



OFFERING  
MEMORANDUM

# Higley Park COMMONS

Condos For Sale

**km** Kidder  
Mathews

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# Higley Park COMMONS

Condos For Sale

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 **Kidder  
Mathews**



# Table of Contents

1	The Offering	4
2	Property Overview	6
3	Market Overview	9

This confidential property information package (package) is intended solely for your own limited use in considering the pursuit of negotiations for the property higley park commons, located at 1461 - 1525 s. Higley road, gilbert, az 85296 (property) and is not intended to be an offer for the sale of the property.

Kidder mathews has prepared this confidential package, which contains brief, selected information pertaining to the business and affairs of the property. Any information contained herein is obtained from sources considered reliable. However, neither the owner of the property nor kidder mathews purport this package to be all-inclusive or to contain all the information a prospective purchaser may desire. In addition, neither the owner nor kidder mathews is responsible for any misstatement of facts, errors, omissions, prior sale, and withdrawal from market, or change in terms, conditions or price without notice. The information supplied herein is for informational purposes only and neither the owner, nor kidder mathews, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential package or its contents and no legal liability is assumed or implied with respect thereto. Any person or firm intending to rely upon the information herein should verify said information independently.

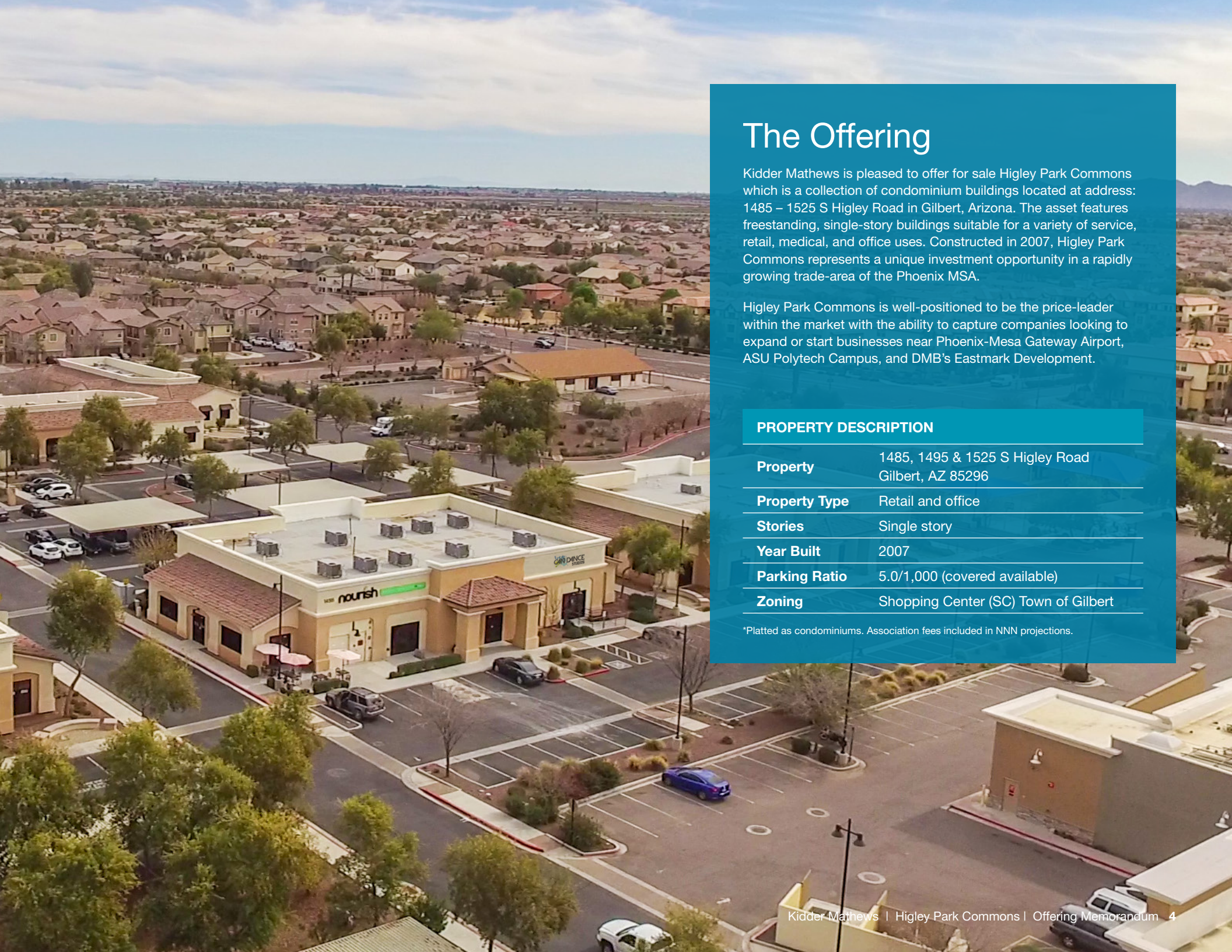
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If you do not wish to pursue negotiations leading to the acquisition of this property, or if you discontinue such negotiations, you agree to return this confidential package to kidder mathews. If you do not agree to abide by the terms stipulated in this statement, please return this package to kidder mathews prior to your review of the information contained herein.





## The Offering

Kidder Mathews is pleased to offer for sale Higley Park Commons which is a collection of condominium buildings located at address: 1485 – 1525 S Higley Road in Gilbert, Arizona. The asset features freestanding, single-story buildings suitable for a variety of service, retail, medical, and office uses. Constructed in 2007, Higley Park Commons represents a unique investment opportunity in a rapidly growing trade-area of the Phoenix MSA.

Higley Park Commons is well-positioned to be the price-leader within the market with the ability to capture companies looking to expand or start businesses near Phoenix-Mesa Gateway Airport, ASU Polytech Campus, and DMB's Eastmark Development.

### PROPERTY DESCRIPTION

<b>Property</b>	1485, 1495 & 1525 S Higley Road Gilbert, AZ 85296
<b>Property Type</b>	Retail and office
<b>Stories</b>	Single story
<b>Year Built</b>	2007
<b>Parking Ratio</b>	5.0/1,000 (covered available)
<b>Zoning</b>	Shopping Center (SC) Town of Gilbert

\*Platted as condominiums. Association fees included in NNN projections.



**HIGLEY PARK COMMONS**

Orchid Lane

Seton Avenue

Martingale Road

Higley Road

Sinova Avenue

Ray Road



# Property Overview

## SITE PLAN



SUITE #	TENANT NAME	PRICE	GROSS SF	NOTES
<b>Building 2</b>			<b>4,248</b>	
12c	Vacant Grey Shell	\$530,000	3,206	\$165/SF
12b	Physical Therapy	\$493,055	3,181	SOLD
12a	Exclusivet	\$246,000	1,042	\$236/SF 7% cap
<b>Building 3</b>			<b>8,616</b>	
102	Nourish Restaurant		1,628	Investment Sale
101	Can Dance Studio		6,988	Investment Sale
	Investment Sale	\$2,100,000		\$244/SF 7% Cap
<b>Building 4</b>			<b>8,616</b>	
22	Vacant Grey Shell	\$535,000	3,240	\$165/SF
21	Martinee Nail Salon	\$540,000	2,285	\$236/SF 7% Cap
19	Vacant Grey Shell	\$510,015	3,091	\$165/SF
<b>TOTAL</b>		<b>\$4,461,015</b>	<b>21,480</b>	

AERIAL OVERVIEW



# Property Overview

AERIAL



MAP



# Market Overview

## ABOUT GILBERT

Located within Maricopa County, the dynamic community of Gilbert is situated just 24 miles southeast of Phoenix, in the Southeast Valley trade-area, within the larger Phoenix metro. Incorporated in July 1920, Gilbert was primarily a farming community fueled by railroad and construction of the Roosevelt Dam and the Eastern and Consolidated Canals. Encompassing nearly 75 square miles, Gilbert has experienced a rapid transformation from an agriculture-based community to an economically-diverse suburban center. Gilbert began to take its current shape during the 1970s when the Town Council approved a strip annexation that encompassed 53 square miles of county land and in the last three decades, Gilbert has grown at an extremely high-rate, increasing in population from only 5,717 in 1980 to well over 200,000 (as of the 2010 census). Concurrent with the town’s population growth, Gilbert has developed and transitioned rapidly to its present status as a modern suburb of the Phoenix Metropolitan and is currently the most populous incorporated town in the United States.

Gilbert is served by two area freeways—the Santan Freeway portion of Loop 202 and US-60. Several regional arterials also service the area, including Williams Field Road, Chandler Boulevard, and Gilbert Road. Additionally, the town benefits from its close proximity to Phoenix Mesa Gateway Airport in addition to Phoenix Sky Harbor International Airport, only a 25 minute drive. Recently, a park-and-ride

facility was constructed in downtown Gilbert for bus service and future commuter rail service. In addition to excellent transportation services, Gilbert offers its residents an attractive amenity base to including recreational facilities, municipal swimming pools, two community centers and 14 parks. Additionally, Gilbert boasts three state-of-the-art hospitals – Banner Gateway Medical Center, Gilbert Hospital, and Mercy Gilbert Medical Center – and recently celebrated the groundbreaking of Banner MD Anderson Cancer Center, a nationally respected cancer treatment facility.

Gilbert is a beautiful town with the great combination of small-town friendliness and big-city business sense. The community has received national attention for its friendly atmosphere, excellent schools, and unmatched expansion. Over the past 20 years, Gilbert has been named one of the fastest growing towns in the country and even with this growth, in 2009, Gilbert was named the safest municipality in Arizona. In 2010, Business Week named the town one of the best places to raise a family and CNN Money ranked the town as the 31st best place to live in the United States. With attractive demographics, award-winning amenities, strategically identified business incentives and high profile developments, Gilbert offers immediate, attainable economic opportunity for industry-leading companies.

## TOP EMPLOYERS IN GILBERT

Employers	# of Employees
Gilbert Unified School District	3,649
Banner Health	2,219
Dignity Health	1,500
Town of Gilbert	1,297
B&H Drywall	997

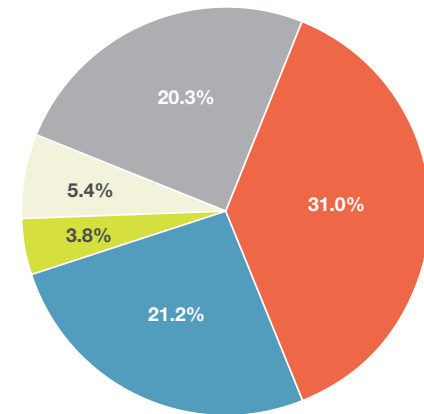




## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,042	90,501	231,664
Average HH Income	\$92,190	\$103,022	\$95,024
Households	4,869	29,281	77,465

## TOP TEN TAPESTRY SEGMENTS



- Up and Coming Families
- Soccer Moms
- Home Improvement
- Bright Young Professionals
- Boomburbs

# Market Overview

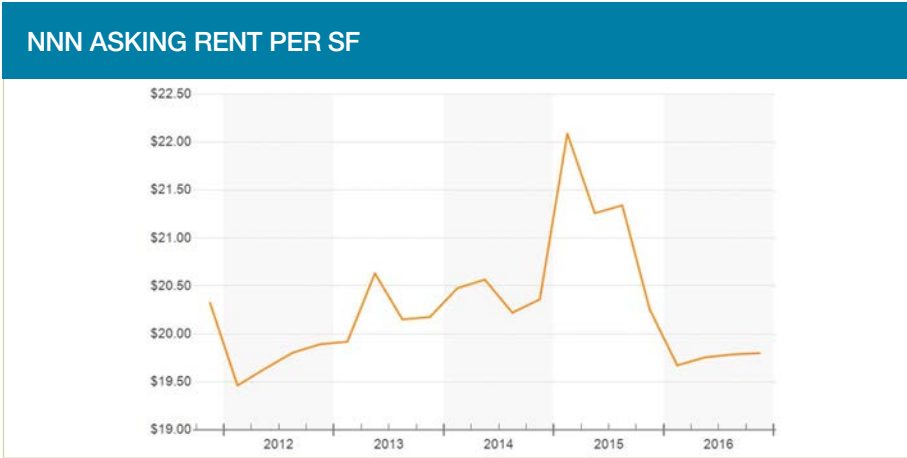
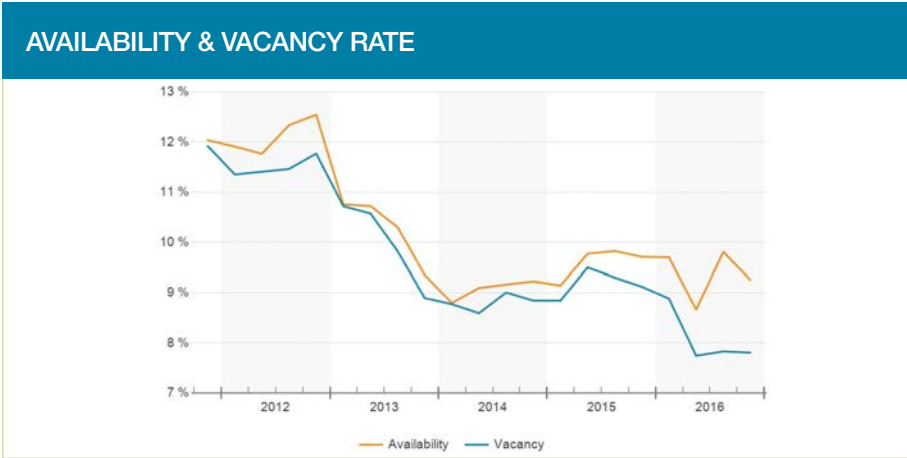
## ECONOMIC OVERVIEW

The Phoenix-metro economic recovery continues to move forward. In fact, the Phoenix job base has grown by roughly 6% from recessionary levels and is outpacing the U.S. benchmark. Additionally, the metro’s unemployment rate has fallen below the U.S. average and most private sectors are outperforming national levels in terms of employment growth. The health services and education sectors have had the most substantial job gains in the recovery period with growth in the latter a function of strong demographics as well as the presence of Arizona State University’s (60,000 enrollment) impact as it aims to become a top research university with plans to recruit nearly 10,000 new hires into its research enterprises over the next 5 years. Similarly, within the construction sector, more than 10,000 jobs have been added metro-wide as a result of the significant rebound in the housing market as Phoenix continues to post some of the strongest home price gains in the country.

While the metro is home to six (6) Fortune 500 companies (Avnet, Freeport-McMoRan, Republic Services, PetSmart, Insight), another driving force within pockets of the Phoenix metro is technology with the most notable area being the Price Corridor in Chandler where Intel recently completed its mammoth \$5 billion semiconductor fabrication facility. Additionally, Intel is upgrading existing area facilities and has hired more than 2,000 employees at its Ocotillo campus

in the past 3 years. Nearby, GM will be hiring over 1,000 new employees for its Information Technology Innovation Center and Apple has purchased a building where it plans to expand its production of sapphire-glass creating 2,000 jobs. In conjunction with technology, the metro has experienced significant job gains in sectors such as semiconductors, alternative energy, and aerospace - all of which should generate income multiplier effects that cascade through the rest of the local economy. Accordingly, over the near to mid-term, Phoenix’s projected total annual employment growth is anticipated to be among the strongest markets in the nation.

With respect to the retail asset-class within the East Valley Market, EOY-2014 inventory in the submarket totals nearly 10mm SF while the Gilbert submarket has approximately 13mm SF. Net absorption in Q-2 2015 for the East Valley trade-area was 27,910 SF, up from 53,660 in the prior quarter. Current vacancy rates are 7.9% and slightly above 6.3% for the larger East Valley. Overall, the retail asset-class in the greater Phoenix metro is experiencing a solid recovery as limited new construction, strong job and population growth, and improving dynamics in the housing market are helping drive down vacancies across all retail subtypes. Vacancies have already compressed nearly 250 basis points since the peak, which is among the strongest compression rate in the country and by 2015, it’s anticipated these improving fundamentals will help push rent growth above 6%.



# Market Overview

## AREA DEMOGRAPHICS

### CENSUS 2010 SUMMARY

	1 Mile	3 miles	5 Miles
Population	10,911	78,885	208,408
Households	3,765	25,509	70,023
Families	2,773	19,890	53,391
Average Household Size	2.90	3.08	2.97
Owner Occupied Housing Units	2,982	19,156	51,308
Renter Occupied Housing Units	783	6,353	18,715
Median Age	29.3	29.8	31.6

### 2017 SUMMARY

Population	16,971	97,632	243,996
Households	6,021	32,210	82,822
Families	3,538	22,541	58,708
Average Household Size	2.8	3	2.9
Owner Occupied Housing Units	4,973	20,848	61,640
Renter Occupied Housing Units	1,048	8,181	21,181
Median Age	31.1	31.8	33.9
Estimated Household Income	\$99,161	\$106,726	\$100,405

### 2022 SUMMARY

	1 Mile	3 miles	5 Miles
Population	18,382	105,973	264,776
Households	6,322	33,874	87,077
Families	4,194	25,014	63,964
Average Household Size	2.87	3.07	2.98
Owner Occupied Housing Units	4,345	23,380	59,341
Renter Occupied Housing Units	1,472	9,399	25,412
Median Age	32.0	31.4	33.1
Average Household Income	\$126,034	\$133,000	\$124,363

### TRENDS: 2017-2022 ANNUAL RATE

Population	11.17%	9.73%	9.12%
Households	11.47%	10.05%	9.37%
Families	3.46%	2.10%	1.73%
Median Household Income	3.5%	3.5%	3.6%

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