



RARE GILBERT RD PAD AVAILABLE

NNEC of Baseline Rd and Gilbert Rd
Mesa, Arizona

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VELOCITY RARE GILBERT RD PAD AVAILABLE



◆ 4,500 SF FORMER BANK BUILDING

Property Highlights

- Former bank 4,500 SF
- Gilbert Rd visibility and an intersection that sees over 71,000 CPD.
- Located 1.5 from from both the US-60 and Downtown Gilbert
- Dense trade area with over 160,000 people within a 3 mile radius
- Intersection anchored by Sprout's, Fry's and EoS Fitness

Traffic Counts

Baseline Rd	33,500 CPD
Gilbert Rd	25,800 CPD
Total	59,300 CPD

Demographics

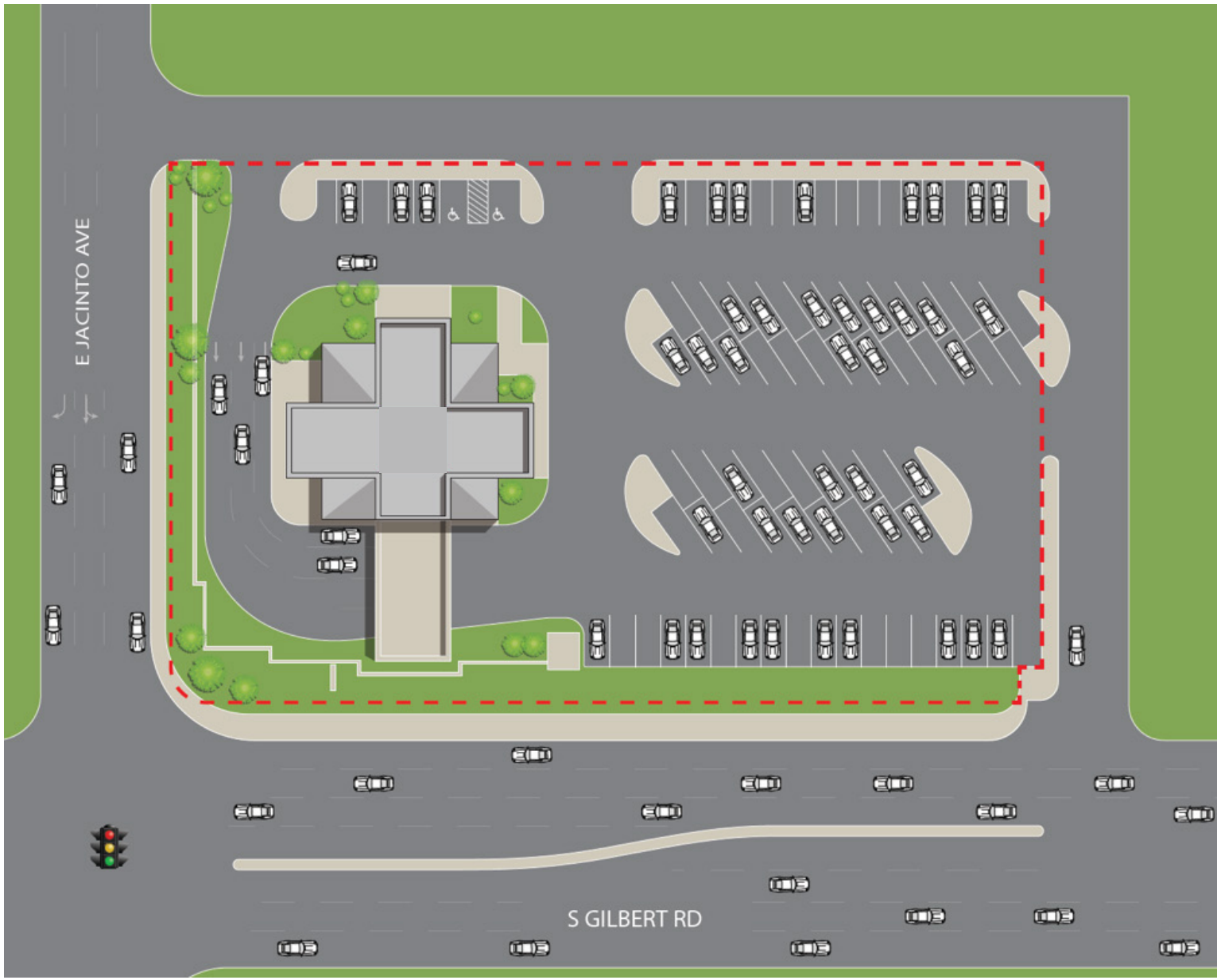
	1 mi	3 mi	5 mi
Estimated Population	17,765	156,199	417,008
Estimated Households	6,537	54,708	155,361
Average Household Income	\$116,889	\$113,038	\$111,781
Daytime Population	5,691	54,562	133,794

Source: SitesUSA

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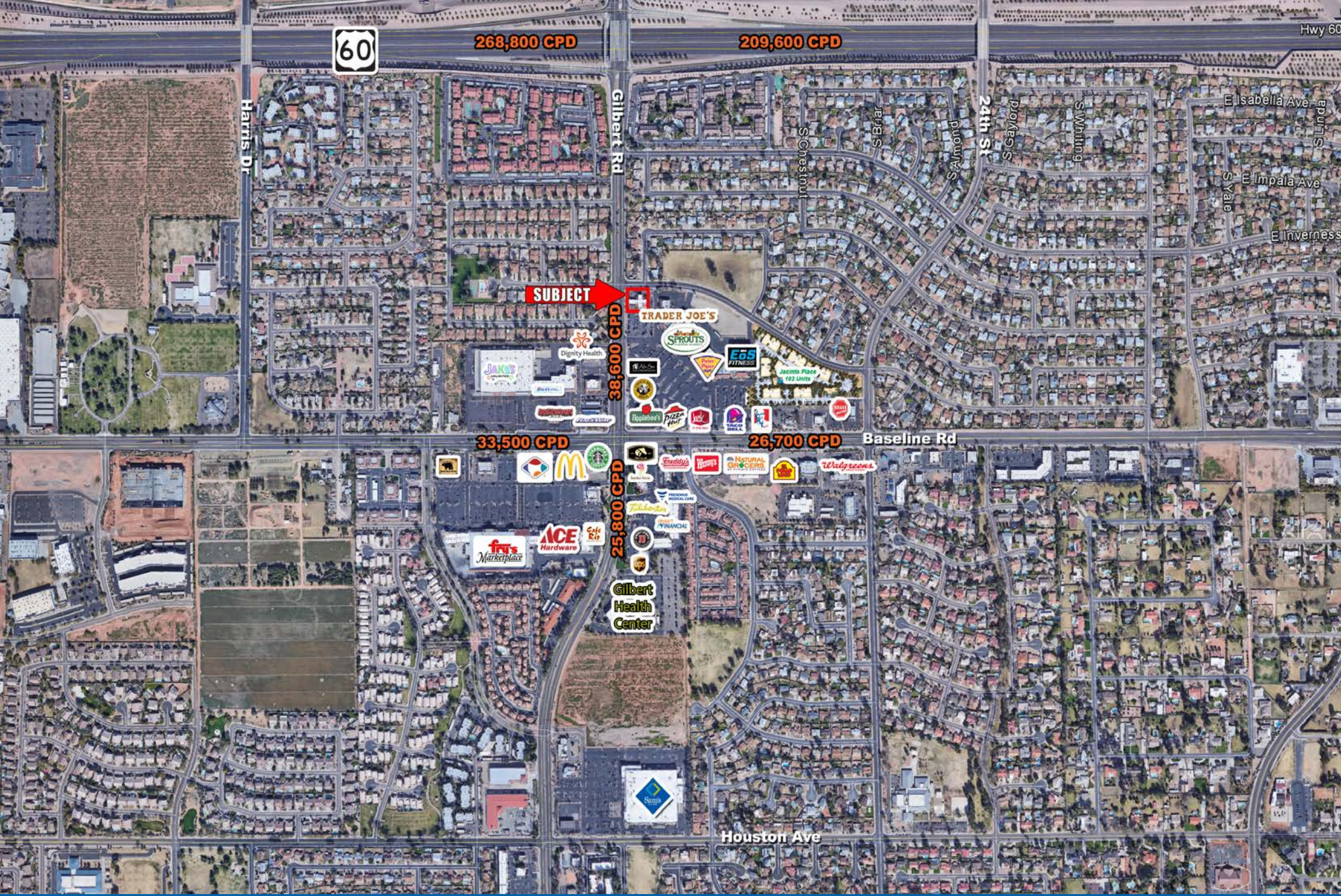
SITE PLAN



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60

268,800 CPD

209,600 CPD

Harris Dr

Gilbert Rd

S Chestnut

S Briar

S Plum

24th St

S Cayford

S Whiting

E Isabella Ave

S Yale

E Impala Ave

E Inverness

SUBJECT

TRADER JOE'S

SPROUTS

FITNESS

Dignity Health

JAKES

Jacinto Place 102 Units

33,500 CPD

26,700 CPD

Baseline Rd

25,800 CPD

ACE Hardware

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Gilbert Health Center

Houston Ave

Hwy 60

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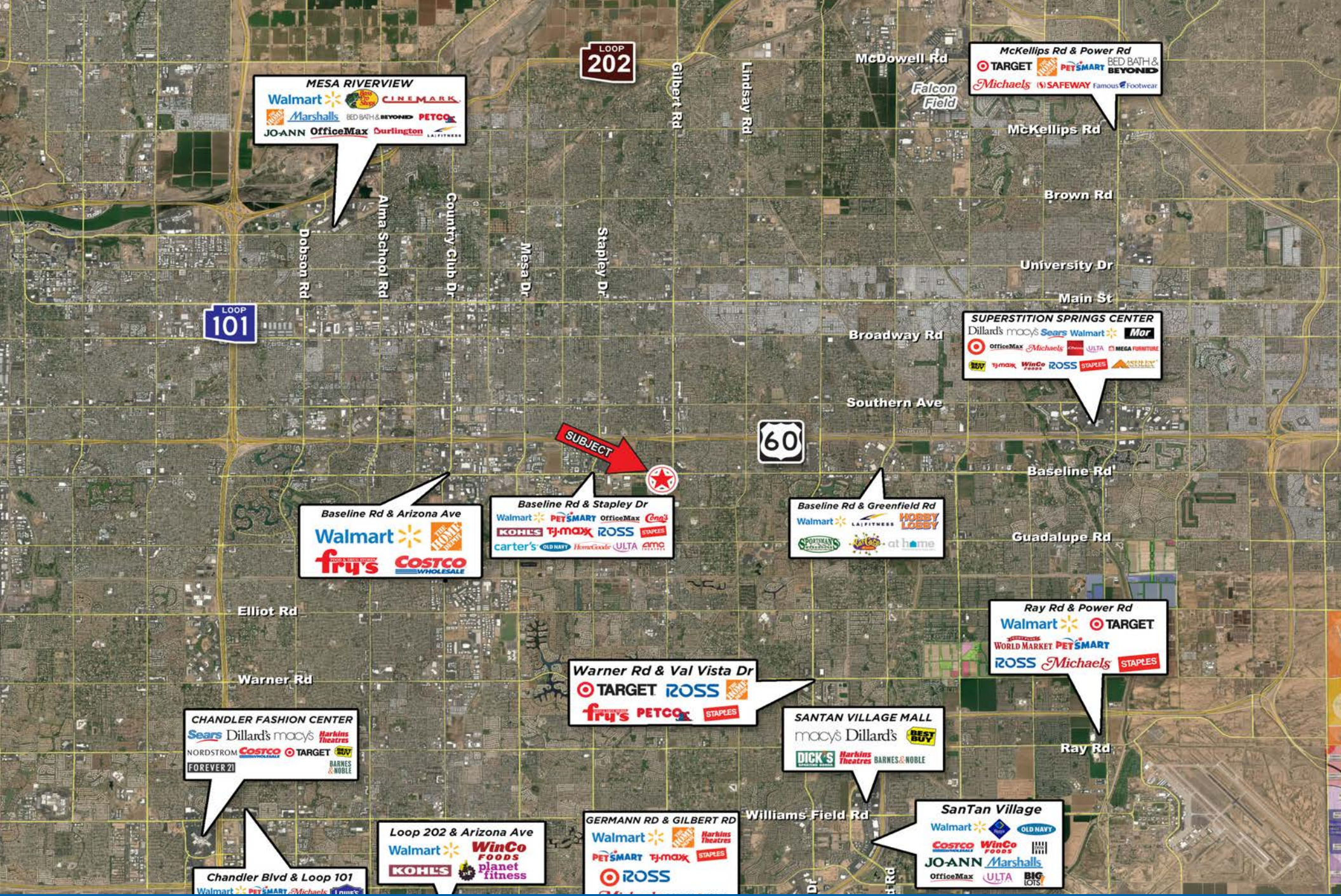
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DEMOGRAPHICS



2023 POPULATION

1 MILE: 17,765
3 MILES: 156,199
5 MILES: 417,008



MEDIAN HOUSEHOLD INCOME

1 MILE: \$116,889
3 MILES: \$113,038
5 MILES: \$111,781



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 0.7%
3 MILES: 1.0%
5 MILES: 1.2%



TOTAL BUSINESSES

1 MILE: 834
3 MILES: 7,648
5 MILES: 19,105



2023 TOTAL HOUSEHOLDS

1 MILE: 6,537
3 MILES: 54,708
5 MILES: 155,361



NUMBER OF EMPLOYEES

1 MILE: 5,691
3 MILES: 54,562
5 MILES: 133,794



MEDIAN HOME VALUE

1 MILE: \$345,349
3 MILES: \$344,626
5 MILES: \$350,137

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