

**NOW OPEN!**



TUTU School®



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**HIGHLAND PLAZA SHOPS | END-CAP SPACE AVAILABLE**

SWC

**HIGLEY RD &  
BASELINE RD**

Gilbert, Arizona



# property summary

## AVAILABLE

**AVAILABLE** ±1,200 SF (Coming Available *May 1<sup>ST</sup>, 2026*)  
±1,400 SF

## PROPERTY HIGHLIGHTS

- » Renovated March 2020
- » Located just off the Loop 202 (Superstition Fwy)
- » 0.5 miles from Banner Gateway Medical Hospital (176 beds, 1,390 employees), Banner MD Anderson Center, Banner owns 70 acres of adjacent land for future expansion
- » This neighborhood shopping center is anchored by Safeway with neighboring tenants: Subway, Massage Envy, Great Clips, and Jet's Pizza



## TRAFFIC COUNT

### HIGLEY RD

**N:** ±45,074 VPD (NB/SB)

**S:** ±31,887 VPD (NB/SB)

*ADOT 2024*

### BASELINE RD

**E:** ±25,690 VPD (EB/WB)

**W:** ±45,653 VPD (EB/WB)



2025 TOTAL POP

**339,615**

5 mile radius



2025 TOTAL DAYTIME

**309,819**

5 mile radius

# site plan

END-CAP SPACE AVAILABLE



## 1496 N HIGLEY RD

Tenant	SF
Martial Arts	1,497
Baskin Robins	1,200
Tutu School	1,200
Great Clips	1,200
Dr. Schiffenhaus DMD	2,518
Nail Salon	1,188
<b>COMING AVAILABLE   MAY, 2026</b>	<b>1,200</b>
Subway	1,465

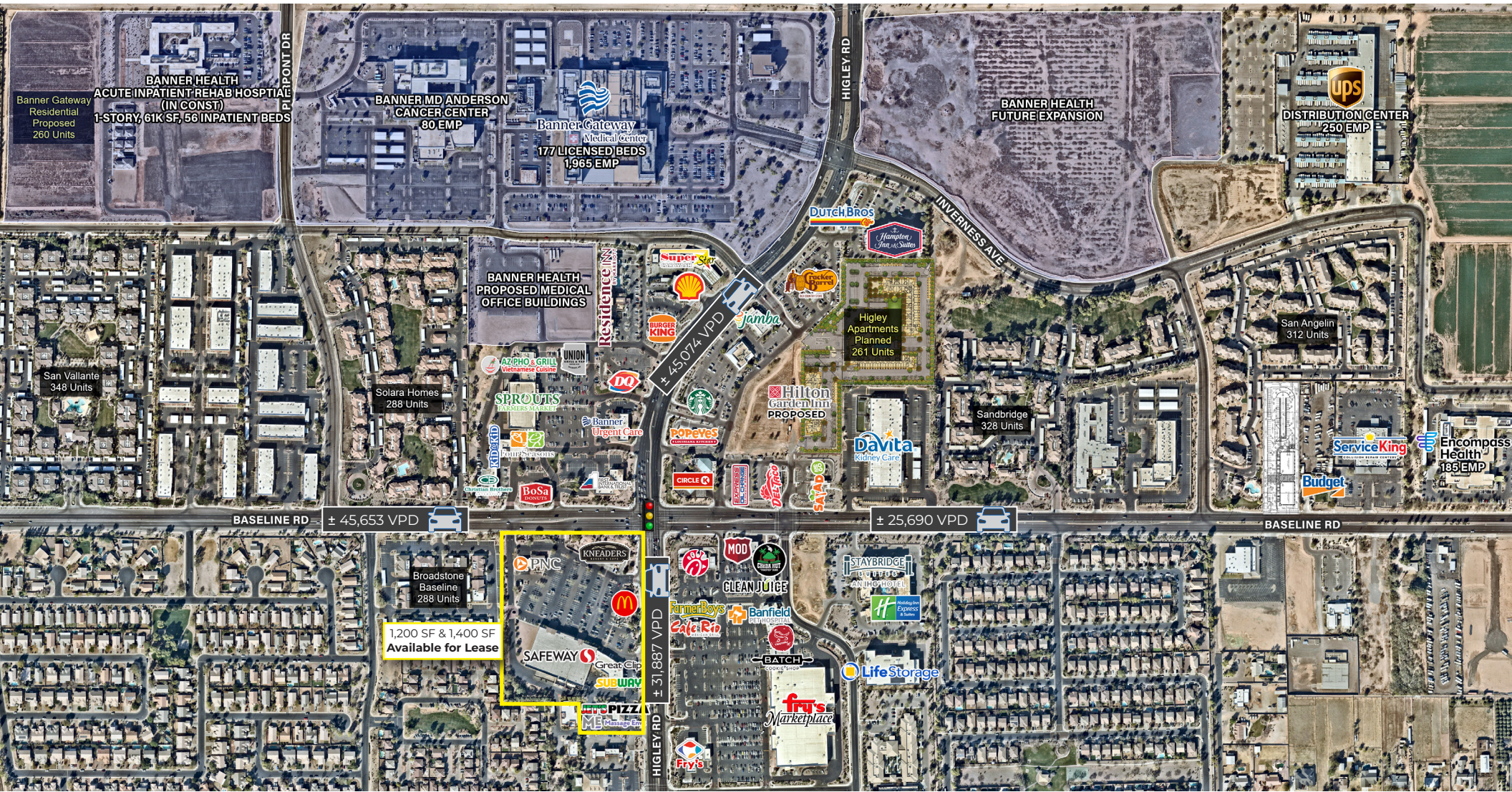
## 1458 N HIGLEY RD

Tenant	SF
Massage Envy	2,640
<b>AVAILABLE</b>	<b>1,400</b>
Dr. Skin	1,104
JET'S Pizza	1,450

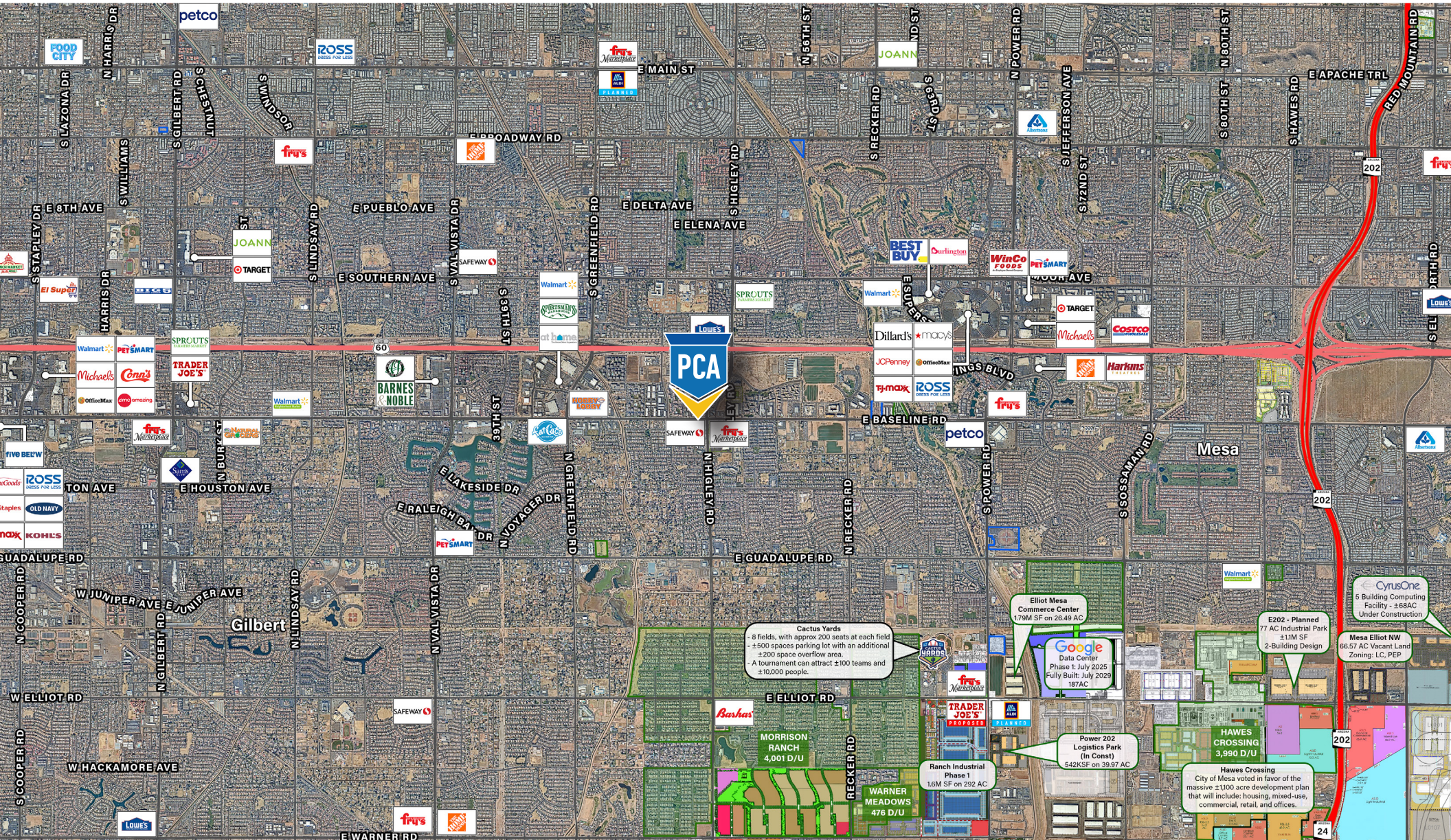
END-CAP SPACE AVAILABLE



# zoom aerial



# retail aerial



# demographics ESRI 2025

## 2025 DAYTIME POPULATION



**TOTAL**



**WORKERS**



**RESIDENTS**

	TOTAL	WORKERS	RESIDENTS
1 MILE	16,976	10,986	5,990
3 MILE	124,273	62,618	61,655
5 MILE	309,819	138,616	171,203

## 2025 HOUSEHOLD INCOMES



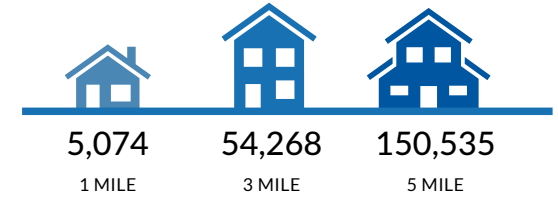
**MEDIAN**

**AVERAGE**

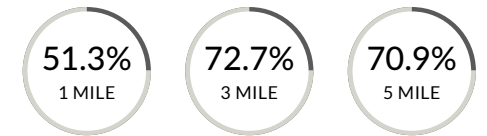
**PER CAPITA**

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$106,523	\$138,621	\$50,691
3 MILE	\$94,340	\$121,894	\$47,472
5 MILE	\$90,846	\$117,290	\$45,519

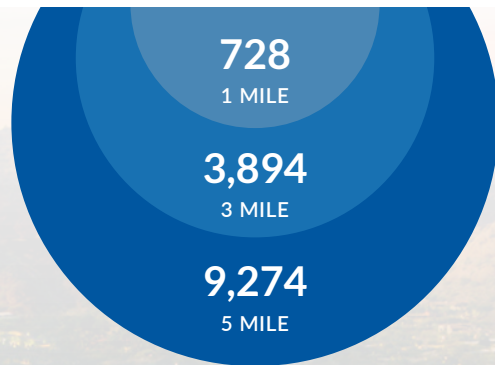
## 2025 HOUSING UNITS



### OWNER OCCUPIED



## 2025 BUSINESSES



2025 POPULATION

1 MILE 3 MILE 5 MILE

2030 POPULATION

13,746 121,605 353,726

2025 HOUSEHOLDS

1 MILE 3 MILE 5 MILE

2030 HOUSEHOLDS

5,190 47,548 138,066

END-CAP SPACE AVAILABLE



exclusively listed by

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