

NOW UNDER CONSTRUCTION
A Place to Start Something New—And Make It Yours.

THE Gilmore

NEW GROCERY ANCHORED MIXED-USE DEVELOPMENT

197,307 SF OF RETAIL, 300 LUXURY APARTMENTS, BOUTIQUE HOTEL



NWC | VAL VISTA RD
& GERMANN RD



THE Gilmore

Where Life Comes Together

Located in the heart of Gilbert, Arizona—one of the fastest-growing suburbs of Phoenix—The Gilmore is a vibrant new mixed-use development designed to connect people, places, and purpose. Whether you're launching a business, planting roots, or simply enjoying all that Gilbert has to offer, The Gilmore is where life seamlessly comes together.

The Residences at The Gilmore features 300 luxury apartment homes steps away from exceptional dining, boutique shopping, and lively entertainment. Anchored by 200,000 square feet of retail, the development includes a hand-picked tenant mix such as Safeway, Better Buzz Coffee, Handel's Ice Cream, and the eclectic Square 1 Food Hall, ensuring something for everyone.

Beyond the curated urban lifestyle, The Gilmore is ideally situated for outdoor enthusiasts. Multiple local and regional parks are within four miles, and the stunning San Tan Mountain Regional Park is less than 10 miles away. Residents can easily access hiking trails, open space, and the serene beauty of the Sonoran Desert. Whether you're growing a business, raising a family, or looking for a vibrant community to call home, The Gilmore offers the perfect blend of energy and ease. In this place, life is designed to come together in inspiring ways.

Highlights:

Retail Offerings include:

- Restaurant Opportunities With Large Patios
- Shop Space Available
- Pads Available
- 2nd Story Space Available

Nearby amenities include:

- Dignity Health Mercy Gilbert Medical Center
- 202 Santan Freeway
- Mesa Gateway Airport
- 3,300 Single-Family Homes Planned For The Trade Area



Site Plan Overview

COLOR CODE	AVAILABLE	NEG. LEASE / LOI	EXECUTED LEASE
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Renderings



Urban Energy. Desert Beauty. Community at the Center.



Renderings



Verena at Gilbert
204 Units

Acero Val Vista
328 Units

BB Living at Val Vista
217 Units

Quartz Hill Elementary School
588 Students

Campo Verde High School
2018 STU

THOMPSON THRIFT
A REAL ESTATE COMPANY

PCA
PHOENIX COMMERCIAL ADVISORS

SUBJECT PROPERTY

SAFeway

BETTER BUZZ

JOJO easy

HEARTLAND

nook kitchen

FOOD HALL

plus more

Dignity Health
850 EMP

Core PT Institute

Women and Children's Pavilion:
378K SF, 24 L&D Rooms, 40 Post-Partum beds

Phoenix Children's Expansion:
60-bed NICU, 24-bed Pediatric Emergency Rooms, 6 Pediatric Operating Rooms

Mercy Medical Commons

Cigna Medical Group

The Center at Val Vista Rehab Facility
98 Rooms

Proposed Medical Business Park

BB Living at Val Vista
217 Units

FUTURE ±1,700 DWELLING UNITS

Val Vista Dr
±15,079 VPD
±30,408 VPD
±54,390 VPD

Germann Rd
±24,077 VPD

PLANNED FRY'S CENTER

Public Storage

Circle K
OWNED

Starbucks

Bell Bank

Residence Inn

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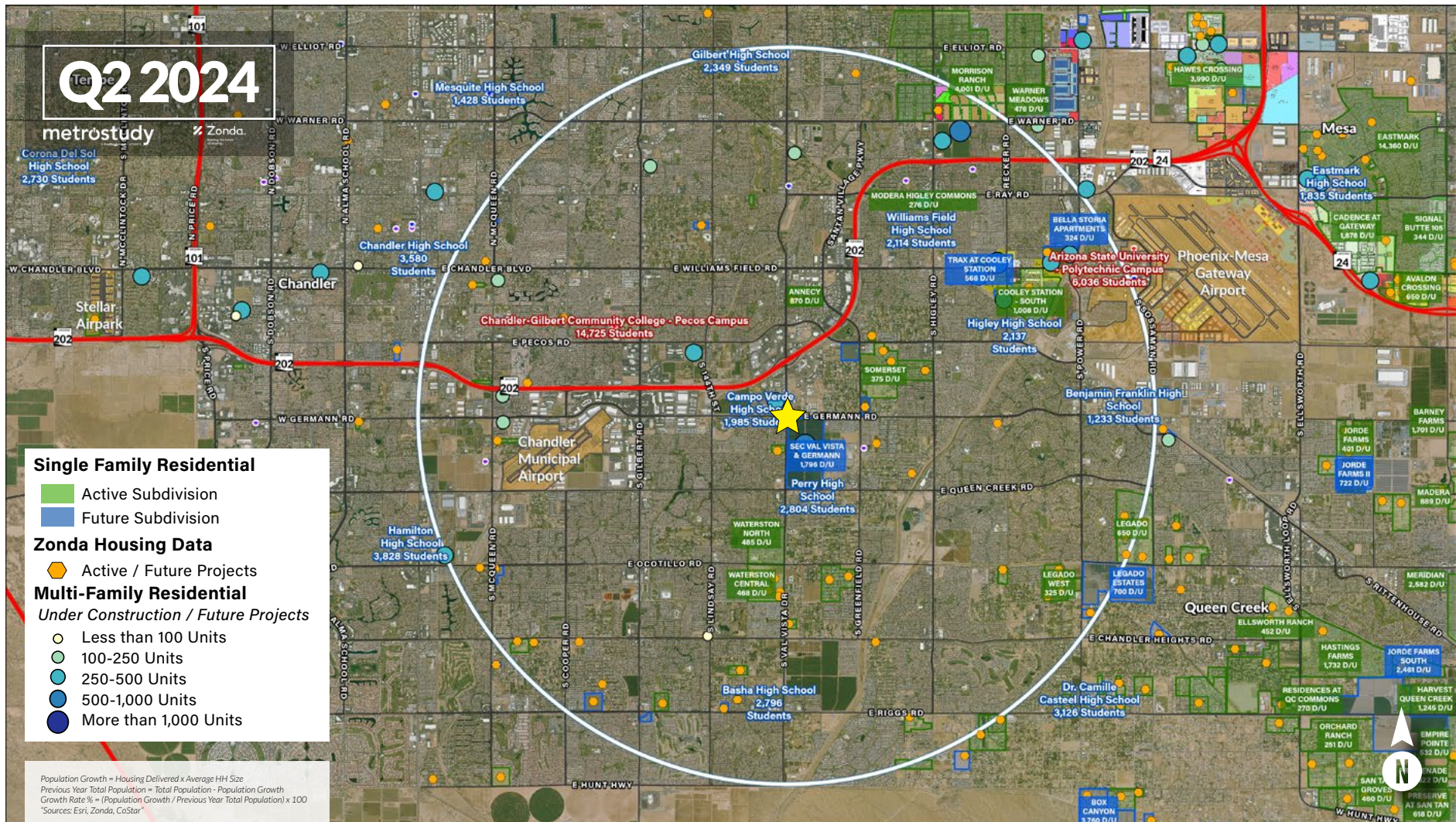
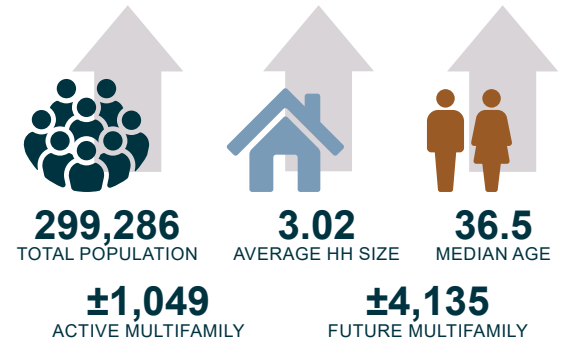
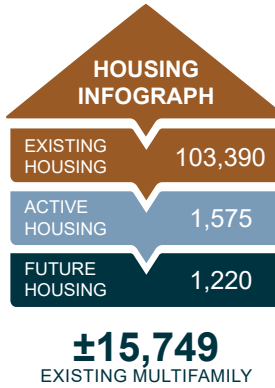
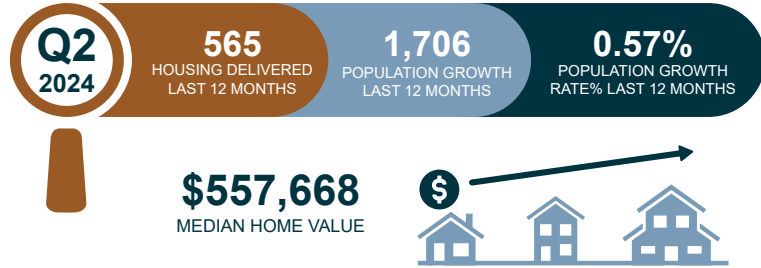
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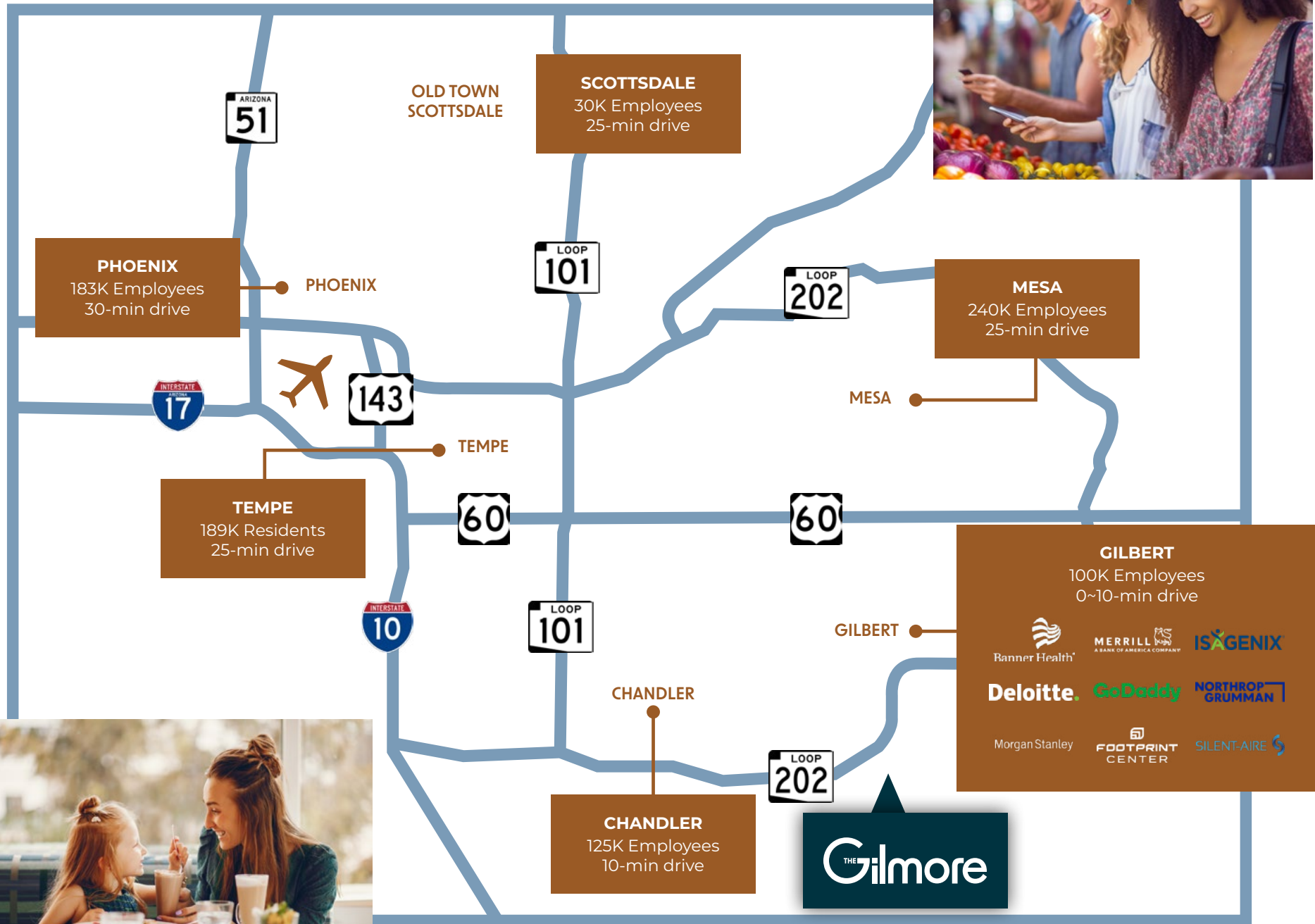
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Trade Area

Housing Data: 5 Mile Radius



Demographic Map



Demographics

TOTAL POPULATION

±298,723



	1 Mile	3 Miles	5 Miles
2024	7,716	99,722	298,723
2029	9,128	104,900	309,072

TOTAL DAYTIME POPULATION

±237,011



	1 Mile	3 Miles	5 Miles
2024 Total	8,362	91,276	237,011
Workers	4,037	44,517	96,925
Residents	4,325	46,759	140,086

HOUSEHOLD INCOME

±\$156,274



	1 Mile	3 Miles	5 Miles
2024 Median	\$156,274	\$138,986	\$127,172
Average	\$197,537	\$175,385	\$161,692
Per Capita	\$55,294	\$55,818	\$53,147

HOUSEHOLDS

±98,309



	1 Mile	3 Miles	5 Miles
2024	2,188	31,769	98,309
2029	2,642	33,841	103,156



Gilbert Rankings



**#1 PLACE TO LIVE
IN ARIZONA**

livability.com, 2023



**#7 MEDIAN HOUSEHOLD
INCOME IN UNITED STATES**

smartasset.com, 2023



**#2 BEST CITY
FOR RENTERS**

forbes.com, 2023



**#6 PLACE TO RAISE A
FAMILY IN THE WEST**

wallethub.com, 2024



**#2 FASTEST-RISING CITY
IN THE UNITED STATES**

gilbertaz.gov, 2023



**#2 SAFEST CITY
IN ARIZONA**

gilbertaz.gov, 2023

Gilbert vs. Scottsdale

2024 MEDIAN AGE



36.1

GILBERT

2024 Total Population 289,260

49.5

SCOTTSDALE

2024 Total Population 249,792

2024 AVERAGE HH INCOME



\$154,441

GILBERT

2024 Total Population 289,260

\$169,906

SCOTTSDALE

2024 Total Population 249,792



DEVELOPED BY



exclusively listed by

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