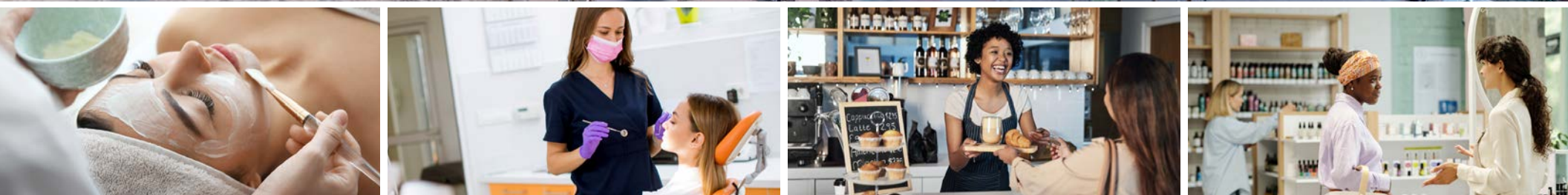




GILBERT TOWN SQUARE



SWC

**GILBERT RD
& WARNER RD**
Gilbert, AZ



property highlights

AVAILABLE:	Shop Space Available $\pm$ 2,846 SF & 9,324 SF
ZONING:	SC (Shopping Center), Gilbert
PRICING:	CALL FOR PRICING

why Gilbert Towne Square

- Strong Owner-Occupied Base: Within a 3-mile radius, nearly 74% of households are owner-occupied, contributing to a stable and engaged local customer base.
- Affluent & Educated Demographic: \$151K average household income within one mile, with a bachelor's degree or higher attained by up to 42% of residents.
- Mature, Family-Oriented Population: The median age in the area is 36–38 years, supporting a mix of family-oriented retail, service, and dining users.
- Suites 105 & 110: 18' Clear Height.
- $\pm$ 1,100 Multifamily Units Adjacent: Town Commons (306), Keller @ Town Square (152), Cadia Crossing (256), The Reserve (147), The Wyatt (216), The Carson (40) — with more under construction

neighboring tenants



traffic count

ADOT 2025

Gilbert Rd

N $\pm$ 29,744 VPD (NB & SB)

S $\pm$ 22,053 VPD (NB & SB)

Warner Rd

E $\pm$ 27,969 VPD (EB & WB)

W $\pm$ 26,037 VPD (EB & WB)

#1

GILBERT IS #1 IN
BEST PLACES TO
LIVE IN ARIZONA

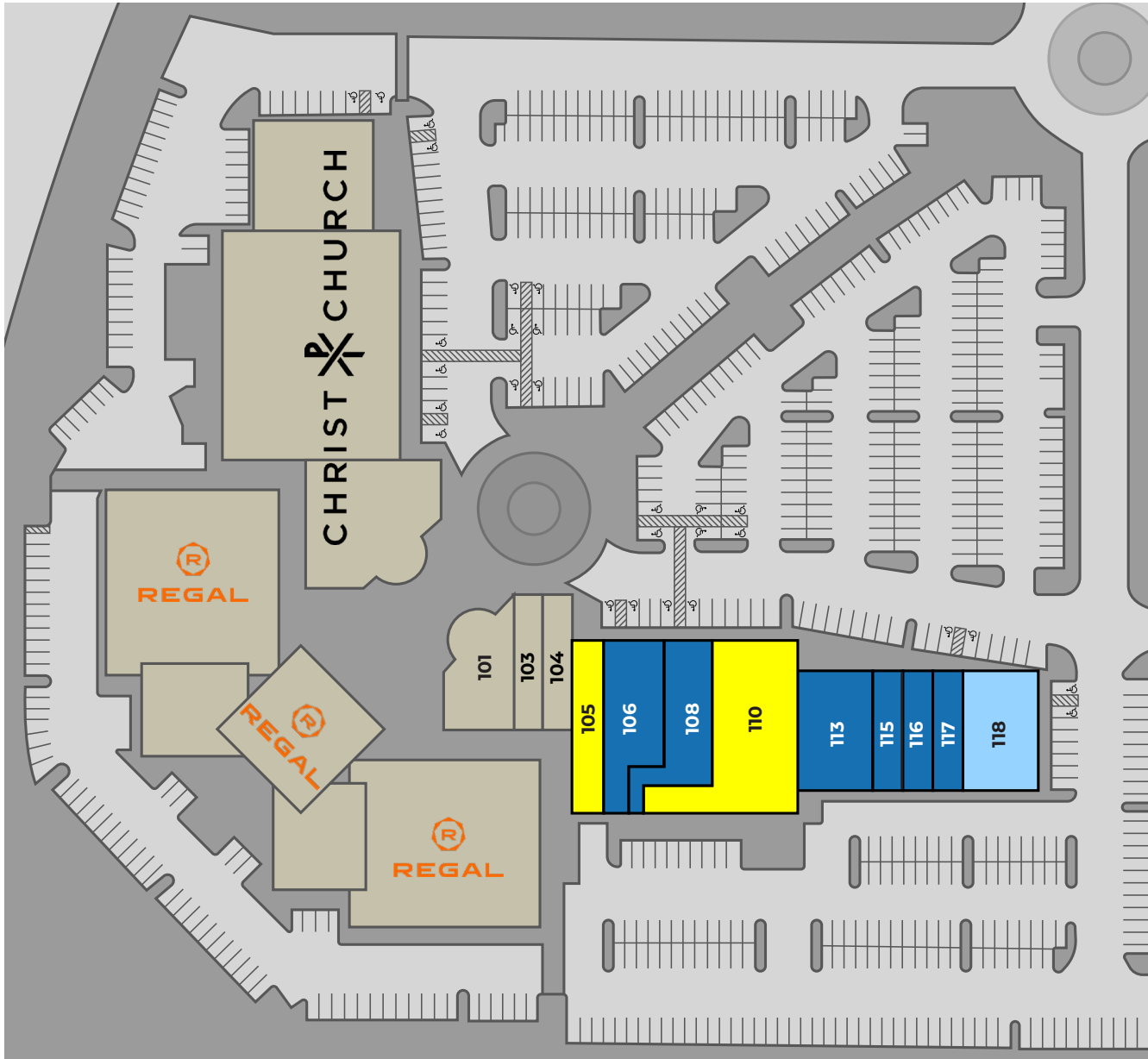
realestate.usnews, 2026-27



Residential & Trade Area Highlights

Located in the heart of Gilbert, AZ—one of the fastest-growing and most desirable communities in the Southeast Valley—this shopping center benefits from a dynamic and affluent trade area. The site is surrounded by established neighborhoods and ongoing residential growth that continues to support strong retail demand.

site plan overview



AVAILABLE
 LEASED
 SHORT TERM LEASE
 AT LEASE

SUITE	TENANT	SIZE
101	Christ Church	±3,129 SF
103	Christ Church	±1,400 SF
104	Christ Church	±1,610 SF
105	Available 18' Clear Height	±2,846 SF
106	Thrive Autism Services	±3,990 SF
108	Thrive Autism Services	±2,450 SF
110	Available 18' Clear Height	±9,324 SF
113	Paradigm Learning	±3,133 SF
115 & 116	KidsUnited	±3,106 SF
117	Town Square Dental	±2,440 SF
118	GTR Financial	±4,200 SF

drone aerials

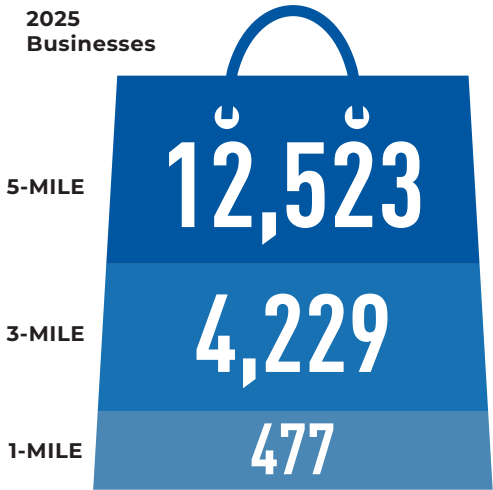
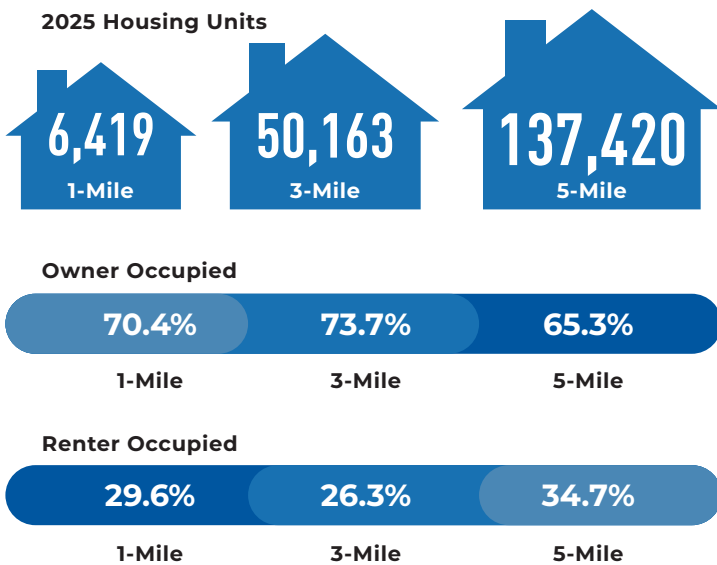
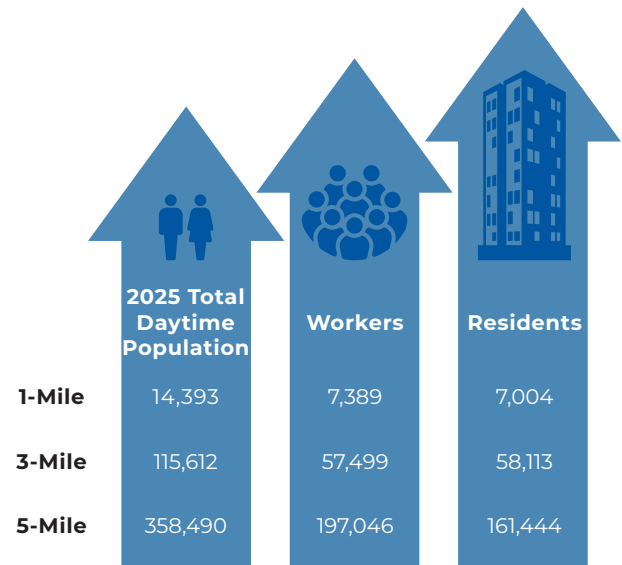
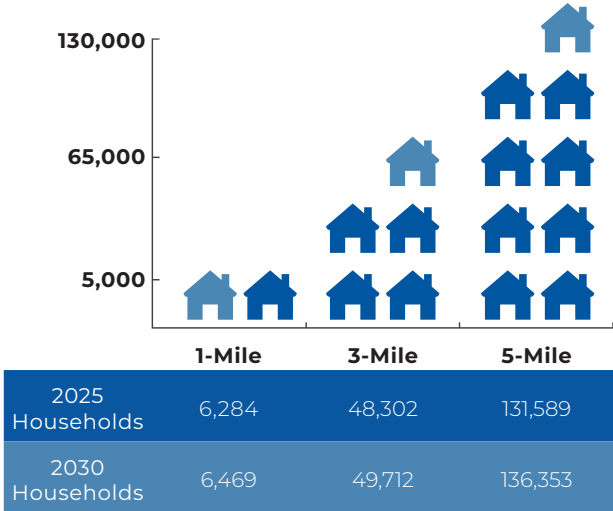
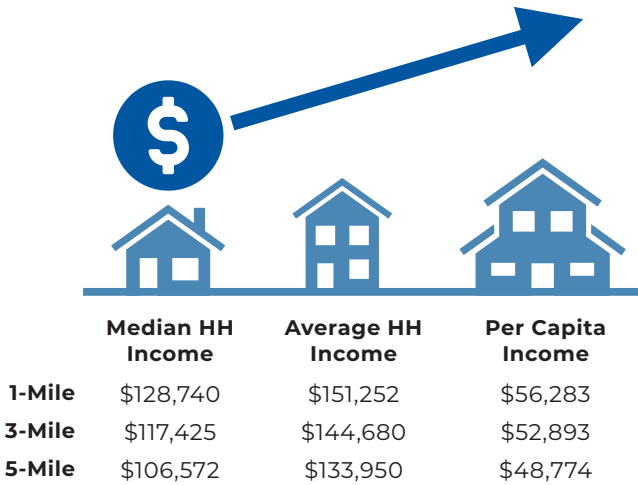
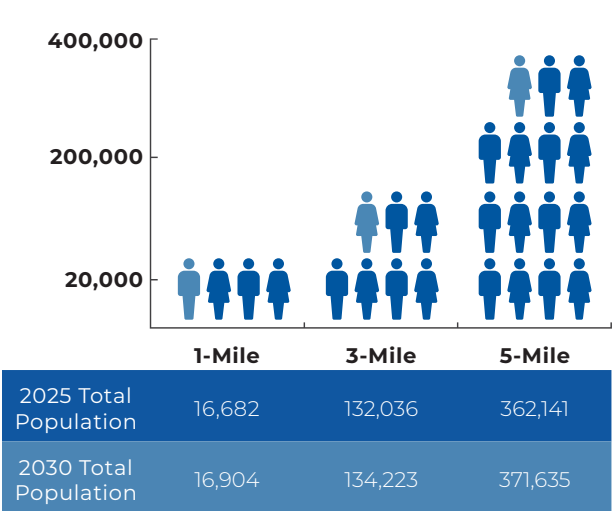


close up aerial



demographics

ESRI 2025





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