



AVAILABLE

ACE
Hardware

rubio's
COASTAL GRILL

SUPERCUTS

burn
boot camp

brakes plus

STARBUCKS
COFFEE

at&t

MOD

Warner Rd ± 27,956 CPD

Cooper Rd ± 31,610 CPD

FOOD STORES
fry's



BAYSHORE PLAZA

Northwest Corner of Warner Road and Cooper Road
Gilbert, Arizona

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DO NOT DISTURB TENANT



◆ **±25,569 SF AVAILABLE**

Property Highlights

- Great National / Regional Co-Tenants
- Excellent Parking
- One of Gilbert's More Prominent Intersections with Great Demographics
- Warner Road Improved to Six Lanes
- Over 50,000 Cars Per Day Through Intersection
- Excellent Visibility from Both Warner and Cooper Roads

Traffic Counts

Warner Road	26,568 CPD
Cooper Road	31,610 CPD

Total 58178 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,341	134,519	354,622
Estimated Households	6,595	50,306	133,086
Med Household Income	\$148,843	\$132,779	\$129,587
Daytime Population	2,865	49,095	133,576

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN

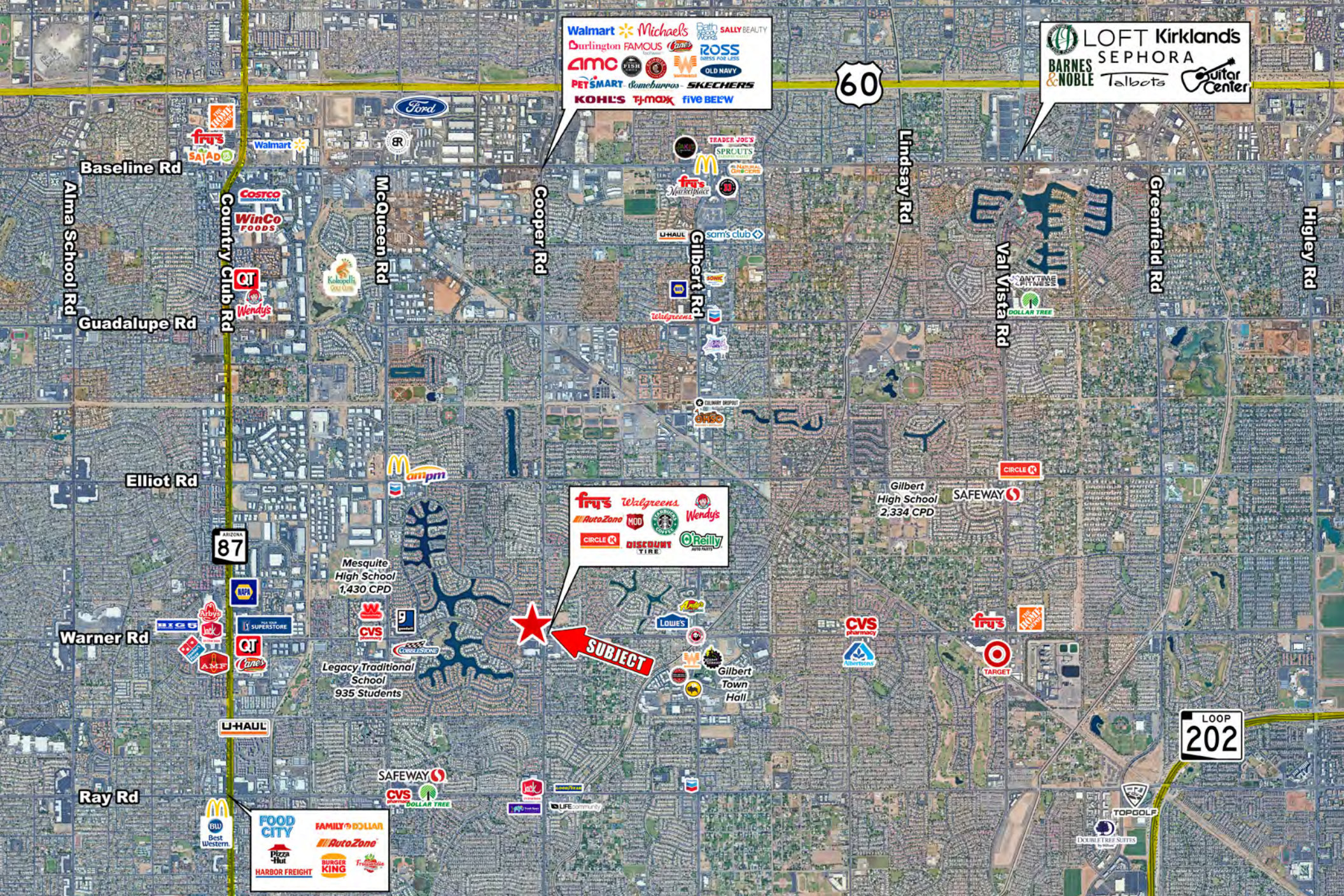


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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,341	134,519	354,622
	2026 TOTAL HOUSEHOLDS	6,595	50,306	133,086
	MEDIAN HOUSEHOLD INCOME	\$148,843	\$132,779	\$129,587
	2026 MEDIAN HOME VALUE	\$493,673	\$474,335	\$474,650
	2026 TOTAL EMPLOYEES	2,865	49,095	133,576
	2026 TOTAL BUSINESSES	757	6,975	18,583



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FOR LEASING INFORMATION:

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