

2ND GENERATION RESTAURANT OPPORTUNITY

±6,780 SF AVAILABLE **FOR LEASE**

720 W Ray Road | Gilbert, AZ 85233



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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- ±6,780 SF freestanding second-generation restaurant/brewery opportunity with patio!
- Current tenant Perch Brewing Co. (Do Not Disturb)
- Existing brewing equipment available for purchase (\$200,000), offering significant value for brewery or restaurant operators
- Located in the heart of Gilbert, one of Arizona's fastest-growing communities, with a current population exceeding 289,000 and projected to surpass 330,000 at buildout by 2030
- Outstanding visibility, frontage, and monument signage along Ray Road with traffic counts exceeding 22,000 VPD
- Less than 3 miles from Loop 202 and approximately 4 miles from US-60
- Positioned among strong national and regional retailers including Goodyear Auto Service, Grease Monkey, MidFirst Bank, EoS Fitness, and more



Join Co-Tenants & Nearby Tenants:



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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DEMOGRAPHICS 2025



POPULATION

1 MILE	15,184
3 MILE	131,693
5 MILE	331,104



HOUSEHOLDS

5,649
49,299
125,562



AVG HH INCOME

\$172,029
\$139,776
\$143,470



MEDIAN HOME VALUE

\$540,173
\$511,483
\$529,653



DAYTIME POPULATION

6,557
75,818
201,167



TOTAL BUSINESSES

722
6,549
16,945

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