

SOUTHEAST CORNER
BASELINE RD & GILBERT RD

GILBERT, AZ



BASELINE RD

GILBERT RD



VELOCITYRETAILGROUP

SOUTHEAST CORNER
BASELINE &
GILBERT RD
GILBERT, AZ

ENCORE PLAZA
SHOP SPACE
AVAILABLE

EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

- Strong national co-tenants include Jimmy John's, The UPS Store, Freddy's Frozen Custard & Steakburgers, and Jamba Juice
- Just one block south of US-60 (Superstition Fwy) for quick freeway access, with exposure to approximately 212,000 vehicles per day on US-60
- Across from a Fry's Food–anchored shopping center and amid a busy retail corridor featuring numerous national retailers, driving high customer traffic to the area
- Situated in Gilbert, one of the nation's fastest-growing large cities (22% population growth from 2014–2023), ensuring a continually expanding customer base for retailers



TRAFFIC COUNTS

BASELINE RD	26,024 CPD
GILBERT RD	36,679 CPD
	<hr/>
	62,703 CPD

DEMOGRAPHICS SNAPSHOT

2025 TOTAL POPULATION

1 mi	3 mi	5 mi
16,819	148,203	409,687

MEDIAN HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$115,647	\$113,489	\$113,487

2025 TOTAL HOUSEHOLDS

1 mi	3 mi	5 mi
6,403	53,573	157,041

2025 TOTAL BUSINESSES

1 mi	3 mi	5 mi
871	7,844	19,778





212,000 CPD

GILBERT RD

SPROUTS FARMERS MARKET E55 FITNESS TRADER JOE'S



36,679 CPD



BASELINE RD



ASH ST

Highway Streets Properties

NATURAL
GROCERS®

Walgreens

26,024 CPD

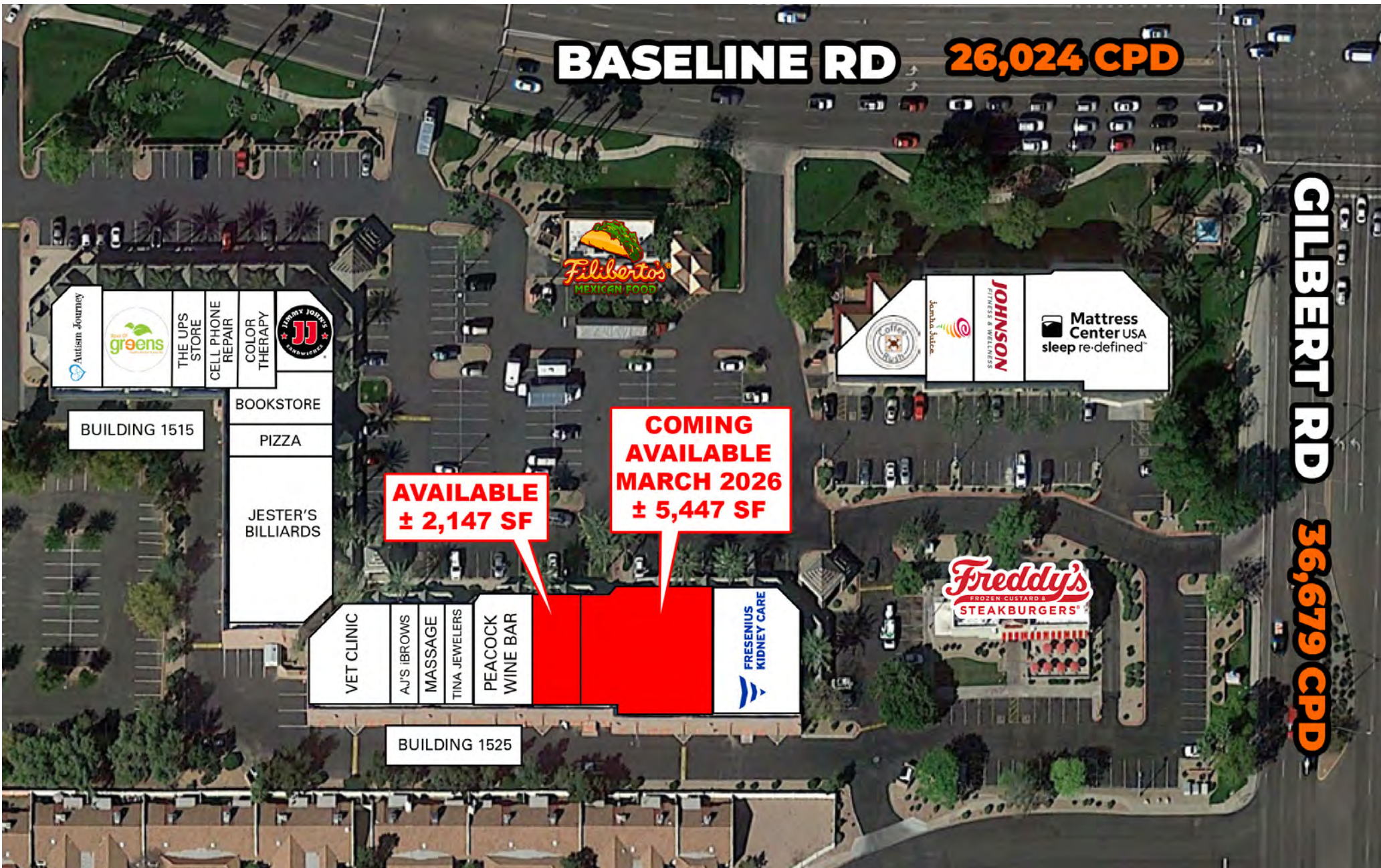
24TH ST

Dignity Health

sam's club

HOUSTON AVE





BASELINE RD 26,024 CPD

GILBERT RD 36,679 CPD

**COMING
AVAILABLE
MARCH 2026
± 5,447 SF**

**AVAILABLE
± 2,147 SF**

BUILDING 1515

BUILDING 1525

BOOKSTORE
PIZZA
JESTER'S BILLIARDS

VET CLINIC
AJ'S IBROWS
MASSAGE
TINA JEWELERS
PEACOCK WINE BAR
FRESENIUS KIDNEY CARE


Filiberto's
MEXICAN FOOD

Johnson's
FITNESS & WELLNESS
Mattress Center USA
sleep re-defined™

Freddy's
FROZEN-GUSTARD
STEAKBURGERS™

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	16,819	148,203	409,687
	2025 TOTAL HOUSEHOLDS	6,403	53,573	157,041
	MEDIAN HOUSEHOLD INCOME	\$115,647	\$113,489	\$113,487
	2025 MEDIAN HOME VALUE	\$445,452	\$417,889	\$419,083
	2025 TOTAL EMPLOYEES	5,837	54,769	133,666
	2025 TOTAL BUSINESSES	871	7,844	19,778

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MESA, AZ



5.6

MILES FROM
SUBJECT PROPERTY

PHOENIX-MESA GATEWAY AIRPORT



12.1

MILES FROM
SUBJECT PROPERTY

CHANDLER, AZ



7.9
MILES FROM
SUBJECT PROPERTY

HOHOKAM STADIUM



7.0
MILES FROM
SUBJECT PROPERTY





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