



Bella Storia

NWC | Power Rd & Williams Field, Gilbert AZ

Mixed-Use Development

Restaurants | Patio Dining | Boutique Shops | Walkable Village

Bella Storia

Bella Storia is a curated mixed-use retail village located at the northwest corner of Power Road and Williams Field in Gilbert, Arizona. Designed around outdoor gathering spaces, restaurant patios, and boutique retail storefronts, **Bella Storia** creates a walkable destination for dining, shopping, and community events.

The project is surrounded by strong residential growth and positioned minutes from Phoenix-Mesa Gateway Airport, Arizona State University's Polytechnic Campus, and major employment hubs. **Bella Storia** also benefits from frontage along Power Road & Williams Field Rd, major arterials that serve as a primary corridor for the surrounding trade area.



±13.5 Acres Retail Village

Approximately 75,000 Square Feet of
Restaurants + Patio Space, and Retail Shop Space

4 Story Class A Multi Family

Planned — Phase I: ±367 Units
Proposed — Phase II: ±300+ Units

Q4 2027 Delivery

Site Plan & Design Currently Under Review
Town of Gilbert

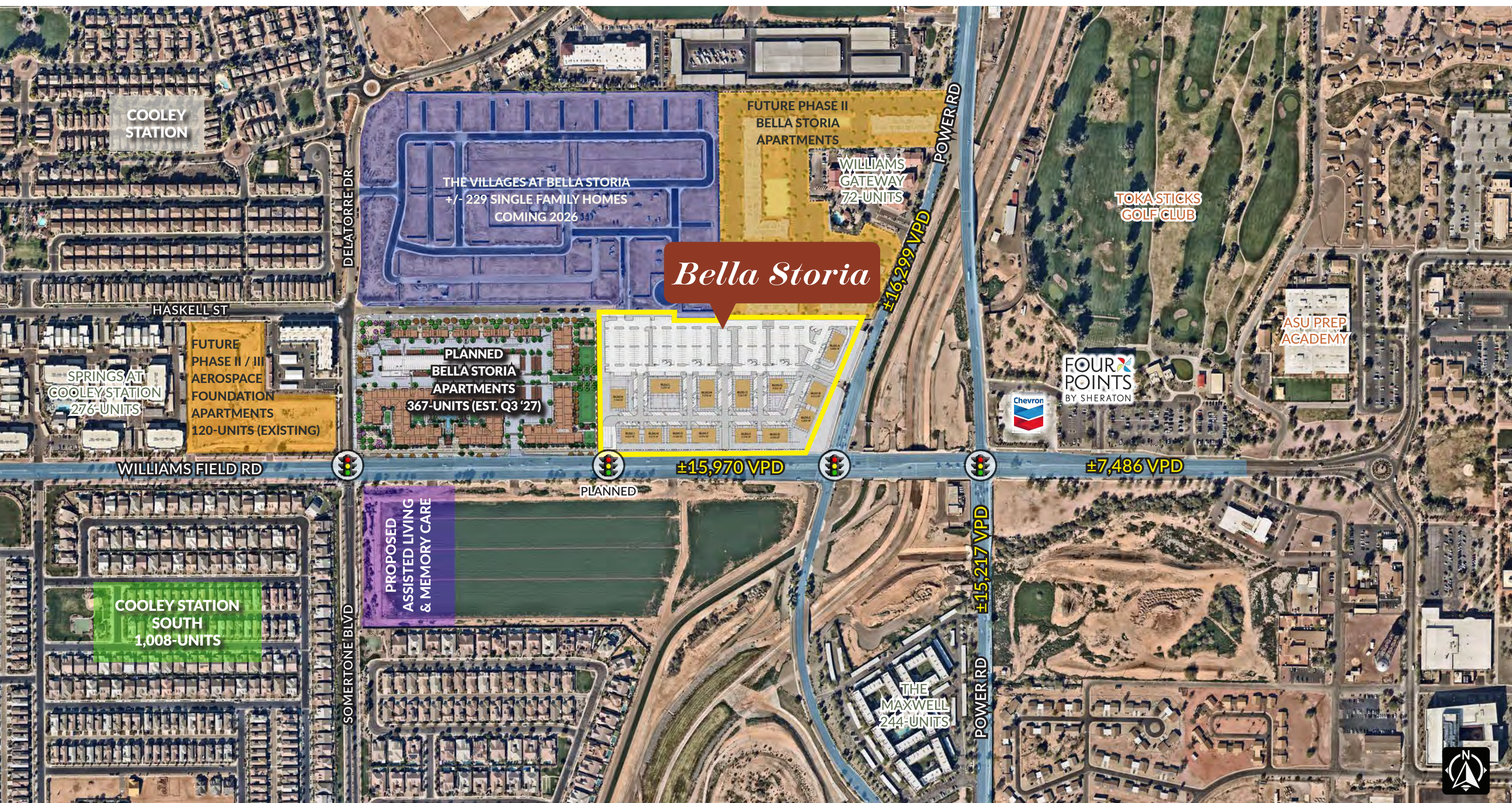
Bella Storia



WIDE AERIAL



DEVELOPMENT AERIAL



SITE PLAN



OPPORTUNITY

- AVAILABLE
- AT LOI
- NEG. LEASE

BELLA STORIA RETAIL DEVELOPMENT



Bella Storia



BELLA STORIA RETAIL DEVELOPMENT



ARIZONA STATE UNIVERSITY Polytechnic Campus

- ±11,000 Students plus ±500 Employees
- Engineering, Tech, Aviation Programs
- Located less than 5 Minutes from the Project

Mesa Gateway Airport

Gateway Airport is one of the fastest growing commercial airports in the United States and continues to drive economic expansion in southeast Mesa and Gilbert.

- Over 2 Million Annual Passengers
- Major aerospace and logistics employment hub
- Phoenix–Mesa Gateway Airport, Skybridge Arizona, Amazon Fulfillment Center, ASU Polytechnic Campus, and more.

Why Gilbert?

One of the Fastest Growing Communities in the U.S. and Retail Shop Space

Located in the heart of the East Valley, Gilbert has become one of the most desirable communities in the Phoenix metropolitan area.

The Town of Gilbert continues to experience rapid residential growth driven by strong schools, high household incomes, and proximity to major employment centers.

Bella Storia benefits from its location near the Phoenix–Mesa Gateway Airport corridor and the rapidly expanding nearby communities.



PREMIER LOCATION



HOSPITALITY

1. Spark by Hilton
2. Homewood Suites (In-Const.)
3. Courtyard by Marriott
4. StudioRes by Marriott (In-Const.)
5. Holiday Inn Express by IHG
6. Staybridge by IHG (Planned)
7. Four Points Sheraton
8. SpringHill Suites by Marriott
9. DoubleTree by Hilton
10. Tru by Hilton



LIFESTYLE CENTERS

1. Canon Beach
2. Agritopia / Epicenter
3. The Verde
4. Desert Sky Park
5. Toka Sticks Golf Club
6. Cactus Yards
7. The Ranch (Planned)
8. Santan Village Mall
9. TopGolf
10. Legacy Park (Proposed)



RESTAURANTS & NOTABLE RETAILERS

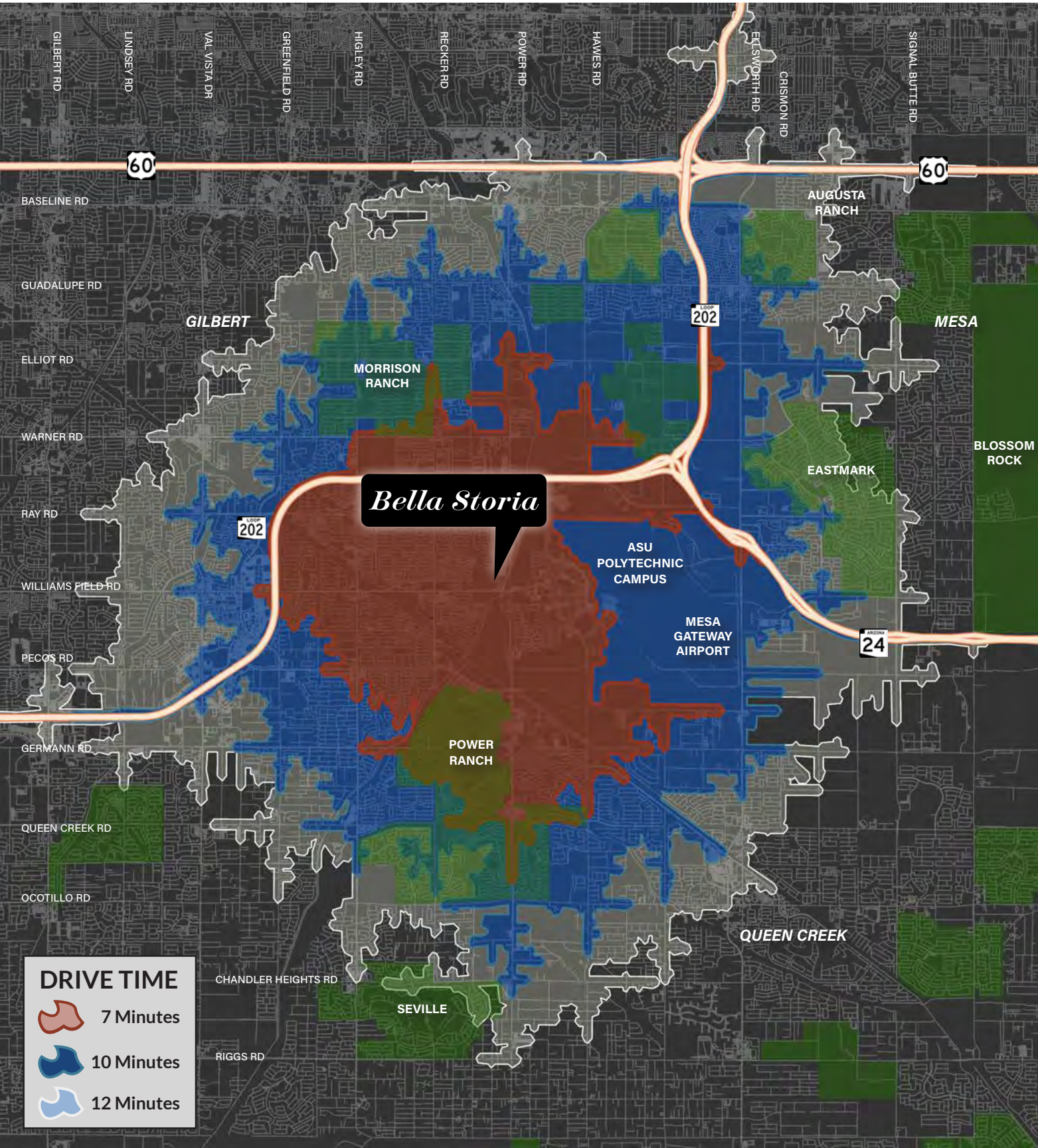
- | | |
|-----------------------------------|---|
| 1. Mountainside Fitness (Planned) | 8. Winco |
| 2. Caldwell County BBQ | 9. Hash Kitchen |
| 3. J. Alexanders | Crust & Brass Tap |
| 4. Fogo De Chao | 10. Fry's Marketplace |
| 5. North Italia / Flower Child | 11. EOS Fitness |
| 6. Bourbon & Bones | 12. EOS Fitness |
| 7. Costco | 13. Joe's Farm Grill, Buck & Rider, Spinato's. Air Guitar |



DAYTIME DRIVERS

1. Arizona State University Polytechnic Campus (Fall 2025)
±505 Emp. / ±6,300 Stu.
2. Mesa Gateway Airport
±2,500 Employees
3. Gateway Park Corridor
±990 Employees
4. Skybridge Arizona (Planned)
±160 Employees
5. Gulfstream Aerospace Corp.
±255 Employees
6. Higley High School
±155 Emp. / ±2,001 Stu.
7. Williams Field High School
±150 Emp. / ±2,146 Stu.
8. Gilbert Public Training Fac.
± 2,500+ Trainings Annually
9. Amazon
±800 Employees

TRADE AREA AERIAL

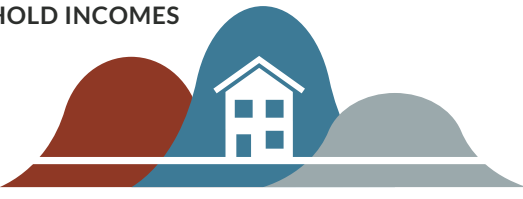


2026 DAYTIME POPULATION



	TOTAL	WORKERS	RESIDENTS
7 MIN	49,842	20,490	29,352
10 MIN	123,260	51,632	71,628
12 MIN	215,048	90,922	124,126

2026 HOUSEHOLD INCOMES



	MEDIAN	AVERAGE	PER CAPITA
7 MIN	\$129,212	\$161,352	\$52,021
10 MIN	\$129,856	\$163,437	\$54,313
12 MIN	\$132,851	\$167,326	\$56,533



	7 MIN	10 MIN	12 MIN
2026 POPULATION	64,209	150,914	259,733
2031 POPULATION	68,615	164,798	279,643



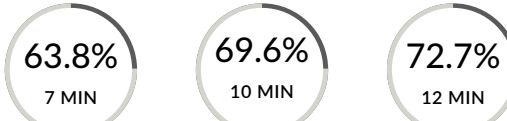
	7 MIN	10 MIN	12 MIN
2026 HOUSEHOLDS	20,579	49,750	87,232
2031 HOUSEHOLDS	22,129	54,743	94,650

2026 HOUSING UNITS

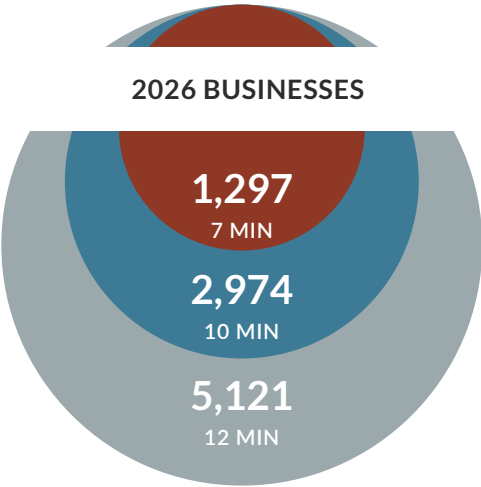


21,716	53,144	93,774
7 MIN	10 MIN	12 MIN

OWNER OCCUPIED



2026 BUSINESSES



BELLA STORIA APARTMENTS





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exclusively listed by

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