

SWC

GILBERT RD & WARNER RD

Gilbert, AZ



property highlights

AVAILABLE: Shop Space Available ±2,846 SF & 9,324 SF

ZONING: SC (Shopping Center), Gilbert

PRICING: CALL FOR PRICING

property highlights

- Strong Owner-Occupied Base: Within a 3-mile radius, over 72% of households are owner-occupied, contributing to a stable and engaged local customer base.
- Affluent & Educated Demographic: Average household incomes range from \$133K to \$151K across the 1-5 mile radius, 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 110: 18' ceiling heights.

neighboring tenants



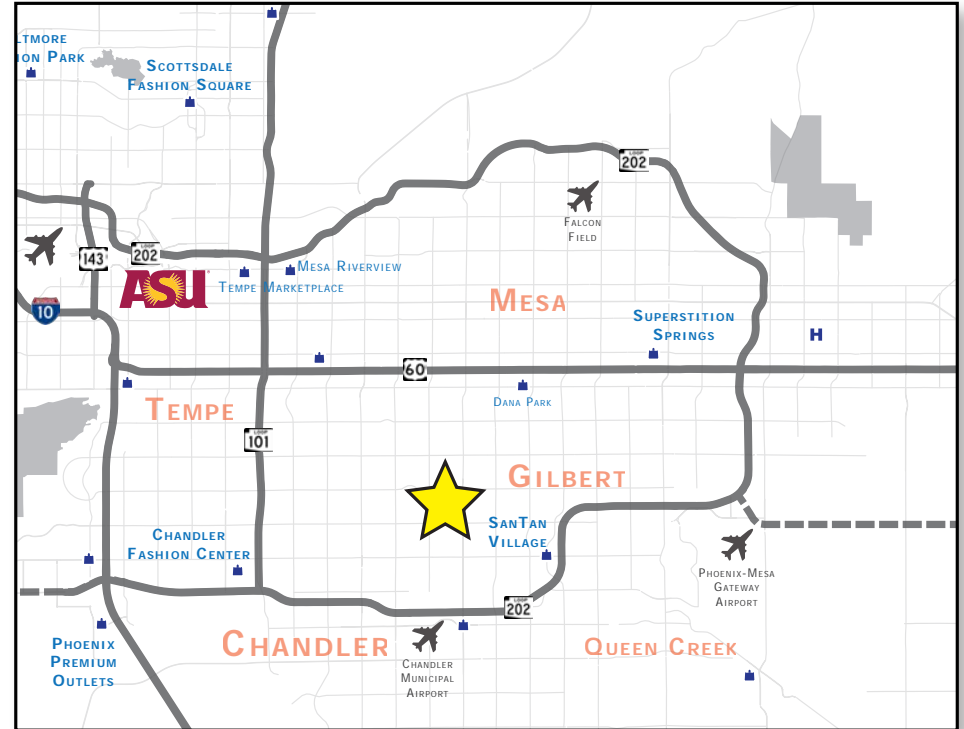
traffic count ADOT 2024

Gilbert Rd		Warner Rd	
N	±29,218 VPD (NB & SB)	E	±27,474 VPD (EB & WB)
S	±21,663 VPD (NB & SB)	W	±25,577 VPD (EB & WB)



#1 PLACE TO LIVE IN ARIZONA

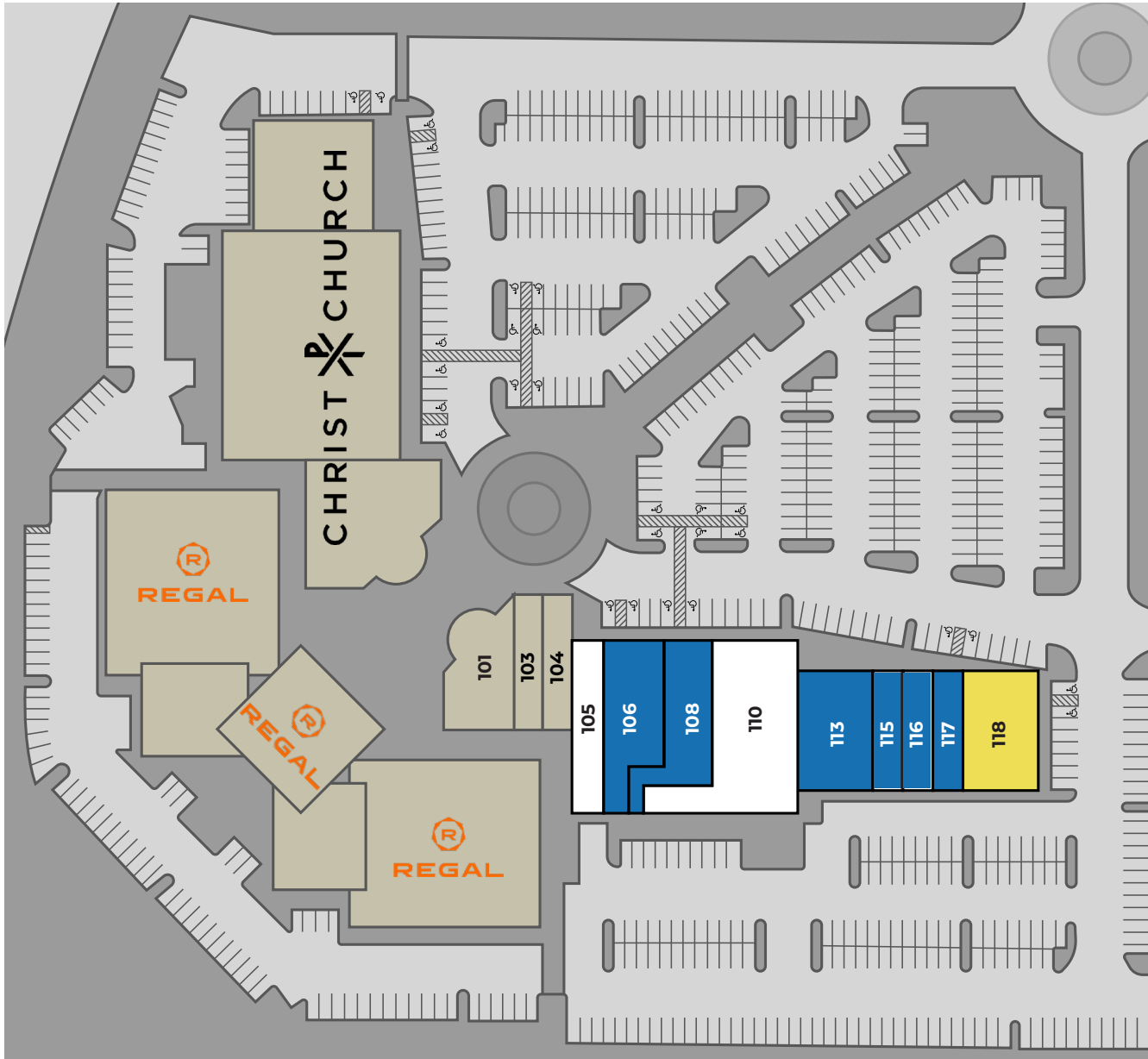
livability.com, 2023



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



LEASED
 AVAILABLE
 AT LEASE
 SHORT TERM 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

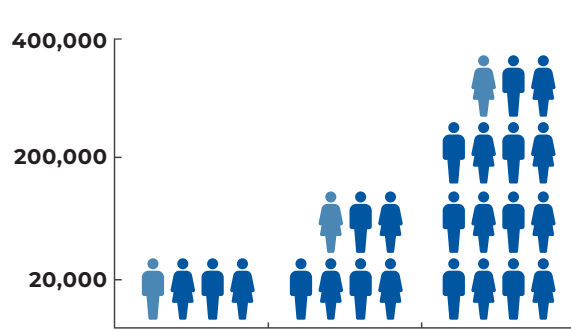


mid zoom aerial



demographics

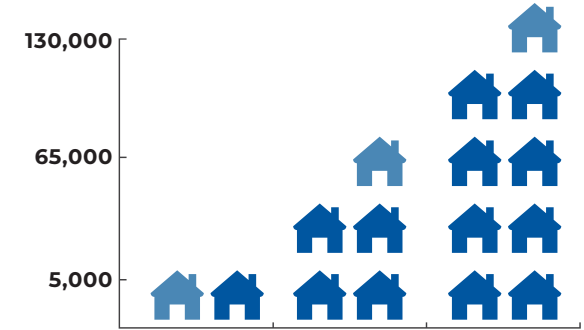
ESRI 2025



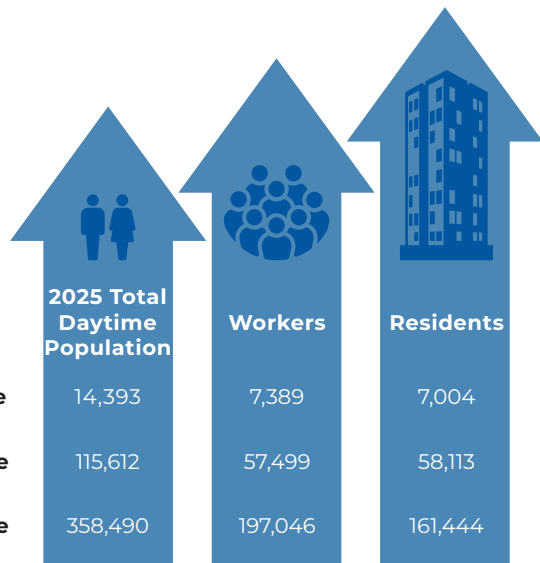
	1-Mile	3-Mile	5-Mile
2025 Total Population	16,682	132,036	362,141
2030 Total Population	16,904	134,223	371,635



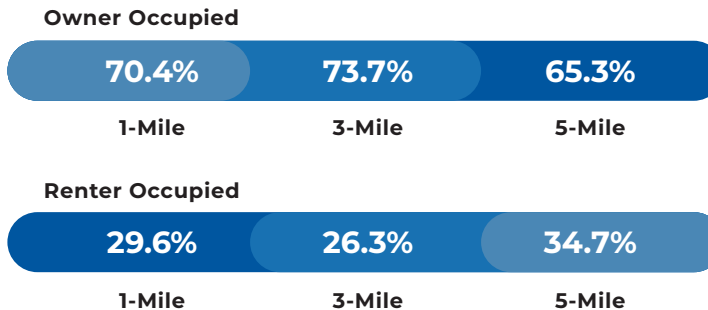
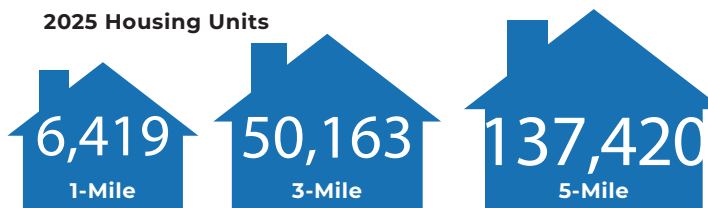
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$128,740	\$151,252	\$56,283
3-Mile	\$117,425	\$144,680	\$52,893
5-Mile	\$106,572	\$133,950	\$48,774



	1-Mile	3-Mile	5-Mile
2025 Households	6,284	48,302	131,589
2030 Households	6,469	49,712	136,353

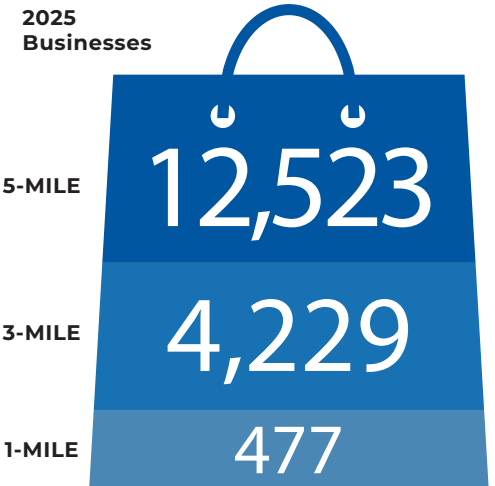


	2025 Total Daytime Population	Workers	Residents
1-Mile	14,393	7,389	7,004
3-Mile	115,612	57,499	58,113
5-Mile	358,490	197,046	161,444

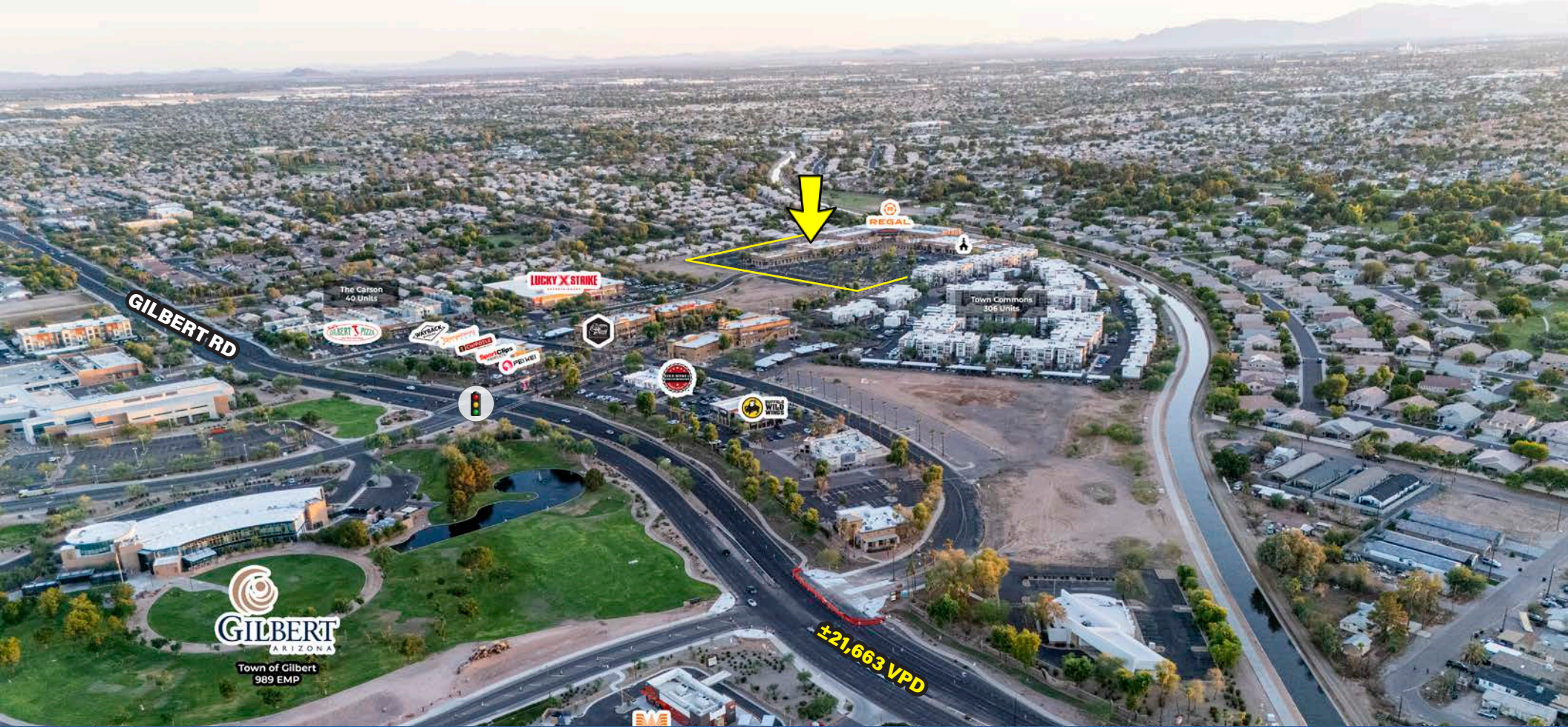


Owner Occupied	1-Mile	3-Mile	5-Mile
	70.4%	73.7%	65.3%

Renter Occupied	1-Mile	3-Mile	5-Mile
	29.6%	26.3%	34.7%



2025 Businesses	1-MILE	3-MILE	5-MILE
	477	4,229	12,523



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