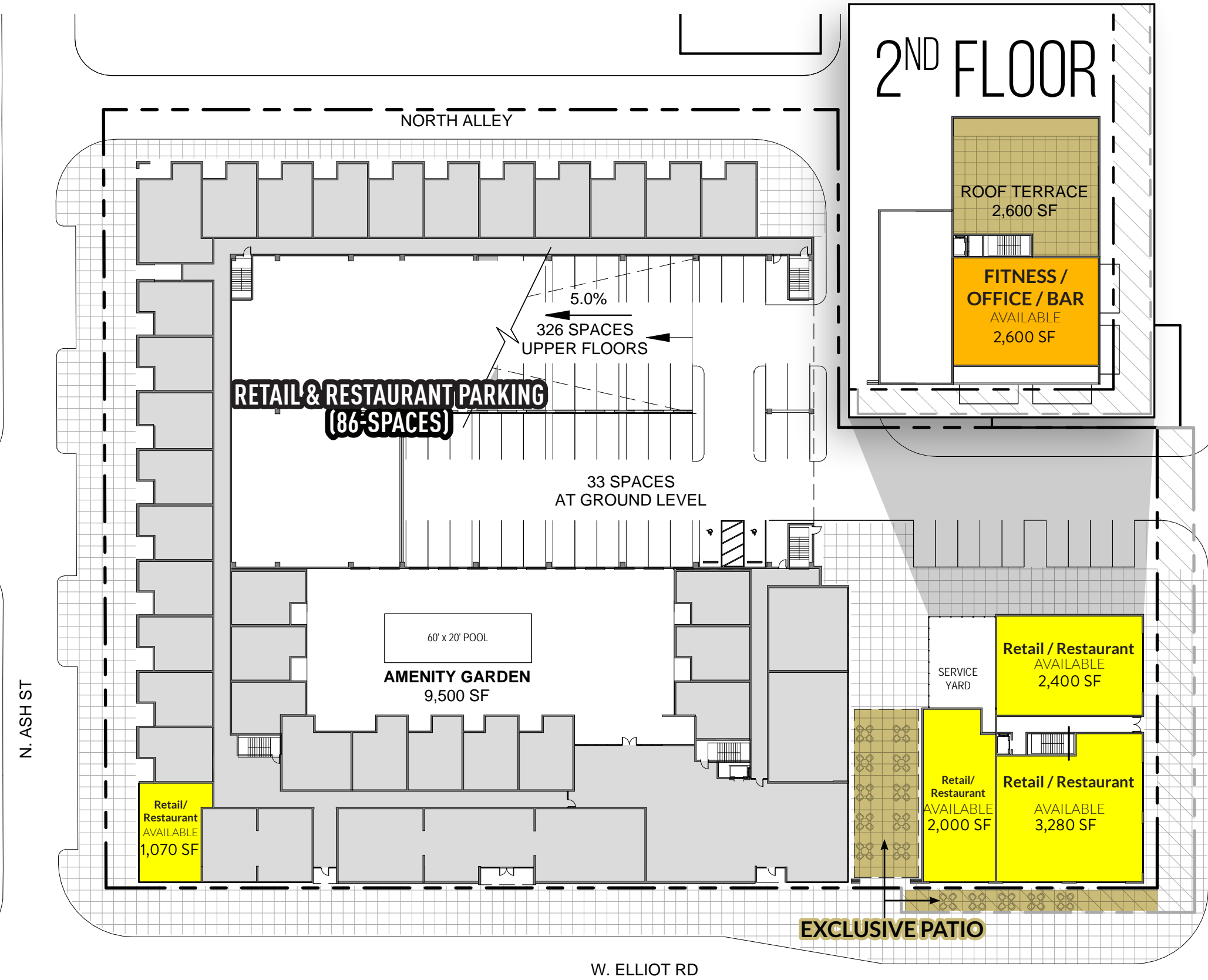
**3 STORY
CLASS A
MULTI FAMILY**

**± 175 UNITS
WITH
± 10,000 PLUS SF
OF LOBBY AND AMENITIES**

**86-SPACES
AVAILABLE
FOR RETAIL AND RESTAURANT
+ ADDITIONAL 45-SPACES
COMMITTED TO PUBLIC
PARKING**

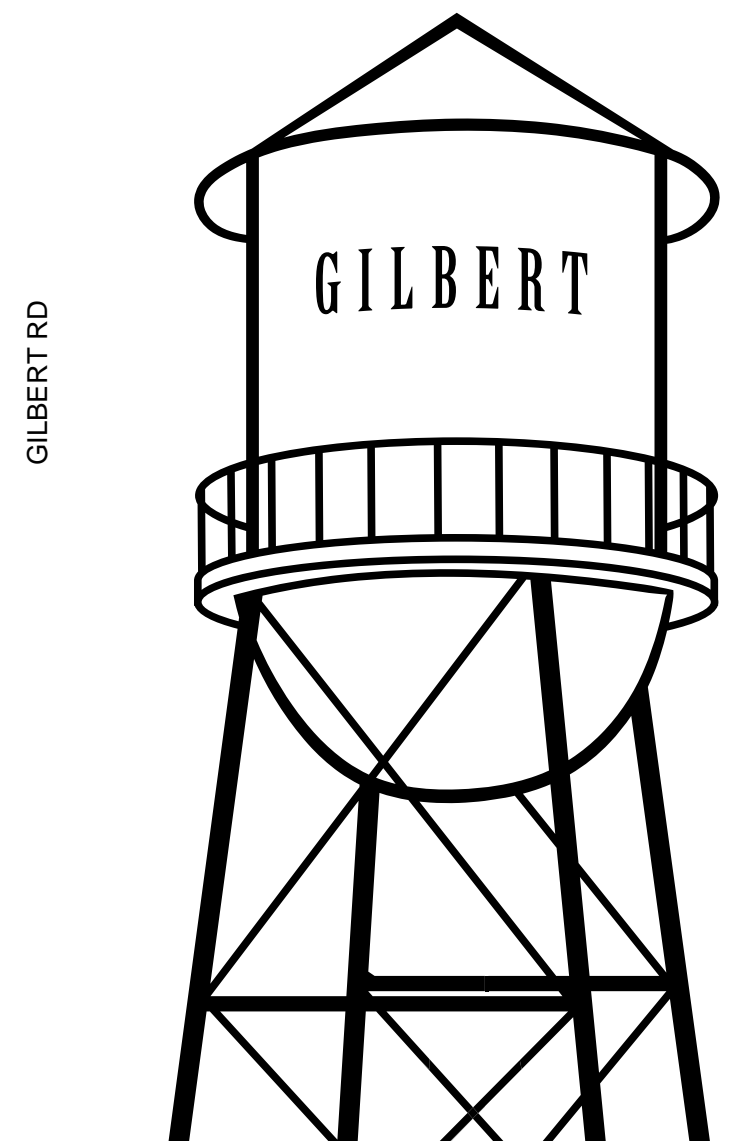
**± 14,600 SF
RESTAURANT, BAR,
AND RETAIL SPACE
PLUS PATIO SPACE**

SITEPLAN



AVAILABLE SPACES

| | | |
|-----------------------|---------------------|-----------|
| 1 ST FLOOR | AVAILABLE | ±1,070 SF |
| 1 ST FLOOR | AVAILABLE + PATIO | ±2,000 SF |
| 1 ST FLOOR | AVAILABLE | ±2,400 SF |
| 2 ND FLOOR | AVAILABLE + TERRACE | ±2,600 SF |



GILBERT RD

WHY GILBERT



**#1 PLACE TO LIVE
IN ARIZONA**

livability.com, 2023



**#7 MEDIAN HOUSEHOLD
INCOME IN UNITED STATES**

smartasset.com, 2023



**#2 BEST CITY
FOR RENTERS**

forbes.com, 2023



**#6 PLACE TO RAISE A
FAMILY IN THE WEST**

wallethub.com, 2024



**#2 FASTEST-RISING CITY
IN THE UNITED STATES**

gilbertaz.gov, 2023



**#2 SAFEST CITY
IN ARIZONA**

gilbertaz.gov, 2023



**ACCESS TO LABOR FORCE
OF 1.1 MILLION WITHIN
30-MINUTE COMMUTE**



**ACCESS TO EDUCATED AND
DIVERSE TALENT POOL
PROXIMITY TO MORE THAN 60
COLLEGES, UNIVERSITIES AND
TRADE SCHOOLS**



**EASE OF ACCESS WITH
MULTIMODAL TRANSPORTATION
NETWORK**

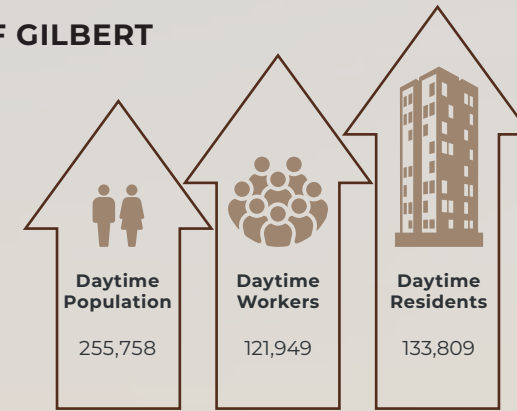


**UNBEATABLE
QUALITY OF LIFE**



TOWN OF GILBERT

ESRI 2025



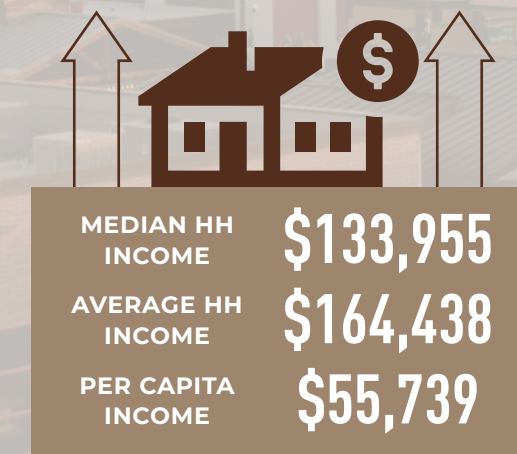
| Year | Total Population |
|-----------------------|------------------|
| 2025 Total Population | 289,542 |
| 2030 Total Population | 303,369 |



| Year | Households |
|-----------------|------------|
| 2025 Households | 98,063 |
| 2030 Households | 103,521 |



| Category | Count | Percentage |
|-----------------|-------|------------|
| Renter Occupied | 4,567 | 25.7% |
| Owner Occupied | 74.3% | |
| Vacant | | |



ZOOM AERIAL



HERITAGE PARK (PLANNED)



GILBERT & CULLEMBER



GILBERT & CULLEMBER



GILBERT FARMERS MARKET



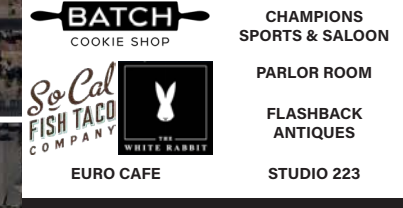
SWC GILBERT & PAGE



NWC GILBERT & VAUGHN



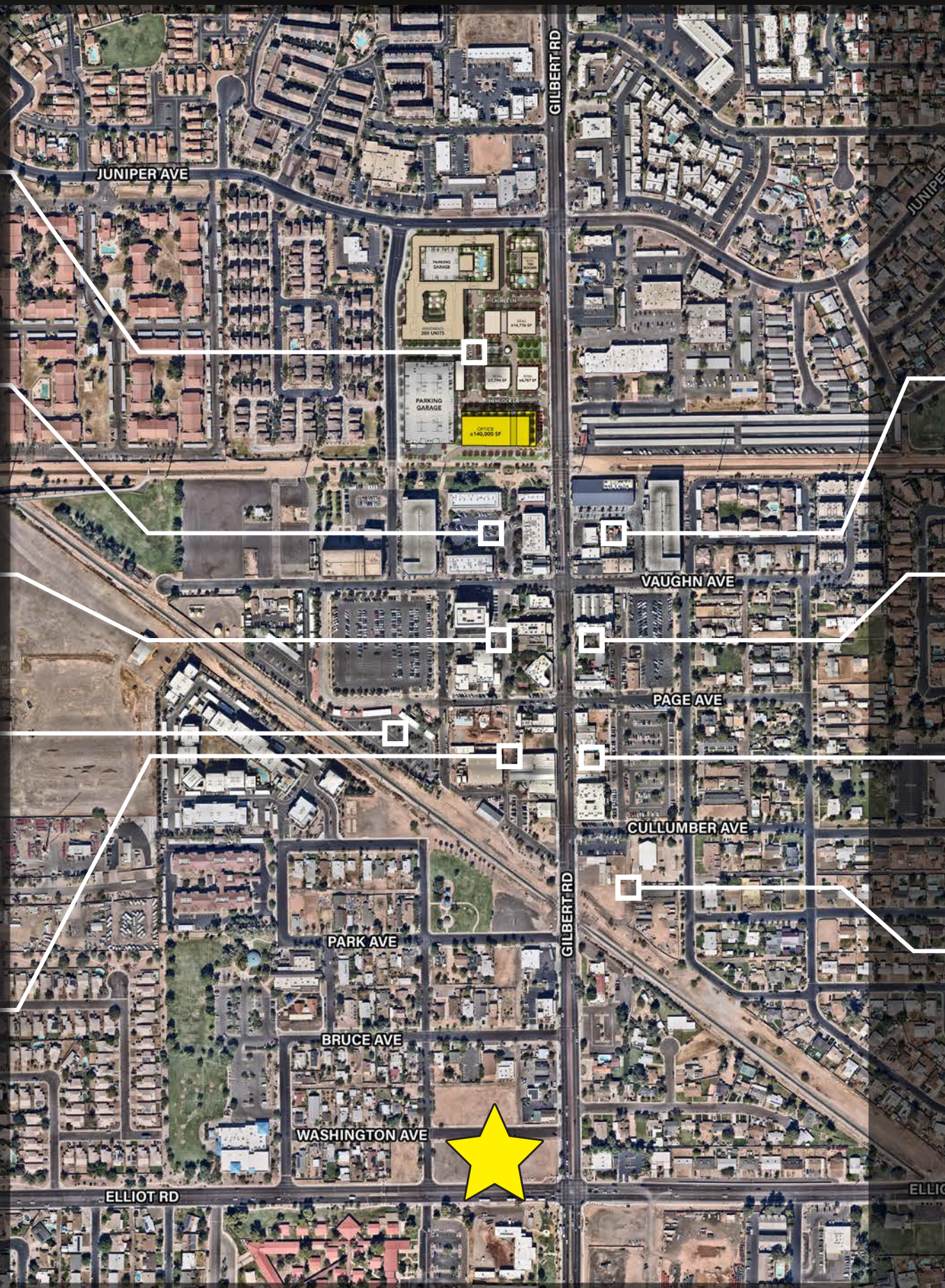
NWC GILBERT & PAGE



GILBERT & CULLEMBER

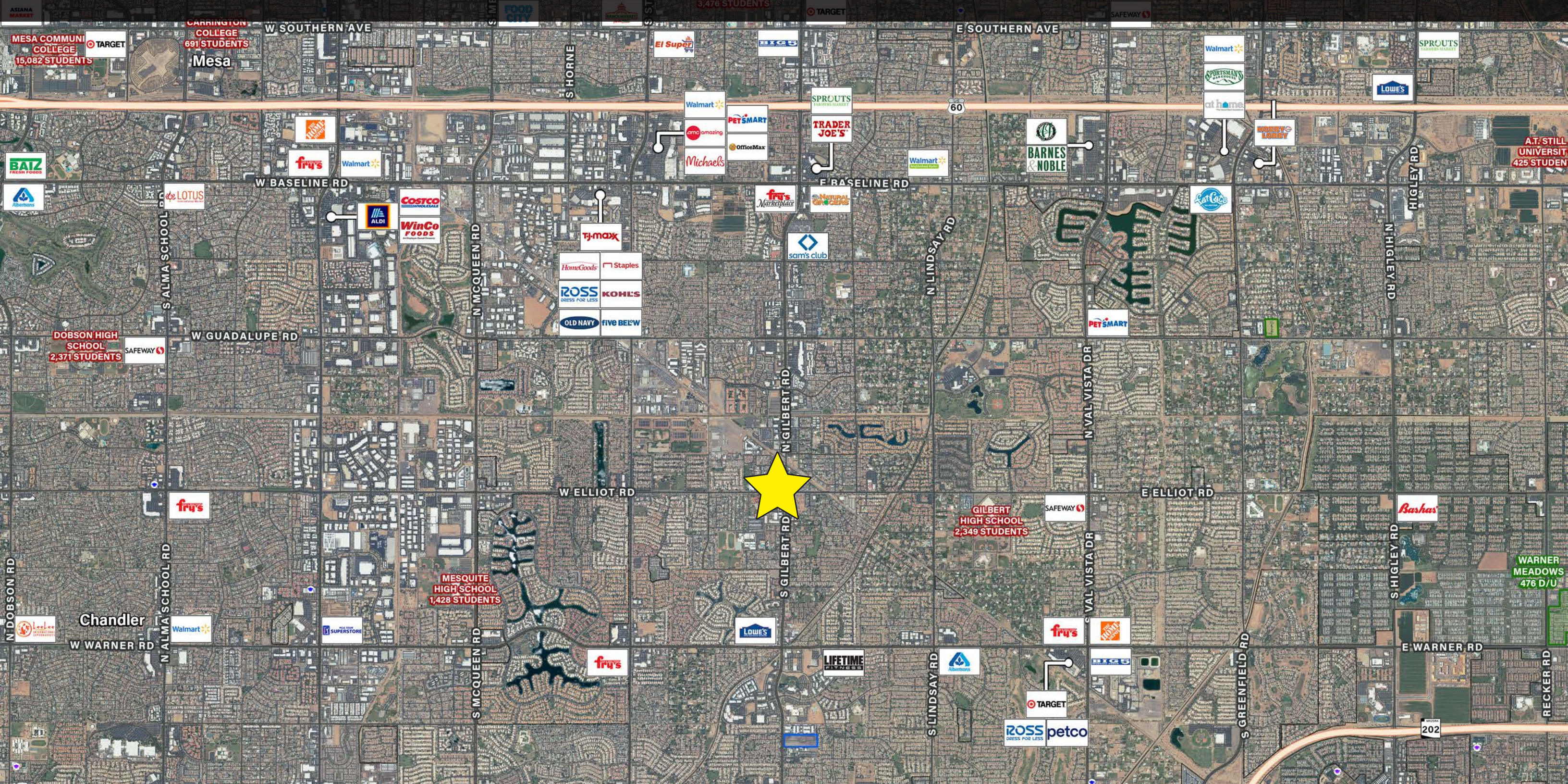


CRIME LAB (PLANNED)

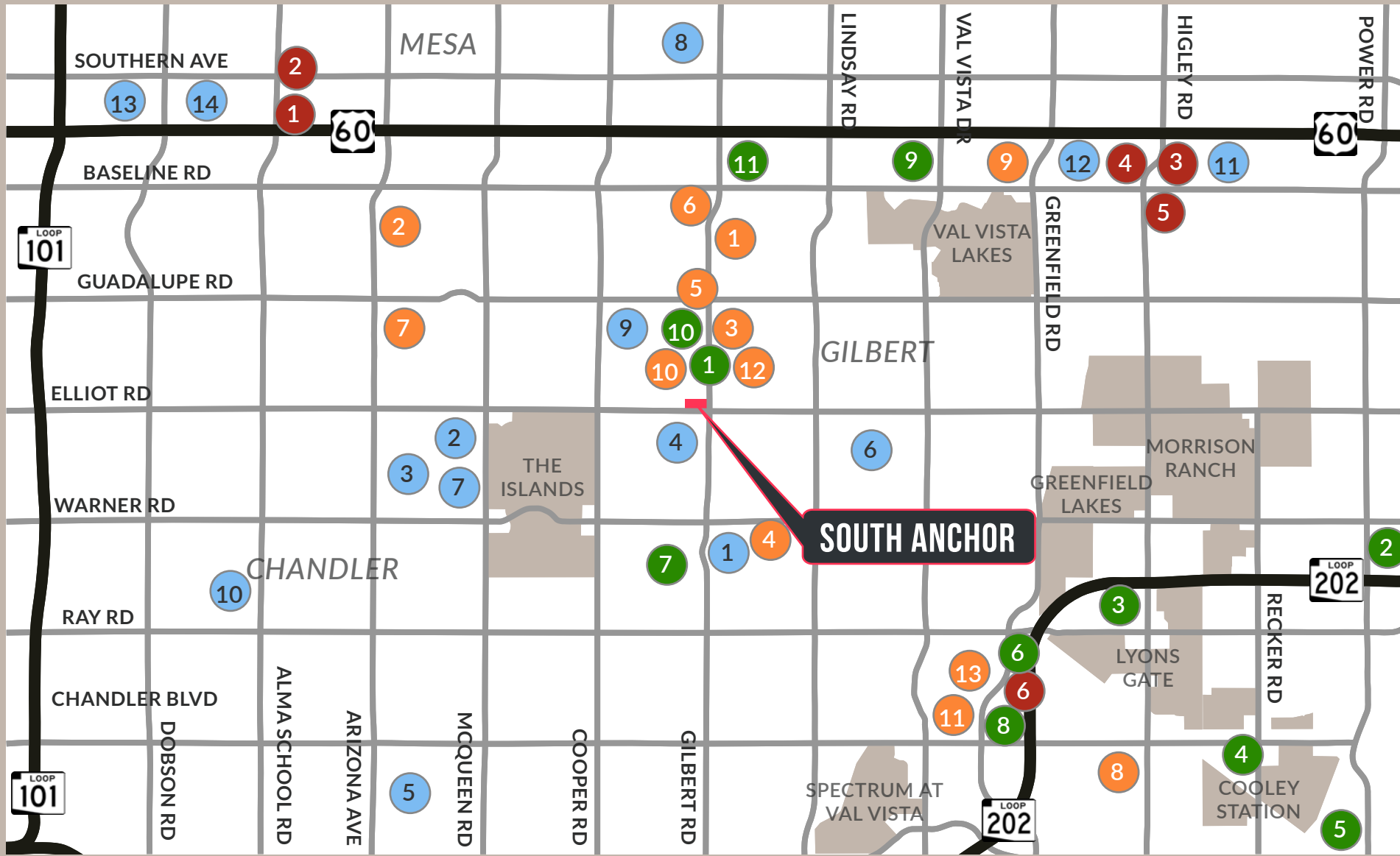




WIDE AERIAL



PREMIER LOCATION



LIFESTYLE CENTERS

1. Downtown Gilbert
2. Canon Beach
3. Agritopia / Epicenter
4. The Verde
5. Desert Sky Park
6. TopGolf & Main Event SanTan Village
7. Gilbert Town Square
8. Santan Village Mall
9. Dana Park
10. Heritage Park (Planned)
11. Mesa Shores

RESTAURANTS & NOTABLE RETAILERS

1. Sam's Club
2. Costco, WinCo, & Aldi
3. Culinary Dropout, OHSO Brewery, & SABLÉ Boulangerie
4. Lifetime Fitness
5. Caldwell County Mexi-Q
6. Fry's Marketplace
7. Arizona Wilderness Brewpub
8. BLU Seafood & Origen Steakhouse
9. Walmart, EOS Fitness, & At Home
10. Clever Koi & Barrio Queen
11. Cooper's Hawk & North Italia
12. Joe's Real BBQ
13. House of Sport, Whole Foods, and Crate & Barrel (Under Construction)

HOSPITALITY

1. DoubleTree by Hilton
2. Courtyard by Marriott
3. Hampton Inn & Suites

DAYTIME DRIVERS

1. Gilbert Civic Center
±1,130 Emp.
2. Northrop Grumman Gilbert
±1,370 Employees
3. Westech Corporate Center
±4,820 Employees
4. Gilbert District Office + Elementary School
±730 Emp. / ± 583 Stu.
5. Downtown Chandler
±1,910 Employees
6. Gilbert High School
±199 Emp. / ±2,349 Stu.
7. Mesquite High School
±150 Emp. / ±2,146 Stu.
8. Mesa High School
±266 Emp. / ±3,476 Stu.
9. Neely Employment Area
±2,220 Employees
10. NXP Semiconductors
±1,750 Employees
11. UPS
±725 Employees
12. Banner Gateway Medical Center
±2,240 Employees
13. Banner Desert Medical Center
±4,250 Employees
14. Mesa Community College
±1,780 Emp. / ±15,080 Stu.



DEMOGRAPHICS

2025 TOTAL POPULATION
±686,931



PLACER.AI TRADE AERA

| | |
|------|---------|
| 2025 | 686,931 |
| 2030 | 706,010 |

DAYTIME POPULATION
±523,794



PLACER.AI TRADE AERA

| | |
|-----------|---------|
| WORKERS | 204,463 |
| RESIDENTS | 319,331 |

2025 AVERAGE HH INCOME
±\$131,429



PLACER.AI TRADE AERA

| | |
|------|-----------|
| 2025 | \$131,429 |
| 2030 | \$147,223 |

2025 MEDIAN HOME VALUE
±\$491,442



PLACER.AI TRADE AERA

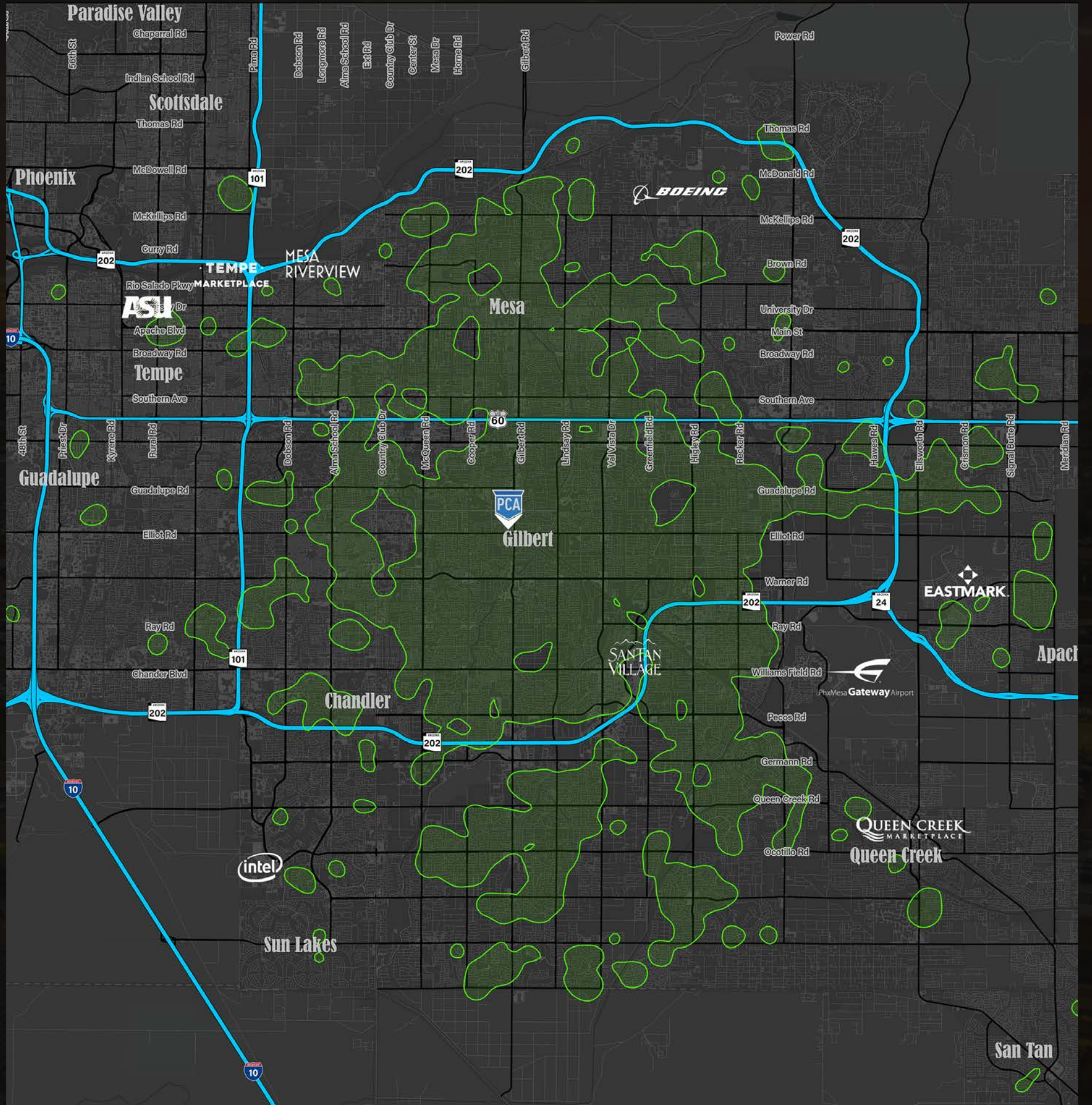
| | |
|------|-----------|
| 2025 | \$491,442 |
| 2030 | \$601,351 |

MEDIAN AGE
±35.1



PLACER.AI TRADE AERA

| | |
|------|------|
| 2025 | 35.1 |
| 2030 | 36.0 |



CONTACT

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