

# FREE STANDING FORMER IHOP

920 SOUTH GILBERT ROAD, GILBERT, ARIZONA, 85296

# FOR SALE / LEASE



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# EXECUTIVE SUMMARY

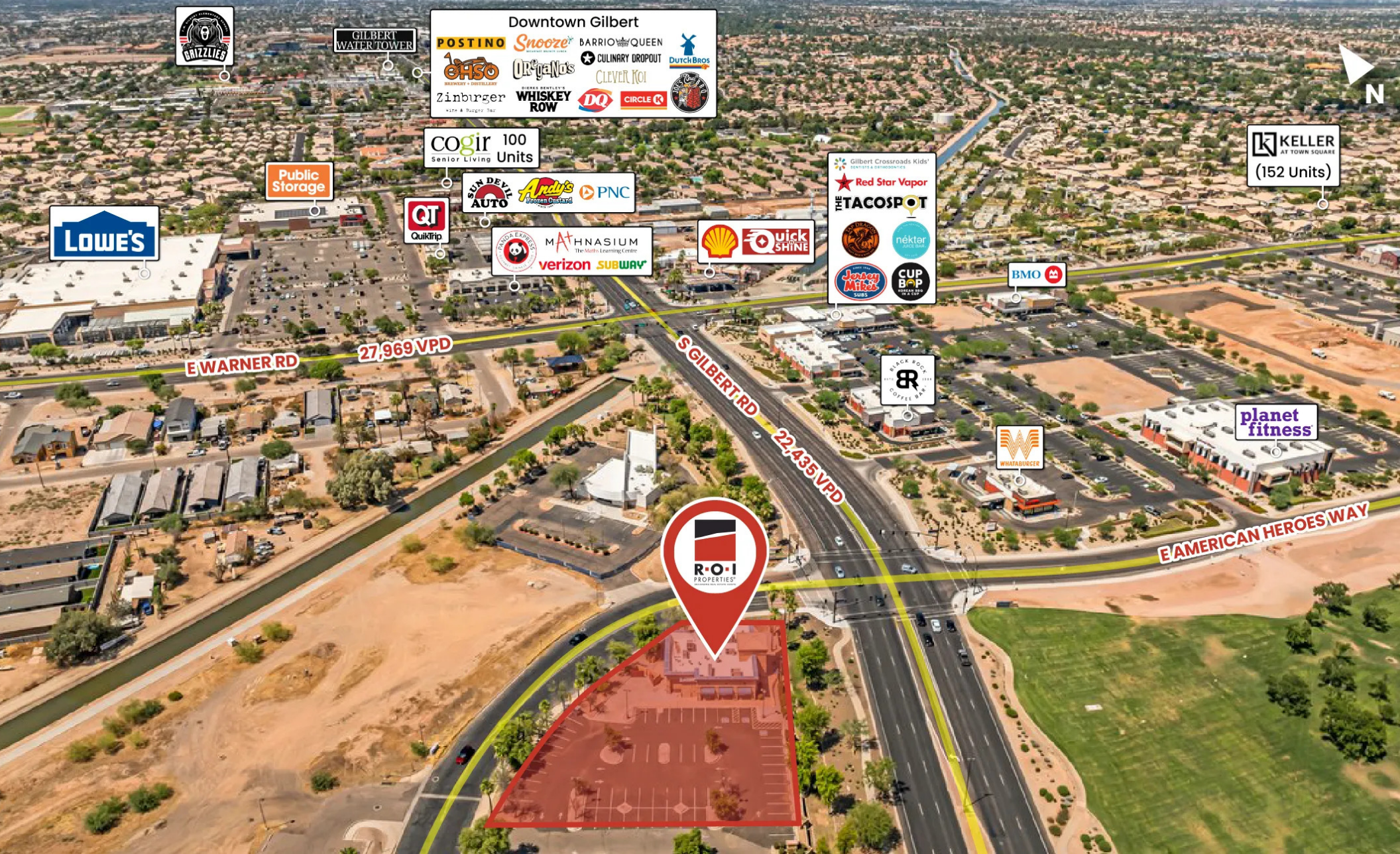
ADDRESS:	920 S Gilbert Rd
SALE/LEASE PRICE:	Inquire with Broker
BUILDING SIZE (SF):	4,022 SF
OCCUPANCY:	Vacant
BUILDOUT:	Second Generation Restaurant
APN:	302-82-970
LOT SIZE (AC):	0.896 AC
ZONING:	C-2
CROSS STREETS:	Gilbert Road & American Heroes Way
PARKING RATIO:	10.00/1,000 SF
FRONTAGE:	Gilbert Road (Premium Frontage)

Located in the heart of Gilbert, 920 S Gilbert Road — a former IHOP and second-generation restaurant building constructed in 2002 — offers an exceptional opportunity for restaurant operators seeking a premier location in one of the Valley's most desirable trade areas. Surrounded by strong demographics and a vibrant mix of retail, office, residential, and civic uses, the property benefits from its proximity to Gilbert Town Square, the Gilbert Civic Center, local schools, and numerous Class A multifamily communities. Situated on a signalized hard corner with outstanding frontage and visibility along Gilbert Road, the site enjoys excellent exposure and accessibility. The property is positioned on a large ±39,043-square-foot parcel and features ample on-site parking, making it well-suited for a variety of restaurant concepts.

- Free Standing, Second Gen Restaurant, Former IHOP
- Close Proximity to Gilbert Town Square and Gilbert Civic Center
- Surrounded by high performing national tenants
- Hard Corner Location - Premium frontage along Gilbert Rd.



# NORTH FACING OBLIQUE - DENSE INFILL GILBERT LOCATION



# SOUTH FACING OBLIQUE - SURROUNDED BY MAJOR EMPLOYERS, MULTIFAMILY, AND OTHER RETAILERS



# PREMIUM FRONTAGE ALONG SOUTH GILBERT RD



**S Gilbert Rd - 20,603 VPD**

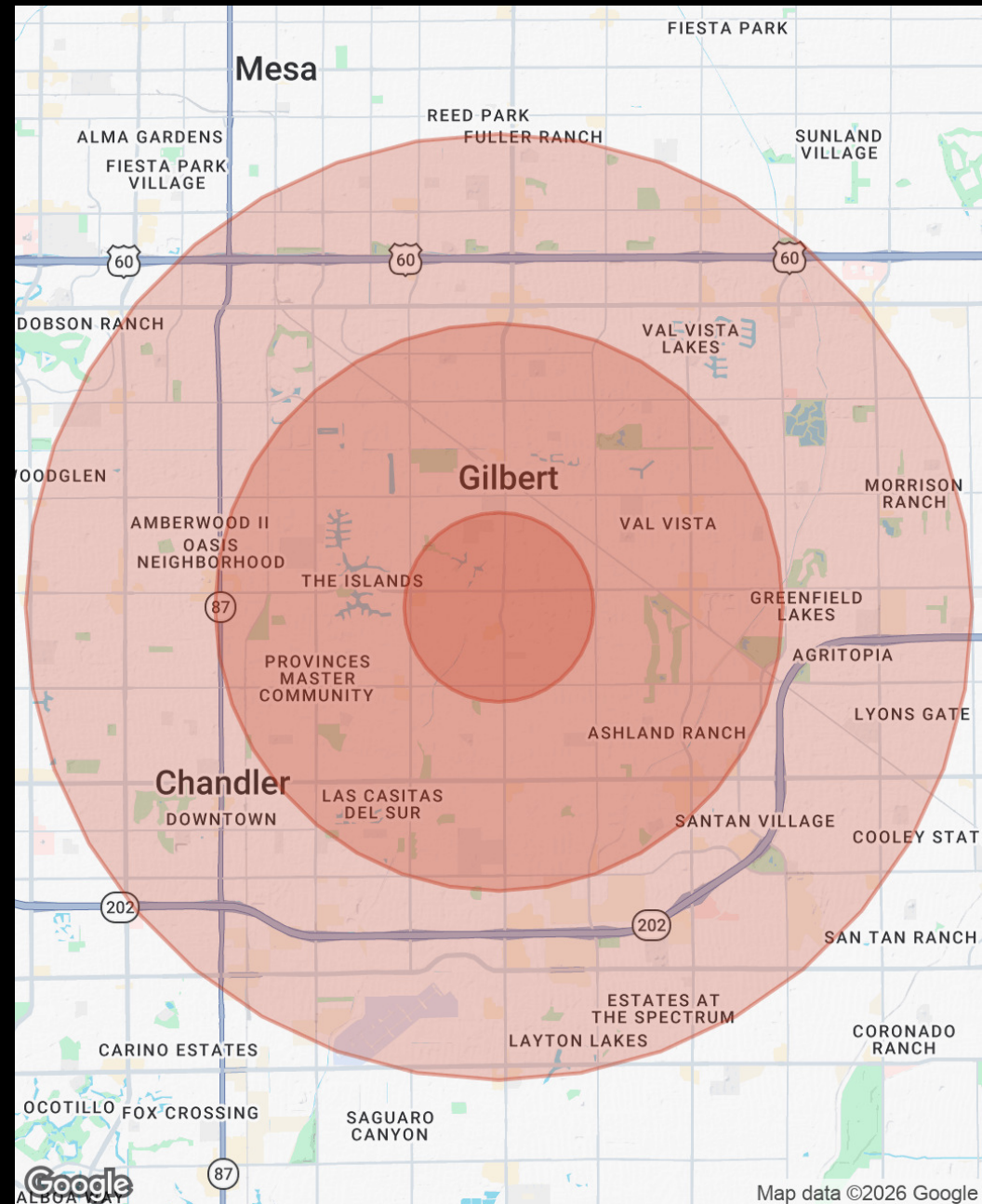
**E American Heroes Way**

# DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,943	127,410	341,731
Average Age	39.1	37.7	36.1
Average Age (Male)	40.5	36.5	35.0
Average Age (Female)	39.1	38.9	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,417	46,011	124,399
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$133,519	\$129,512	\$122,003
Average House Value	\$484,230	\$485,042	\$467,633

2023 American Community Survey (ACS)



Map data ©2026 Google



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FOR MORE INFORMATION VISIT  
[WWW.ROIPROPERTIES.COM](http://WWW.ROIPROPERTIES.COM)



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