



GILBERT TOWN SQUARE

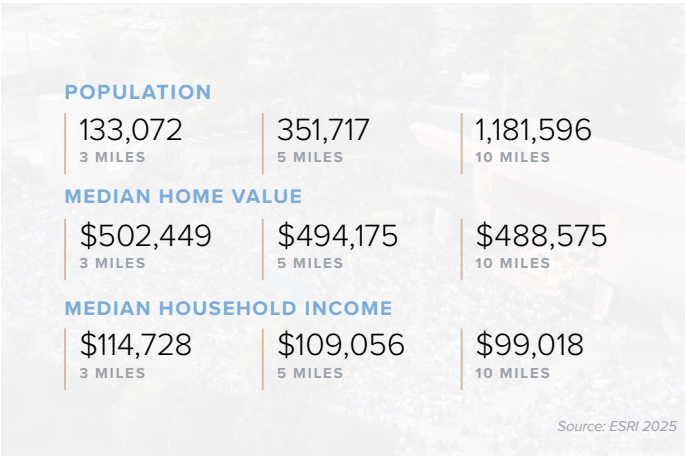


S/SWC GILBERT RD & WARNER RD
GILBERT, ARIZONA

 VIDEO SHOWCASE



S/SWC GILBERT RD & WARNER RD
GILBERT TOWN SQUARE



PROPERTY
HIGHLIGHTS

Gilbert Town Square is ideally positioned in one of the most desirable and fastest-growing submarkets in the SE Valley. Located just South of the signalized intersection of Gilbert Rd and Warner Rd, the center benefits from strong daily traffic, dense surrounding neighborhoods, and a highly educated, affluent consumer base. The immediate trade area is characterized by high HH incomes exceeding \$114,728 within a 3-mile radius, supporting a strong demand for experiential retail, dining, and service-oriented concepts.

The property is also surrounded by a dynamic mix of daytime drivers, including nearby civic uses, employment centers, and residential density that continues to grow. With proximity to Gilbert Civic Center, parks and recreation facilities, and established multifamily communities, Gilbert Town Square captures consistent traffic throughout the day and night. This creates an ideal environment for both neighborhood-serving retailers and destination restaurant concepts looking to tap into a built-in, high-quality customer base.

- Prime location just South of the signalized corner at Gilbert Rd & Warner Rd with strong visibility and access
- Affluent trade area with avg. household incomes exceeding \$141,459 within 3 miles
- Established tenant mix creating consistent daily traffic and built-in customer base
- Mix of shop space and restaurant opportunities to accommodate a variety of concepts
- Strong synergy with nearby dining, fitness, and lifestyle tenants
- High-growth Southeast Valley location with continued residential expansion



Top US City for Savings in 2025
- GOBANKINGRATES, 2025



Best City for First-Time Homebuyers
GOOD MORNING AMERICA, 2025



Ranked Safest Municipality in Arizona
-GILBERTSUNNEWS, 2024



Ranked Best Arizona City to Raise a Family
- AZCENTRAL, 2024

Gilbertedi.com

A CITY ON
THE RISE

	CURRENT (2025)	NEAR-TERM (2030)	2025-2030 ANNUAL RATE
Total Population	289,534	303,303	.93%
Total Housing Units	102,629	108,637	.94%
Total Jobs	121,839	126,100	.96%

Source: ESRI 2025

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TENANT ROSTER

SUITE	TENANT	SF
1030-101	GREAT GADSBY BAKERY	1,236
1030-102	AVAILABLE W/ NOTICE DND Operating Tenant	1,181
1030-103	L'IMAGE SALON SUITES	3,598
1030-106	TASTEBUDS FROZEN YOGURT	1,202
1040-101	PERSPECTACLES	1,236
1040-104	AVAILABLE - FITNESS	3,563
1040-105	AVAILABLE - SALON	2,401
1084-101	PEI WEI	3,230
1084-102	SPORTCLIPS	1,434
1084-103	THE JOINT	2,220
1084-104	CHIPOTLE	2,646
1090-101	PILATES & CO	1,480
1090-102	MYTHICAL COFFEE	1,480
1090-103	BLADES STYLING	1,480
1090-104	LUSH NAIL BAR	1,480
1090-105	AVAILABLE	1,480
1090-106	CLEANSE FACE & BODY	4,440
1094-101	DESERT MONKS BREWING	2,960
1094-103	WHOLE HEALTH CHIROPRACTIC	1,480
1094-104	AVAILABLE - RETAIL	1,480
1094-105	BELL LACET	1,480
1094-106	PAINTING WITH A TWIST	1,480
1094-107	GILBERT DEFENSE ARTS	1,480
1110-101	AVAILABLE - ENDCAP RESTAURANT	1,807
1110-102	SAVANTE SALON	3,593
1150-101	GILBERT FIREPLACES & BBQ'S	2,287
1150-104	PHOENICIA PITA KITCHEN	2,038
1150-108	SAL'S GILBERT PIZZA	4,325

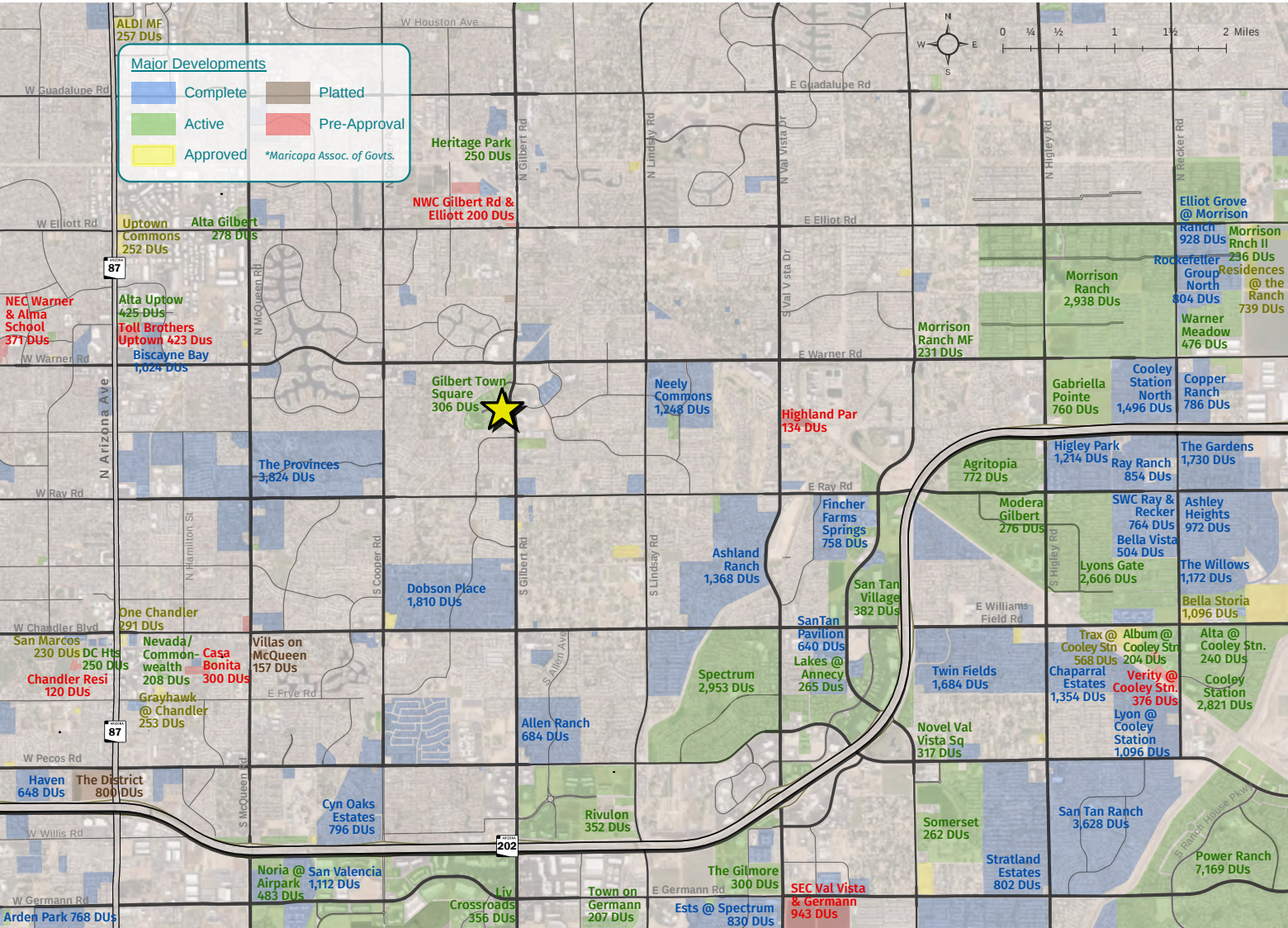


AVAILABLE ENDCAP
RESTAURANT

1110 - 101
1,807 SF



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HOUSING HIGHLIGHTS

The developmental future for Gilbert includes large-scale mixed-use projects, as well as new high-end communities.

THE RANCH

311 AC development that includes residential, industrial, and retail.

THE GILMORE

15 Acre development consisting of 300 luxury residential units and over 200,000 SF of retail.

HERITAGE PARK

10 Acre project including 288 luxury residential units (NOVEL) and over 200,000 SF of retail.

WATERSTON CENTRAL

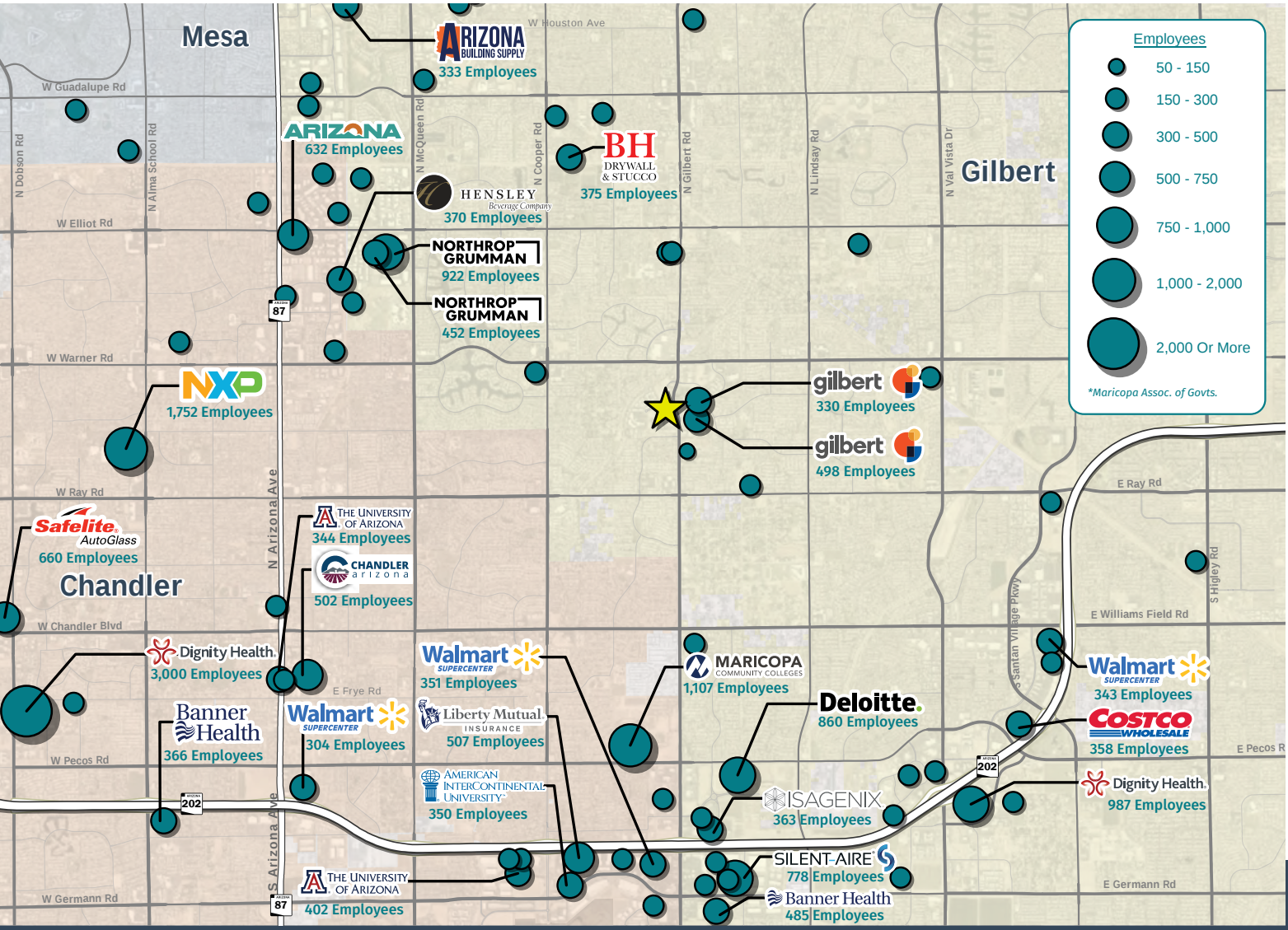
New residential communities are actively building here with pricing ranging from the high \$600K to over \$1M.

Source: Gilberti, Thomson Thrift

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KEY EMPLOYERS

DAYTIME POPULATION



149,325
EMPLOYEES WITHIN
5-MILE RADIUS



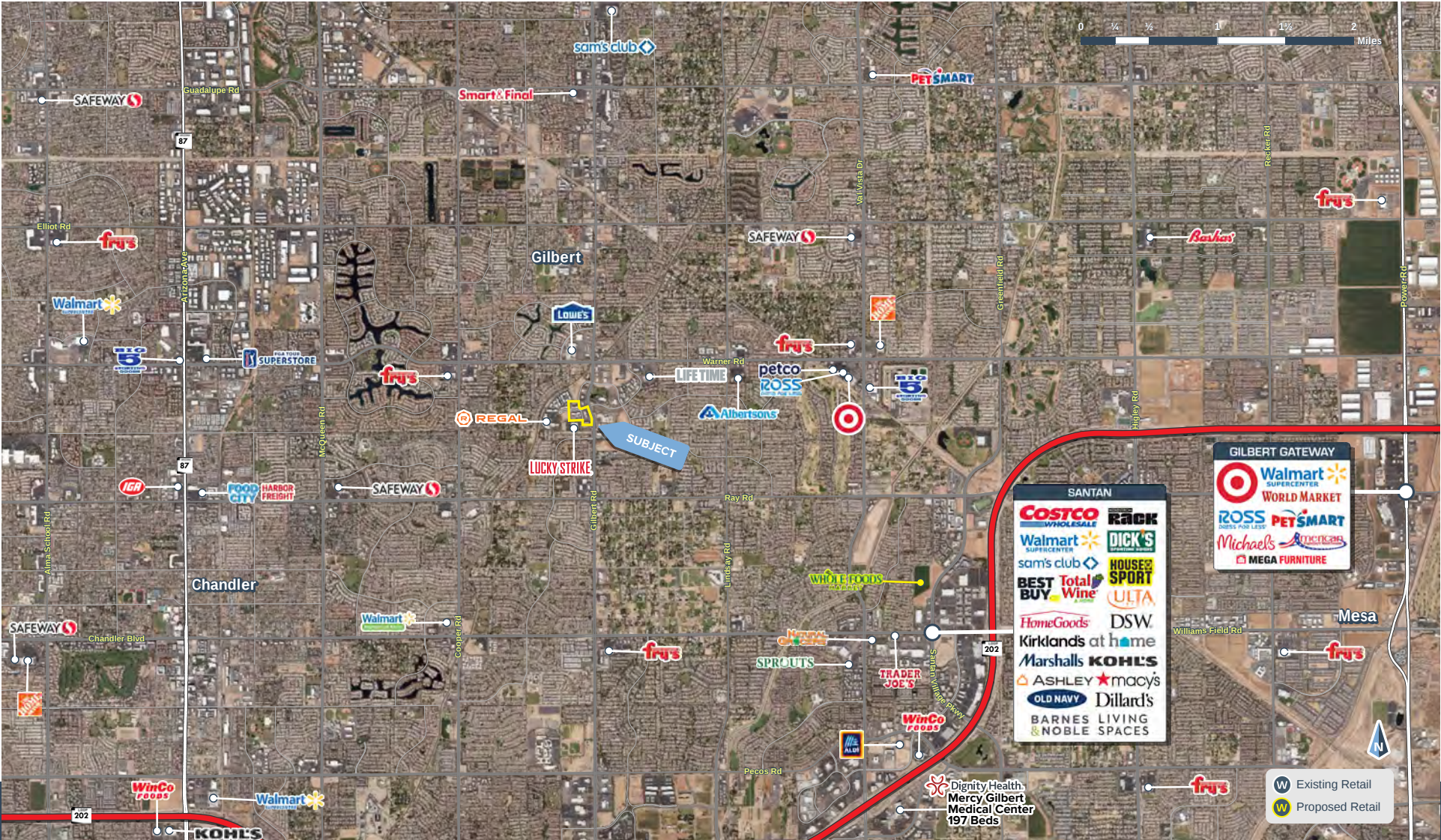
70.2%
WHITE COLLAR WORKERS
WITHIN 5-MILE RADIUS

GILBERT KEY INDUSTRIES INCLUDE:

- Healthcare & Life Sciences
- Advanced Manufacturing
- Aerospace & Aviation
- Technology & Innovation
- Advanced Business Services

Source: Gilbertedi

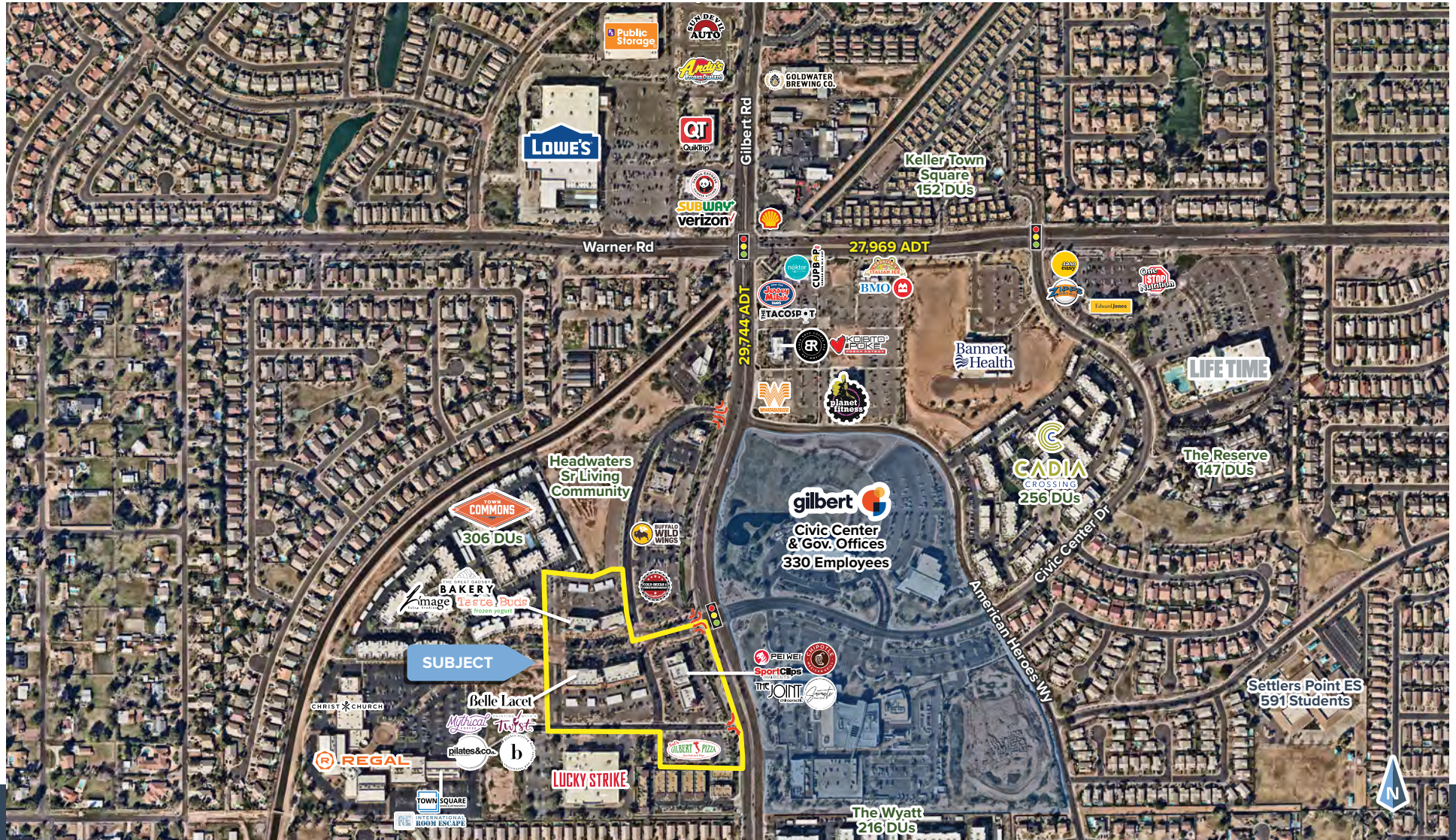
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We'd Love to
Partner With You

WRA TEAM

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

JASON FESSINGER

602.368.1090

jfessinger@w-retail.com

MEGAN ADAMIC

440.867.6440

madamic@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com



GILBERT TOWN SQUARE



WESTERN
RETAIL ADVISORS

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | w-retail.com

