

SUBJECT

M
MOUNTAINSIDE
FITNESS
**COMING
SOON**



WARNER ROAD (9,189 CPD)

HIGLEY ROAD (20,732 CPD)

LOT 1
40.53 AC (net)
47.74 AC (gross)
Regional Commercial (RC)

**760 LUXURY APARTMENTS
COMING SUMMER 2025
TUSCANY @ GABRIELLA PONTE**

LOT 5
7.36 AC (net)
8.86 AC (gross)
Regional Commercial (RC)

Not a Part

LOT 4
56.10 AC (net)
57.28 AC (gross)
Business Park (BP)

GABRIELLA PONTE
Commerce Center



**LOOP
202**

LOOP 202 (62,220 CPD)

**PADS & SHOP SPACE
AVAILABLE!**

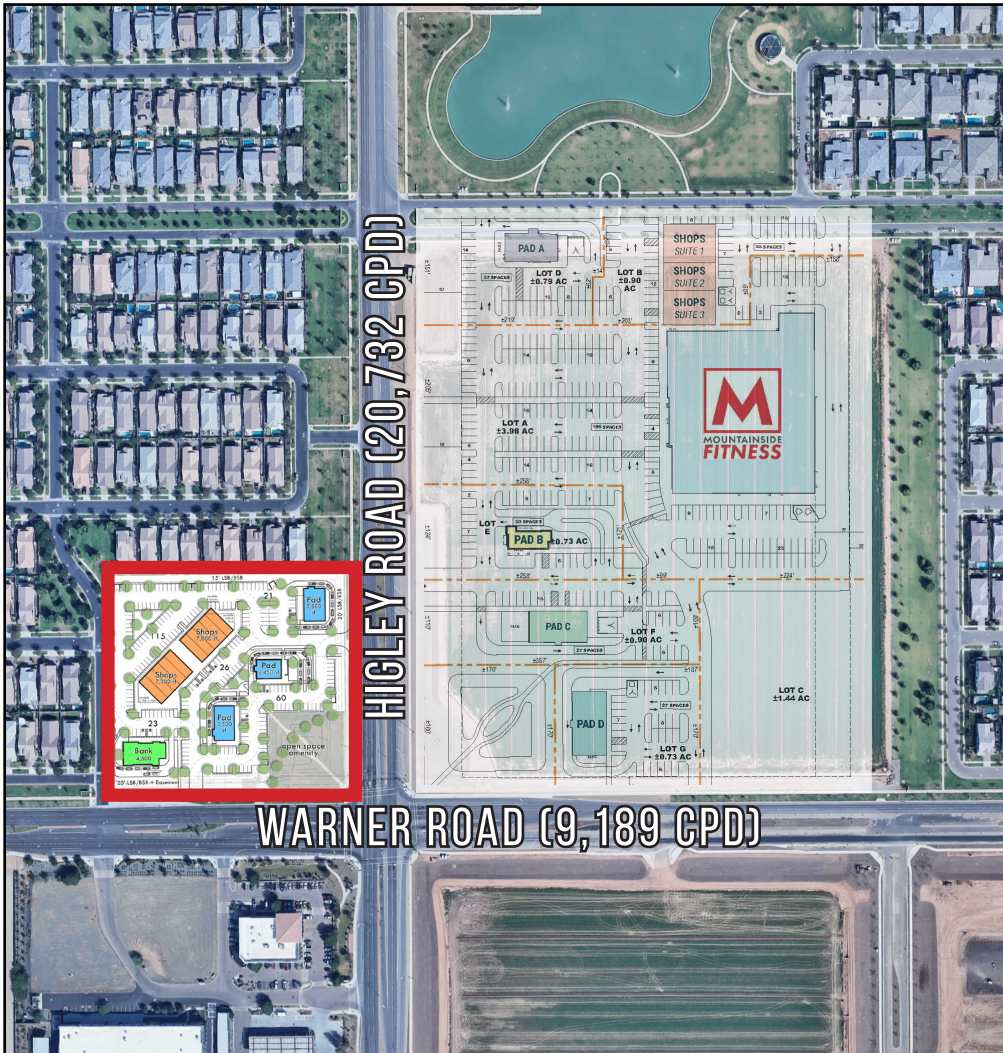
**NWC HIGLEY &
WARNER ROAD
GILBERT, AZ**

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PROPERTY SUMMARY

NWC HIGLEY & WARNER RD
GILBERT, AZ



PROPERTY OVERVIEW

- Join  
- Pads and Shop Space available for lease!
- Expected delivery Q2 2026
- Located at the major intersection of Warner Road (9,189 CPD) & Higley Road (20,732 CPD)
- Major retailers coming soon to the intersection including Mountainside Fitness (coming soon)
- Located within the affluent, master-planned community of Morrison Ranch
- Excellent demographics with more than 279,000 residents and an average household income of \$116,725 within a 5-mile radius

PROPERTY DEMOGRAPHICS

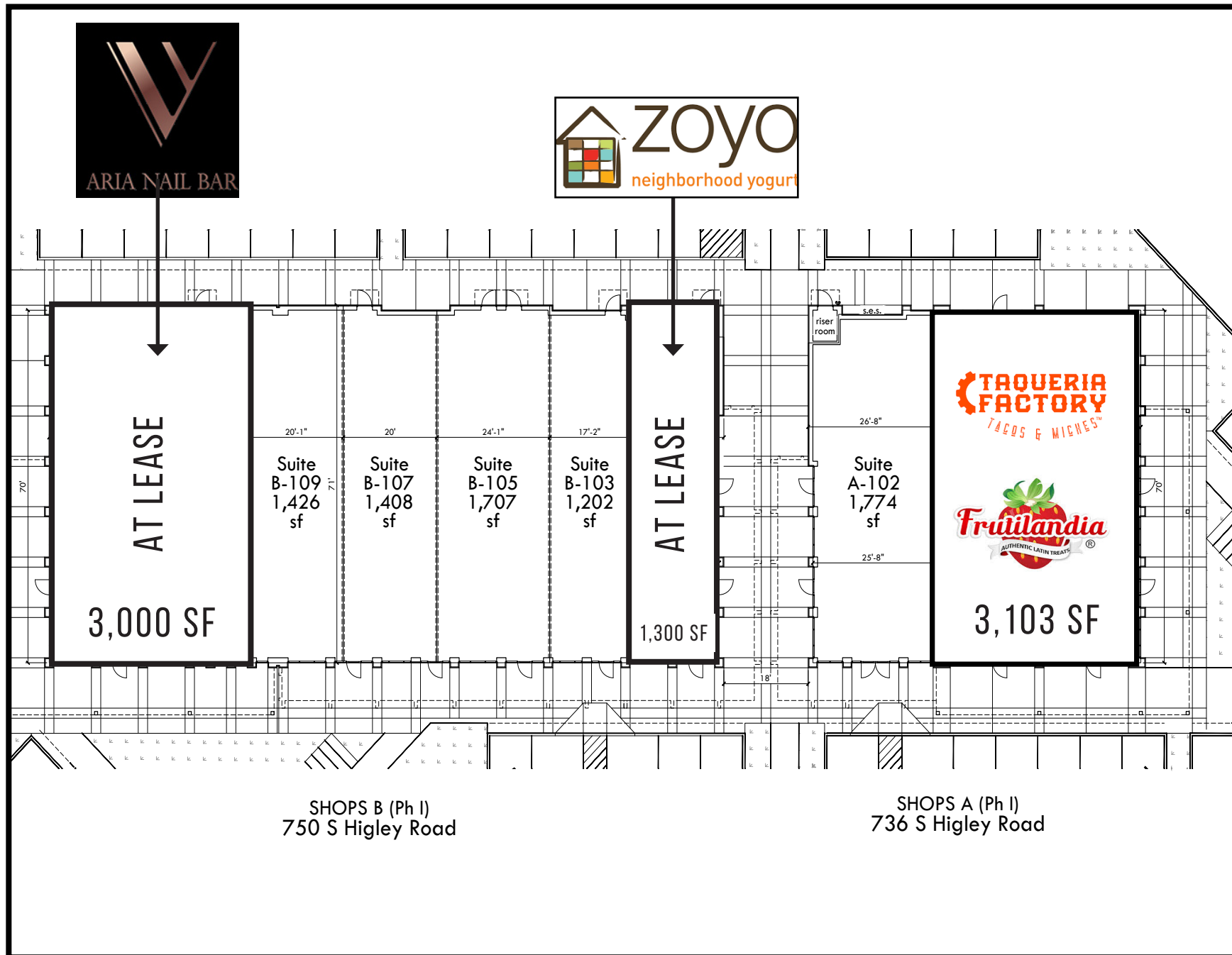
	1 MILE	3 MILE	5 MILE
2023 Population:	13,948	114,854	279,837
2028 Population:	14,720	119,753	288,462
2023 Total Households:	4,551	38,957	99,173
Average Household Income:	\$146,123	\$128,462	\$116,725

PROPERTY SUMMARY

ASKING RENT:	Call for Pricing
LAND AREA:	5.39 Acres
APN:	304-20-938
AVAILABILITY:	Pads & Shops Space

SHOPS A & B LOD

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



AERIAL MAP

NWC HIGLEY & WARNER RD GILBERT, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CREB is independently owned and operated.



The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', 'E', and the first '8' are black, while the second '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

CRE8 ADVISORS

For Additional details contact the team
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