

Gilbert & Houston Plaza

1170 N Gilbert Rd, Suite 113, Gilbert, AZ 85234

850 SF Sublease Opportunity





Property Highlights

- ±850 SF Retail Sublease – Suite 113
- \$17.00/SF + NNN
- Located within Gilbert & Houston Plaza, an established neighborhood shopping center
- Prominent location along the Gilbert Road corridor at Houston Avenue
- Approximately one mile north of Downtown Gilbert
- Approximately one mile south of US-60
- C-2 zoning, Town of Gilbert
- Established mix of retail and service-oriented tenants
- Sam's Club immediately north across Houston Avenue



NEIGHBORHOOD OVERVIEW

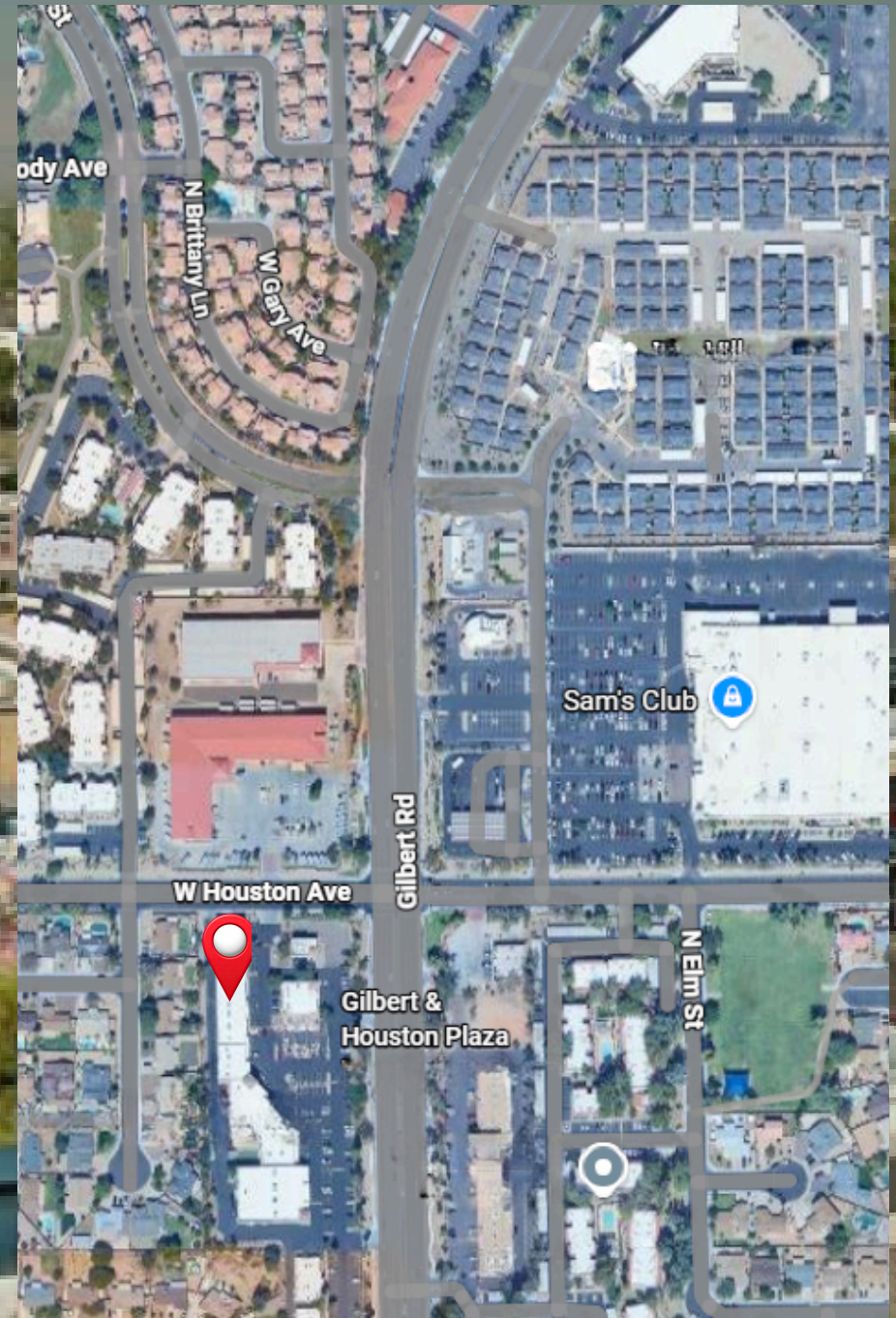
Established Gilbert Location. Strong Regional Connectivity.

Gilbert & Houston Plaza is positioned along **N. Gilbert Road at W. Houston Avenue** in an established Gilbert trade area surrounded by residential neighborhoods, multifamily communities, retail, services, and major employment corridors.

The property benefits from its location along the Gilbert Road corridor, with the wider aerial showing **Sam's Club immediately north across Houston Avenue** and substantial residential development surrounding the center. The center's position also provides convenient connectivity to the broader East Valley.

The surrounding demographics reinforce the location. Within a **2-mile radius**, the trade area contains approximately **56,319 residents and 20,117 households**, with an **average household income of \$116,686 and median household income of \$94,952**.

Within **5 miles**, the population increases to approximately **409,958 residents and 151,262 households**, with more than **\$5.1 billion in specified consumer spending**.



Area Overview – East Valley / Gilbert

Gilbert is one of the East Valley's most established and desirable communities, offering a strong combination of residential growth, economic development, quality of life, and access to the greater Phoenix metropolitan area.

The town has developed into a significant residential and employment center within the Southeast Valley, attracting businesses and residents seeking convenient access to major employment, retail, healthcare, education, and entertainment destinations throughout the region.

Gilbert's location provides convenient connectivity to neighboring **Mesa, Chandler, Tempe, and Queen Creek**, while access to major transportation corridors such as **US-60 and Loop 202** connects the community to the broader Phoenix metropolitan area.

The combination of an established population base, continued household growth, strong consumer spending, and regional accessibility has helped position Gilbert as an attractive market for **retail, medical, professional service, restaurant, and other neighborhood-serving businesses.**



Major Employers Near the Property

The surrounding East Valley is home to a diverse mix of major employers, technology companies, healthcare providers, and advanced manufacturing operations. These employment centers drive the daytime population and support continued residential growth throughout Gilbert and Chandler.

Major employers within the greater trade area include:

- **Intel Corporation – Chandler Campus**
- **Northrop Grumman**
- **Banner Health Medical Centers**
- **Dignity Health Chandler Regional Medical Center**
- **Wells Fargo Operations Center**
- **PayPal Corporate Operations**
- **Microchip Technology**
- **Isagenix International**
- **Gilbert Public Schools**
- **Chandler Unified School District**

These employers contribute to the strong local workforce and high household incomes that support neighborhood retail and service-oriented businesses throughout the corridor.





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