

FREE STANDING FORMER IHOP

920 SOUTH GILBERT ROAD, GILBERT, ARIZONA, 85296

FOR SALE / LEASE



Gilbert Crossroads Kids
Learning & Entertainment

- Red Star Vapor
- THE TACOSPOT
- nektar
- Jersey Mike's
- CUP BOP

BR
COFFEE BAR

BMO

AMO any

ZIP

ONE STRAP Nutrition

R.O.I.
PROPERTIES

LIFETIME

planet fitness

CADIA
CROSSING
(250 Units)

Apartment
Building

Gilbert Arizona
Civic Center
(15.3 AC Master Plan)

E AMERICAN HEROES WAY

S GILBERT RD

22,435 VPD

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R.O.I.
PROPERTIES
ENHANCING REAL ESTATE ASSETSSM

EXECUTIVE SUMMARY

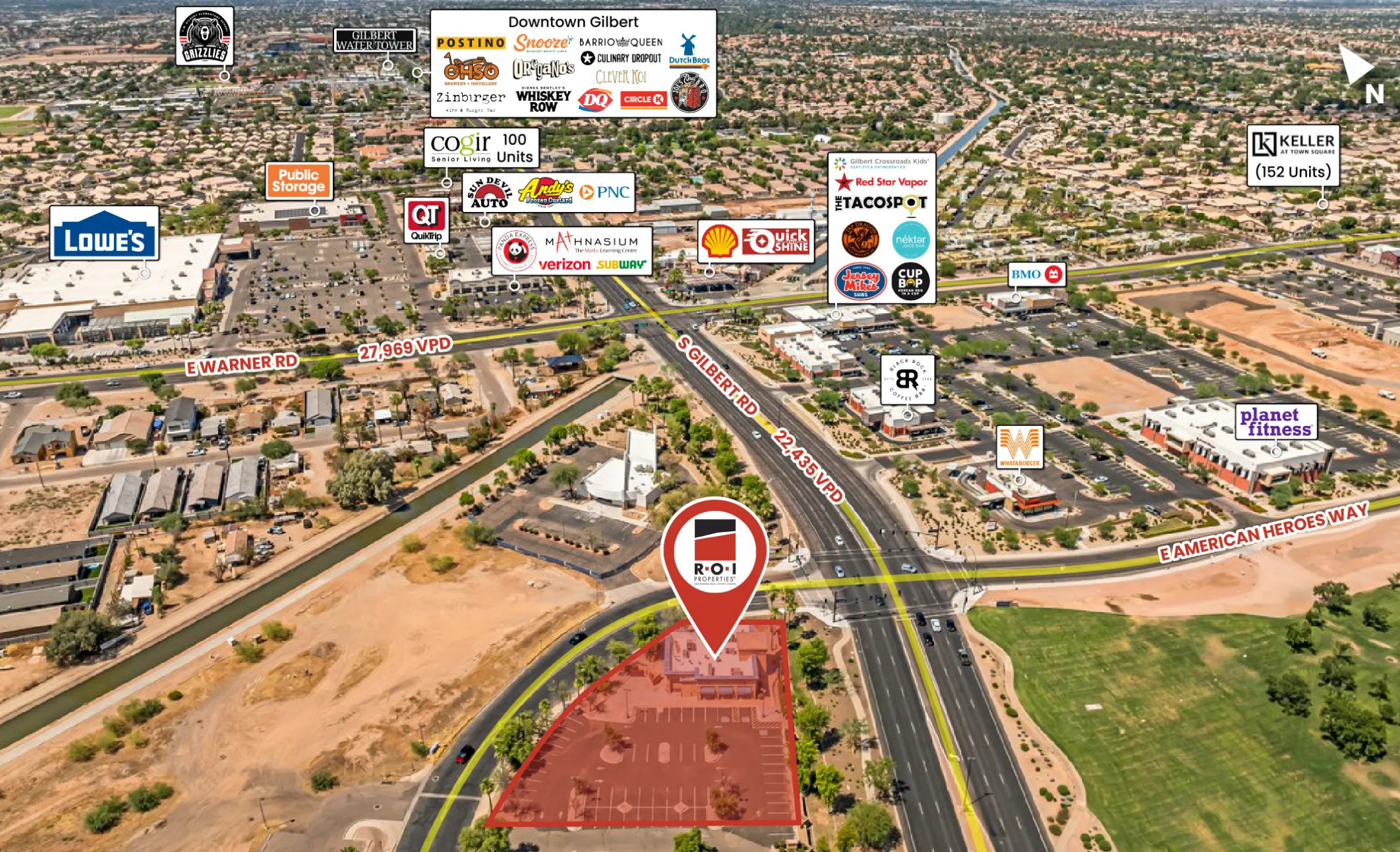
ADDRESS:	920 S Gilbert Rd
SALE/LEASE PRICE:	Inquire with Broker
BUILDING SIZE (SF):	4,022 SF
OCCUPANCY:	Vacant
BUILDOUT:	Second Generation Restaurant
APN:	302-82-970
LOT SIZE (AC):	0.896 AC
ZONING:	C-2
CROSS STREETS:	Gilbert Road & American Heroes Way
PARKING RATIO:	10.00/1,000 SF
FRONTAGE:	Gilbert Road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

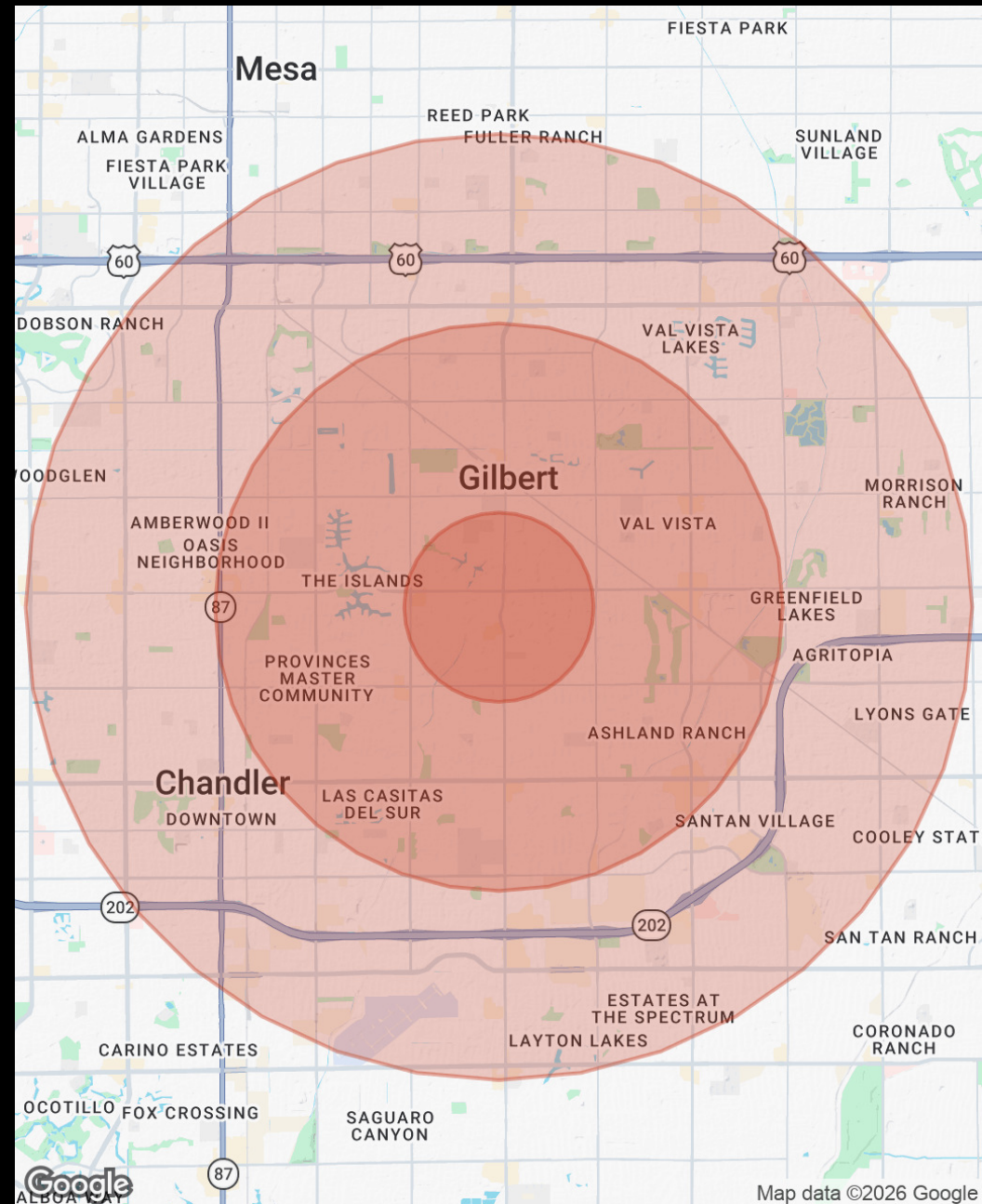
E American Heroes Way

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
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