



69,058 CPD

WILLIAMS FIELD RD
25,924 CPD

±5,729 SF
END-CAP
AVAILABLE

HIGLEY RD
19,223 CPD

Williams Field
High School
±2,150 Students

Higley Traditional
Academy
±720 Students

SHOP SPACE AVAILABLE

NWC of Williams Field Rd and Higley Rd
Gilbert, Arizona

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 **VELOCITY**
RETAIL GROUP

SHOP SPACE AVAILABLE



◆ **±5,769 SF DEMISABLE END CAP AVAILABLE**

Property Highlights

- Ample-nearby growth which includes 541 single-family homes in Cooley Station, 320 condos located at the Epicenter at Agritopia, plus another 1,600 plus multi-family units under-construction or in design phases
- Approximately 1.5 miles from SanTan Village and the future SanTan Crossing development
- Strategically located near two full-diamond interchanges along Loop 202 SanTan Fwy where both Williams Field Rd & Higley Rd act as trafficked arterial for rush hour commutes
- Adjacent to the site; Williams Field High School with 2,150 students

Traffic Counts

Williams Field Rd	25,924 CPD
Higley Rd	19,223 CPD
Total	45,147 VPD

Nearby Tenants



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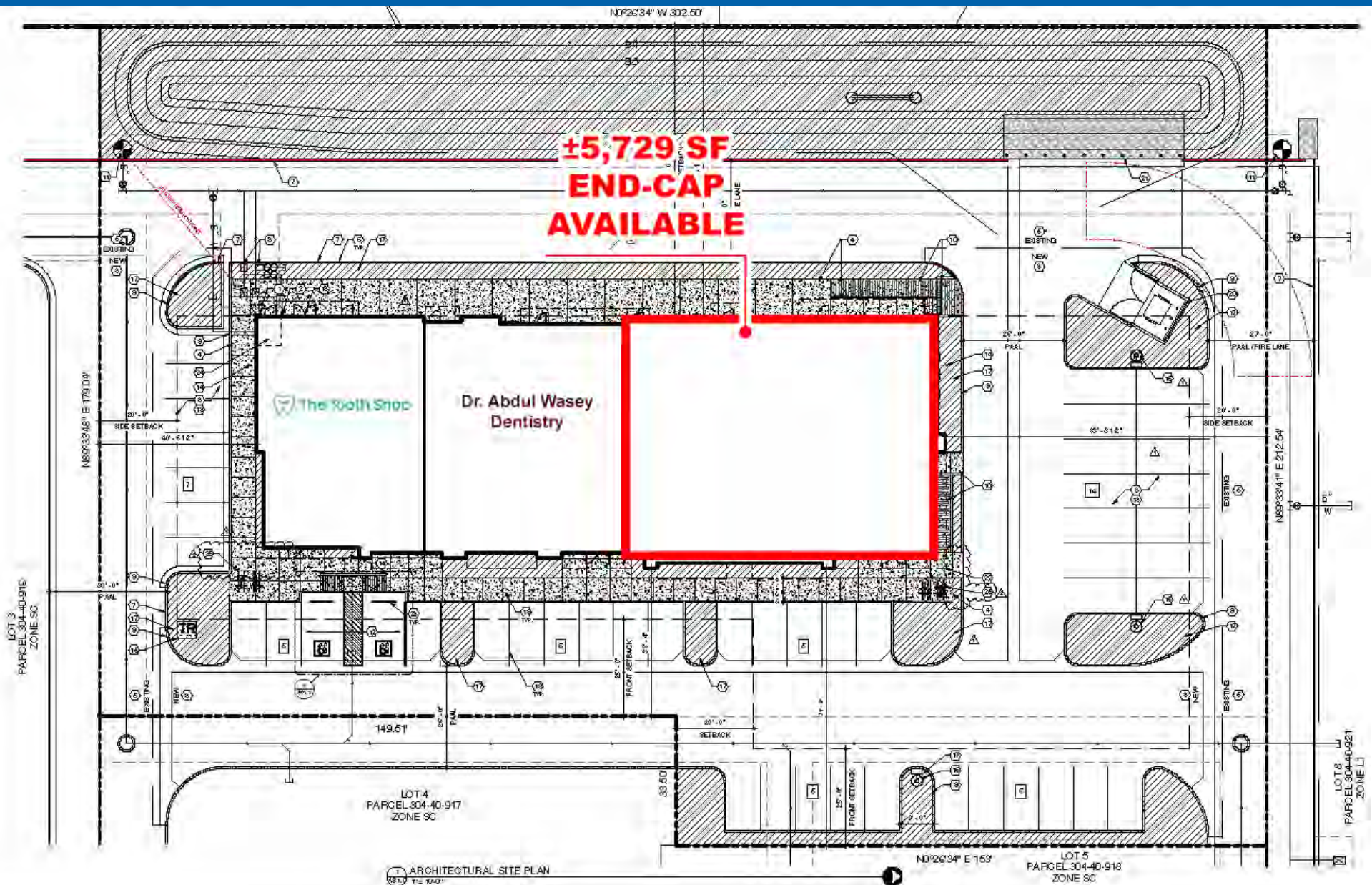
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CONCEPTUAL SITE PLAN



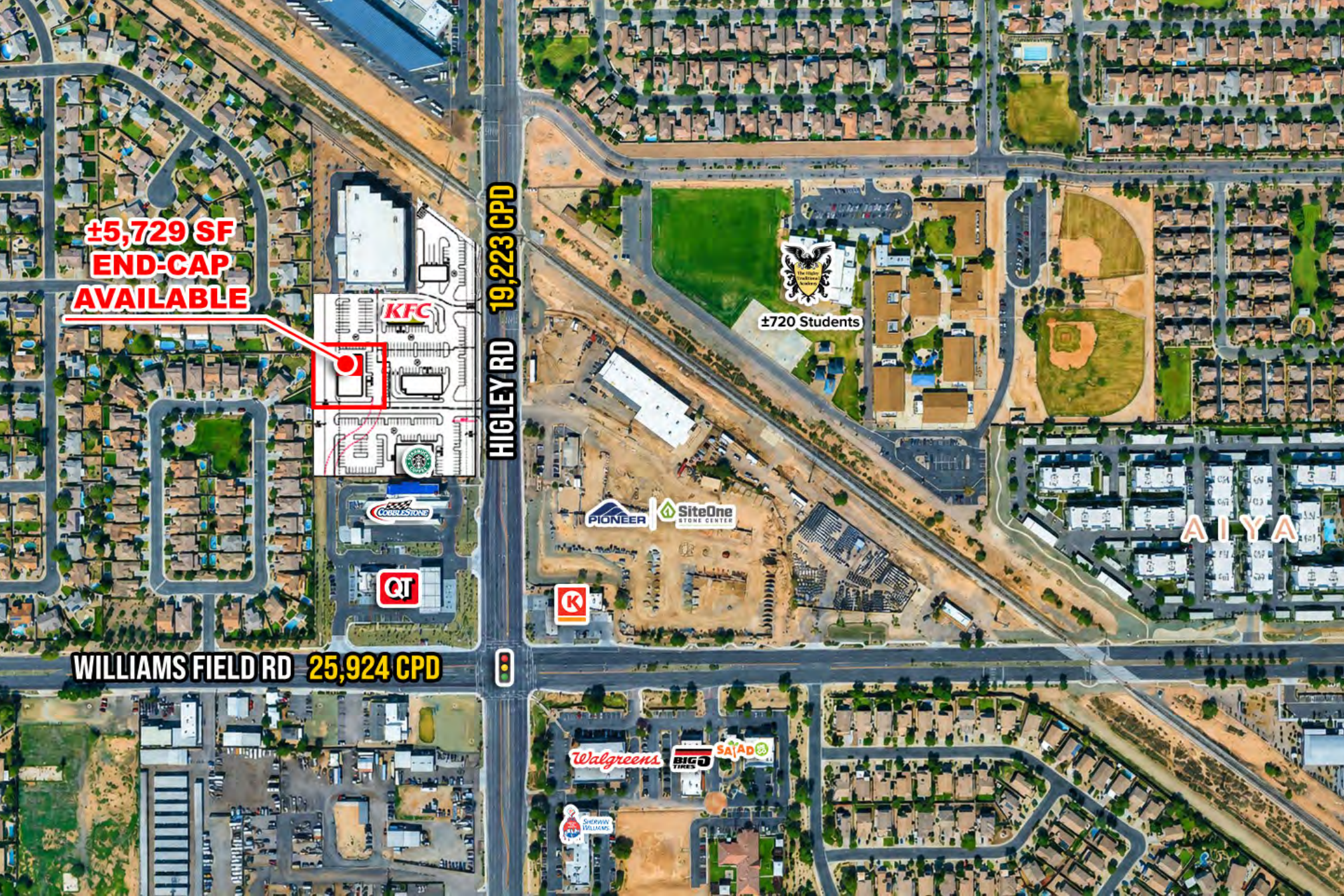
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SUBJECT →

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	19,390	115,455	258,294
	2026 TOTAL HOUSEHOLDS	6,916	40,626	87,849
	MEDIAN HOUSEHOLD INCOME	\$178,018	\$164,377	\$173,160
	2026 MEDIAN HOME VALUE	\$583,900	\$591,689	\$603,860
	2026 TOTAL EMPLOYEES	1,656	24,940	59,071
	2026 TOTAL BUSINESSES	407	4,061	9,504



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