

**±4,000 SF SHOP SPACE
AVAILABLE Q1 2027**



GILBERT & HOUSTON PLAZA

SWC of Houston Ave and Gilbert Rd
Gilbert, Arizona

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Property Highlights

- 1 mile north of Downtown Gilbert
- 1 mile south of US 60
- Competitive lease rates
- Great visibility to Gilbert Road
- Across the street from Sam's Club
- Zoned C-2, Town of Gilbert

Traffic Counts

Gilbert Road	37,105 CPD
Houston Ave	5,659 CPD
Total	42,764 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,164	134,701	408,514
Med Household Income	\$117,277	\$120,995	\$114,647
Estimated Households	6,794	48,499	156,601
Daytime Population	7,168	58,436	129,982

Source: SitesUSA

Nearby Tenants

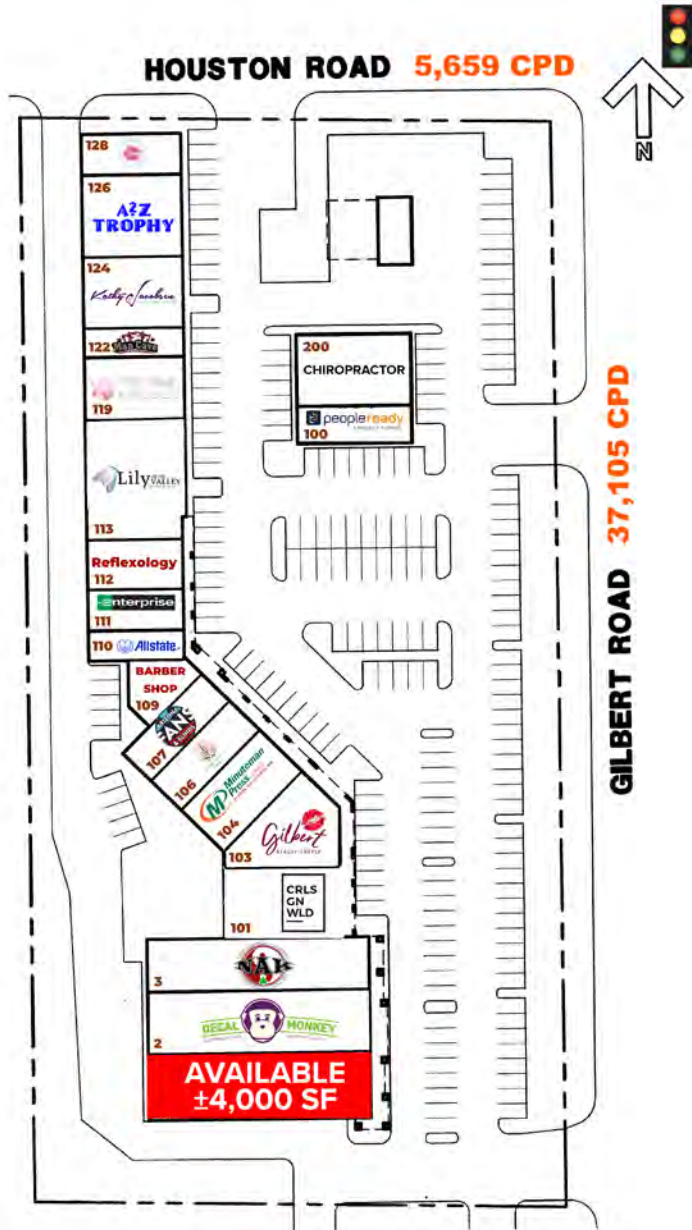


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SHOPPING CENTER SHOPS

128	Cosmiix	1,742 SF
126	A2Z Trophy	2,090
124-125	Dentist	2,388 SF
122	Cards & Collectibles	900 SF
119-120	Pink Teapot	1,800 SF
113-115	Flower Shop	3,392 SF
112	Reflexology	1,358 SF
111	Enterprise	1,042 SF
110	DA George	800 SF
109	Barber Shop	1,000 SF
107	Arizona Fans	1,920 SF
106	Bakery	960 SF
104-105	Minute Press	1,920 SF
103	Hair Extensions	2,100 SF
101 - 102	Curls Salon	2,520 SF
Suite 3	Martial Arts	4,000 SF
Suite 2	Decal Monkey	4,000 SF
Suite 1	AVAILABLE Q1 2027	4,000 SF

PAD SHOPS

Suite 200	Chiropractor	2,000 SF
Suite 100	PeopleReady	1,400 SF



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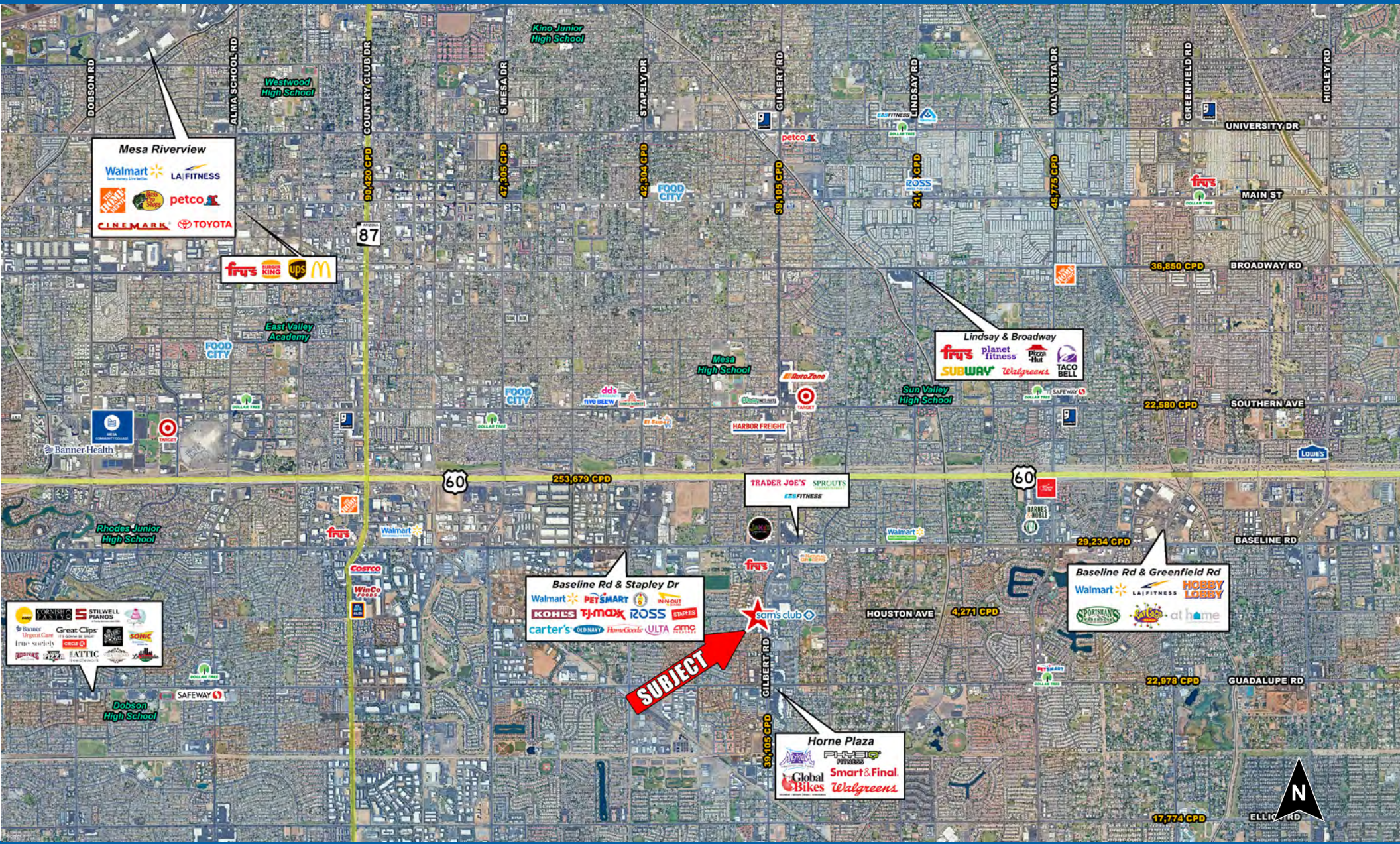
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TRADE AREA



SUBJECT



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,164	134,701	408,514
	2026 TOTAL HOUSEHOLDS	6,794	48,499	156,601
	MEDIAN HOUSEHOLD INCOME	\$117,277	\$120,995	\$114,647
	2026 MEDIAN HOME VALUE	\$465,702	\$448,960	\$420,720
	2026 TOTAL EMPLOYEES	7,168	58,436	129,982
	2026 TOTAL BUSINESSES	1,077	8,118	19,860

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