



Shop Space For Lease in Safeway-Anchored Shopping Center

**Address**

– 1458-1496 N Higley Road | Gilbert, AZ 85234

**Notable Tenants**



Great Clips®



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### Opportunity

- Fry's development across the street now open
- Half mile from Banner Gateway Medical Hospital

### Availability

- Suite 102: 1,200 sf (Do Not Disturb)

### Renovations

- March 2020

### Zoning

- C-C, City of Gilbert

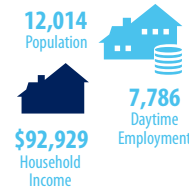
### Traffic Count

- ±71,629 CPD (N Higley Road)
- ±49,714 CPD (E Baseline Road)

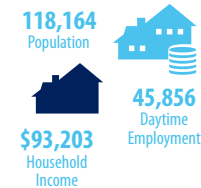


### Demographics

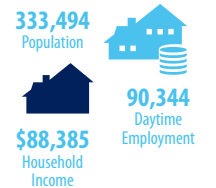
1-Mile Radius



3-Mile Radius



5-Mile Radius





### 1496 N Higley Road

Suite	Tenant	Size
Suite 100	Reflexology	1,497 sf
Suite 101	Furry Friends Pet Salon	1,200 sf
Suite 102	Available (Do Not Disturb)	1,200 sf
Suite 103	Great Clips	1,200 sf
Suite 104	Softouch Dental	2,518 sf
Suite 105	Nail Salon	1,188 sf
Suite 106	Dry Cleaners	1,200 sf
Suite 107	Subway	1,464 sf

### 1458 N Higley Road

Suite	Tenant	Size
Suite 101	Massage Envy	3,840 sf
Suite 102	Cryotherapy	1,104 sf
Suite 103	Geno's Pizza	1,450 sf





# Demographics | 1, 3 & 5-Mile Radius

SWC Higley Road & Baseline Road			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	12,014	118,164	333,494
Projected Population (2025)	13,078	128,252	362,134
Census Population (2010)	10,634	104,905	291,931
Census Population (2000)	5,671	90,655	251,982
Projected Annual Growth (2020 to 2025)	1,064 1.8%	10,089 1.7%	28,640 1.7%
Historical Annual Growth (2010 to 2020)	1,380 1.3%	13,259 1.3%	41,563 1.4%
Historical Annual Growth (2000 to 2010)	4,963 8.8%	14,250 1.6%	39,949 1.6%
Estimated Population Density (2020)	3,826 psm	4,180 psm	4,248 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	4,269	46,591	127,729
Projected Households (2025)	4,451	48,603	133,466
Census Households (2010)	3,774	41,233	111,253
Census Households (2000)	1,736	34,042	92,739
Estimated Households with Children (2020)	1,638 38.4%	13,893 29.8%	40,440 31.7%
Estimated Average Household Size (2020)	2.81	2.52	2.60
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$92,929	\$93,203	\$88,385
Projected Average Household Income (2025)	\$105,465	\$105,728	\$99,577
Estimated Average Family Income (2020)	\$103,081	\$113,787	\$104,978
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$82,597	\$74,231	\$71,598
Projected Median Household Income (2025)	\$96,706	\$86,690	\$83,677
Estimated Median Family Income (2020)	\$93,200	\$90,583	\$85,454
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$33,025	\$36,801	\$33,899
Projected Per Capita Income (2025)	\$35,901	\$40,115	\$36,743
Estimated Per Capita Income 5 Year Growth	\$2,876 8.7%	\$3,314 9.0%	\$2,844 8.4%
Estimated Average Household Net Worth (2020)	\$869,423	\$835,217	\$769,239
<b>Daytime Demos (2020)</b>			
Total Businesses	1,089	4,885	10,082
Total Employees	7,786	45,856	90,344
Company Headquarter Businesses	1 -	9 0.2%	21 0.2%
Company Headquarter Employees	1,434 18.4%	3,667 8.0%	4,294 4.8%
Employee Population per Business	7.2	9.4	9.0
Residential Population per Business	11.0	24.2	33.1

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SWC Higley Road & Baseline Road				
	1 mi radius	3 mi radius	5 mi radius	
<b>Race &amp; Ethnicity</b>				
White (2020)	9,260 77.1%	94,339 79.8%	257,684 77.3%	
Black or African American (2020)	594 4.9%	5,209 4.4%	15,166 4.5%	
American Indian or Alaska Native (2020)	152 1.3%	1,207 1.0%	4,101 1.2%	
Asian (2020)	688 5.7%	5,328 4.5%	13,596 4.1%	
Hawaiian or Pacific Islander (2020)	22 0.2%	267 0.2%	976 0.3%	
Other Race (2020)	775 6.5%	7,242 6.1%	28,315 8.5%	
Two or More Races (2020)	522 4.3%	4,572 3.9%	13,657 4.1%	
Not Hispanic or Latino Population (2020)	9,613 80.0%	95,762 81.0%	256,444 76.9%	
Hispanic or Latino Population (2020)	2,402 20.0%	22,402 19.0%	77,050 23.1%	
Not Hispanic or Latino Population (2025)	10,341 79.1%	102,554 80.0%	274,908 75.9%	
Hispanic or Latino Population (2025)	2,737 20.9%	25,699 20.0%	87,226 24.1%	
Not Hispanic or Latino Population (2010)	8,970 84.4%	90,077 85.9%	236,389 81.0%	
Hispanic or Latino Population (2010)	1,664 15.6%	14,828 14.1%	55,542 19.0%	
Not Hispanic or Latino Population (2000)	5,101 89.9%	82,712 91.2%	219,855 87.3%	
Hispanic or Latino Population (2000)	570 10.1%	7,943 8.8%	32,127 12.7%	
Projected Hispanic Annual Growth (2020 to 2025)	335 2.8%	3,296 2.9%	10,176 2.6%	
Historic Hispanic Annual Growth (2000 to 2020)	1,831 16.1%	14,459 9.1%	44,923 7.0%	
<b>Age Distribution (2020)</b>				
Age Under 5	840 7.0%	6,671 5.6%	20,228 6.1%	
Age 5 to 9 Years	867 7.2%	7,129 6.0%	21,109 6.3%	
Age 10 to 14 Years	889 7.4%	7,663 6.5%	22,310 6.7%	
Age 15 to 19 Years	818 6.8%	7,373 6.2%	21,106 6.3%	
Age 20 to 24 Years	833 6.9%	6,501 5.5%	19,186 5.8%	
Age 25 to 29 Years	1,028 8.6%	7,694 6.5%	23,040 6.9%	
Age 30 to 34 Years	894 7.4%	7,344 6.2%	22,215 6.7%	
Age 35 to 39 Years	915 7.6%	7,054 6.0%	20,998 6.3%	
Age 40 to 44 Years	792 6.6%	6,904 5.8%	19,562 5.9%	
Age 45 to 49 Years	809 6.7%	7,178 6.1%	20,015 6.0%	
Age 50 to 54 Years	725 6.0%	7,060 6.0%	19,377 5.8%	
Age 55 to 59 Years	690 5.7%	7,057 6.0%	19,601 5.9%	
Age 60 to 64 Years	581 4.8%	6,890 5.8%	18,759 5.6%	
Age 65 to 74 Years	810 6.7%	13,011 11.0%	34,726 10.4%	
Age 75 to 84 Years	392 3.3%	8,641 7.3%	22,181 6.7%	
Age 85 Years or Over	130 1.1%	3,994 3.4%	9,081 2.7%	
Median Age	33.8	40.9	39.4	
<b>Gender Age Distribution (2020)</b>				
Female Population	6,159 51.3%	61,791 52.3%	172,336 51.7%	
Age 0 to 19 Years	1,649 26.8%	14,038 22.7%	41,117 23.9%	
Age 20 to 64 Years	3,787 61.5%	33,162 53.7%	94,166 54.6%	
Age 65 Years or Over	723 11.7%	14,591 23.6%	37,053 21.5%	
Female Median Age	34.4	42.5	41.0	
Male Population	5,855 48.7%	56,373 47.7%	161,158 48.3%	
Age 0 to 19 Years	1,765 30.1%	14,797 26.2%	43,636 27.1%	
Age 20 to 64 Years	3,480 59.4%	30,521 54.1%	88,588 55.0%	
Age 65 Years or Over	609 10.4%	11,055 19.6%	28,935 18.0%	
Male Median Age	33.1	39.1	37.8	

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# Demographics | 1, 3 & 5-Mile Radius

SWC Higley Road & Baseline Road						
	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	269	6.3%	3,176	6.8%	7,533	5.9%
HH Income \$150,000 to \$199,999	380	8.9%	3,426	7.4%	8,577	6.7%
HH Income \$100,000 to \$149,999	936	21.9%	8,237	17.7%	21,961	17.2%
HH Income \$75,000 to \$99,999	685	16.1%	6,306	13.5%	18,149	14.2%
HH Income \$50,000 to \$74,999	722	16.9%	9,132	19.6%	25,758	20.2%
HH Income \$35,000 to \$49,999	467	10.9%	5,915	12.7%	16,797	13.2%
HH Income \$25,000 to \$34,999	300	7.0%	3,413	7.3%	9,929	7.8%
HH Income \$15,000 to \$24,999	237	5.5%	3,897	8.4%	10,726	8.4%
HH Income Under \$15,000	272	6.4%	3,089	6.6%	8,299	6.5%
HH Income \$35,000 or More	3,460	81.0%	36,191	77.7%	98,776	77.3%
HH Income \$75,000 or More	2,271	53.2%	21,145	45.4%	56,221	44.0%
<b>Housing (2020)</b>						
Total Housing Units	4,364		53,108		143,407	
Housing Units Occupied	4,269	97.8%	46,591	87.7%	127,729	89.1%
Housing Units Owner-Occupied	2,224	52.1%	32,108	68.9%	88,570	69.3%
Housing Units, Renter-Occupied	2,046	47.9%	14,483	31.1%	39,159	30.7%
Housing Units, Vacant	94	2.2%	6,517	14.0%	15,678	12.3%
<b>Marital Status (2020)</b>						
Never Married	2,935	31.2%	26,013	26.9%	78,696	29.2%
Currently Married	4,598	48.8%	48,299	49.9%	129,541	48.0%
Separated	388	4.1%	3,823	4.0%	10,952	4.1%
Widowed	253	2.7%	6,169	6.4%	15,991	5.9%
Divorced	1,244	13.2%	12,396	12.8%	34,667	12.8%
<b>Household Type (2020)</b>						
Population Family	10,253	85.3%	97,799	82.8%	279,020	83.7%
Population Non-Family	1,759	14.6%	19,649	16.6%	52,884	15.9%
Population Group Quarters	2	-	716	0.6%	1,590	0.5%
Family Households	2,950	69.1%	30,488	65.4%	85,661	67.1%
Non-Family Households	1,319	30.9%	16,103	34.6%	42,069	32.9%
Married Couple with Children	1,074	23.3%	9,467	19.6%	26,432	20.4%
Average Family Household Size	3.5		3.2		3.3	
<b>Household Size (2020)</b>						
1 Person Households	960	22.5%	13,193	28.3%	33,604	26.3%
2 Person Households	1,239	29.0%	15,776	33.9%	43,204	33.8%
3 Person Households	727	17.0%	6,458	13.9%	18,689	14.6%
4 Person Households	697	16.3%	5,876	12.6%	16,529	12.9%
5 Person Households	392	9.2%	3,059	6.6%	8,817	6.9%
6 or More Person Households	254	5.9%	2,229	4.8%	6,885	5.4%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	162	3.8%	2,156	4.6%	6,037	4.7%
Households with 1 Vehicles Available	1,273	29.8%	16,429	35.3%	44,921	35.2%
Households with 2 or More Vehicles Available	2,835	66.4%	28,006	60.1%	76,772	60.1%
Total Vehicles Available	8,313		85,592		235,993	
Average Vehicles Per Household	1.9		1.8		1.8	

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SWC Higley Road & Baseline Road						
	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	9,267		95,181		265,694	
Estimated Civilian Employed	6,492	70.1%	56,731	59.6%	163,216	61.4%
Estimated Civilian Unemployed	202	2.2%	1,845	1.9%	5,589	2.1%
Estimated in Armed Forces	11	0.1%	49	-	145	-
Estimated Not in Labor Force	2,562	27.6%	36,556	38.4%	96,744	36.4%
Unemployment Rate	2.2%		1.9%		2.1%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	6,492		56,731		163,216	
Management, Business, Financial Operations	1,164	17.9%	9,154	16.1%	25,667	15.7%
Professional, Related	1,655	25.5%	13,727	24.2%	38,002	23.3%
Service	975	15.0%	8,995	15.9%	28,361	17.4%
Sales, Office	1,782	27.5%	15,142	26.7%	41,481	25.4%
Farming, Fishing, Forestry	8	0.1%	68	0.1%	222	0.1%
Construct, Extraction, Maintenance	482	7.4%	3,794	6.7%	11,974	7.3%
Production, Transport Material Moving	426	6.6%	5,851	10.3%	17,510	10.7%
White Collar Workers	4,601	70.9%	38,023	67.0%	105,149	64.4%
Blue Collar Workers	1,890	29.1%	18,708	33.0%	58,067	35.6%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$283.2 M		\$3.09 B		\$8.19 B	
Total Non-Retail Expenditure	\$149.05 M	52.6%	\$1.63 B	52.7%	\$4.31 B	52.7%
Total Retail Expenditure	\$134.15 M	47.4%	\$1.46 B	47.3%	\$3.88 B	47.3%
Apparel	\$10.11 M	3.6%	\$108.94 M	3.5%	\$288.24 M	3.5%
Contributions	\$9.08 M	3.2%	\$101.19 M	3.3%	\$265.77 M	3.2%
Education	\$8.54 M	3.0%	\$91.69 M	3.0%	\$239.18 M	2.9%
Entertainment	\$16.09 M	5.7%	\$175.42 M	5.7%	\$463.64 M	5.7%
Food and Beverages	\$41.9 M	14.8%	\$455.74 M	14.7%	\$1.21 B	14.8%
Furnishings and Equipment	\$9.98 M	3.5%	\$109.02 M	3.5%	\$288.24 M	3.5%
Gifts	\$6.82 M	2.4%	\$75.62 M	2.4%	\$198.12 M	2.4%
Health Care	\$23.58 M	8.3%	\$262.75 M	8.5%	\$698.49 M	8.5%
Household Operations	\$11.04 M	3.9%	\$121.64 M	3.9%	\$321.4 M	3.9%
Miscellaneous Expenses	\$5.32 M	1.9%	\$58.59 M	1.9%	\$154.98 M	1.9%
Personal Care	\$3.8 M	1.3%	\$41.54 M	1.3%	\$110.05 M	1.3%
Personal Insurance	\$1.99 M	0.7%	\$21.91 M	0.7%	\$57.62 M	0.7%
Reading	\$608.31 K	0.2%	\$6.77 M	0.2%	\$17.88 M	0.2%
Shelter	\$59.82 M	21.1%	\$649.09 M	21.0%	\$1.72 B	21.0%
Tobacco	\$1.69 M	0.6%	\$18.51 M	0.6%	\$49.75 M	0.6%
Transportation	\$52.13 M	18.4%	\$566.06 M	18.3%	\$1.5 B	18.3%
Utilities	\$20.7 M	7.3%	\$228.21 M	7.4%	\$608.56 M	7.4%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	7,767		82,827		229,555	
Elementary (Grade Level 0 to 8)	191	2.5%	1,546	1.9%	6,568	2.9%
Some High School (Grade Level 9 to 11)	212	2.7%	3,320	4.0%	11,175	4.9%
High School Graduate	1,651	21.3%	19,863	24.0%	55,005	24.0%
Some College	1,922	24.7%	22,322	27.0%	62,853	27.4%
Associate Degree Only	790	10.2%	7,835	9.5%	22,667	9.9%
Bachelor Degree Only	2,100	27.0%	18,402	22.2%	47,323	20.6%
Graduate Degree	901	11.6%	9,538	11.5%	23,963	10.4%

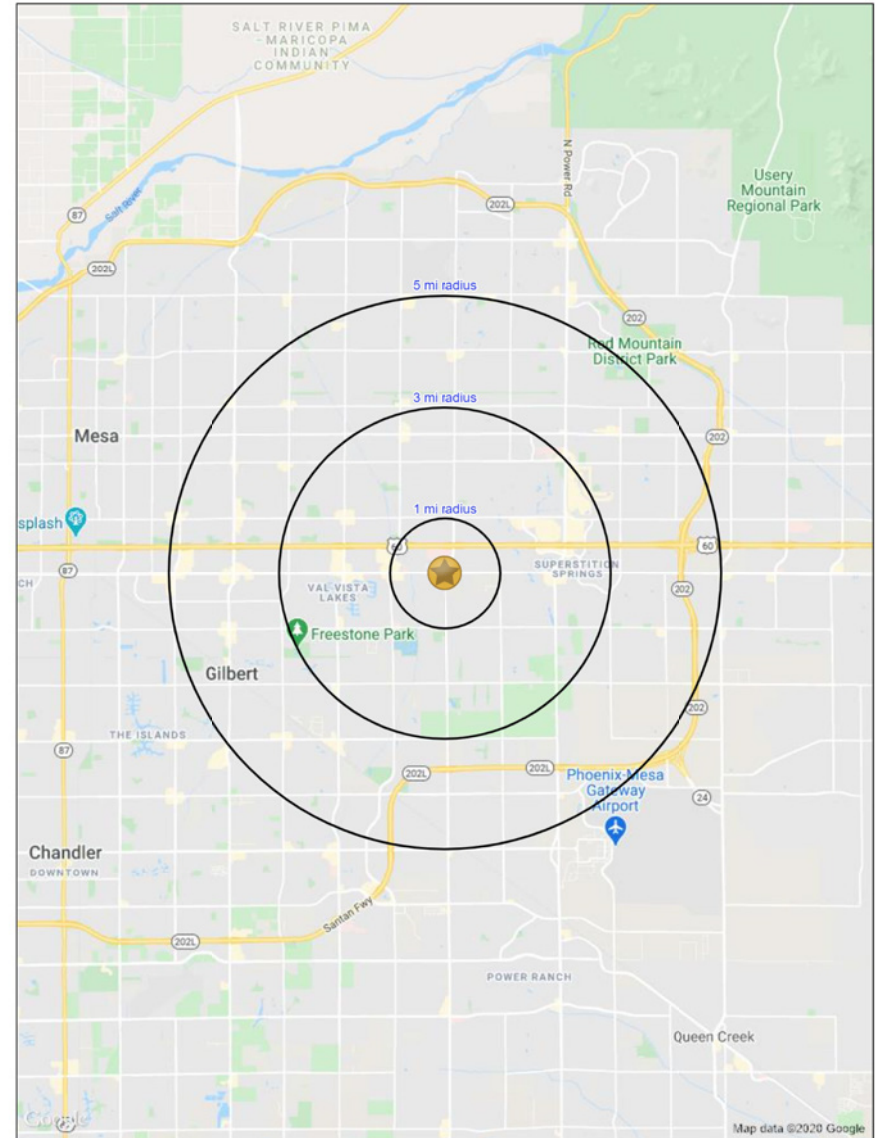
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# Demographics | 1, 3 & 5-Mile Radius

SWC Higley Road & Baseline Road						
	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2020)</b>						
1 Detached Unit	2,743	72.7%	30,468	73.9%	85,979	77.3%
1 Attached Unit	40	1.1%	2,396	5.8%	6,453	5.8%
2 to 4 Units	133	3.5%	1,214	2.9%	4,104	3.7%
5 to 9 Units	406	10.8%	2,489	6.0%	5,695	5.1%
10 to 19 Units	483	12.8%	2,217	5.4%	5,022	4.5%
20 to 49 Units	138	3.6%	746	1.8%	2,184	2.0%
50 or More Units	270	7.2%	2,219	5.4%	5,453	4.9%
Mobile Home or Trailer	53	1.4%	4,660	11.3%	12,411	11.2%
Other Structure	2	-	181	0.4%	430	0.4%
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	224	5.9%	3,090	7.5%	8,529	7.7%
Homes Built 2000 to 2009	1,300	34.5%	7,700	18.7%	23,016	20.7%
Homes Built 1990 to 1999	1,821	48.3%	15,581	37.8%	35,962	32.3%
Homes Built 1980 to 1989	414	11.0%	10,980	26.6%	30,691	27.6%
Homes Built 1970 to 1979	302	8.0%	6,209	15.1%	19,184	17.2%
Homes Built 1960 to 1969	130	3.4%	2,038	4.9%	7,038	6.3%
Homes Built 1950 to 1959	56	1.5%	699	1.7%	2,326	2.1%
Homes Built Before 1949	23	0.6%	293	0.7%	982	0.9%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	15	0.7%	193	0.6%	511	0.6%
Home Values \$500,000 to \$999,999	171	7.7%	2,502	7.8%	5,829	6.6%
Home Values \$400,000 to \$499,999	247	11.1%	2,878	9.0%	6,691	7.6%
Home Values \$300,000 to \$399,999	660	29.7%	6,494	20.2%	15,864	17.9%
Home Values \$200,000 to \$299,999	851	38.3%	11,114	34.6%	32,322	36.5%
Home Values \$150,000 to \$199,999	171	7.7%	3,834	11.9%	11,746	13.3%
Home Values \$100,000 to \$149,999	52	2.3%	1,545	4.8%	5,209	5.9%
Home Values \$70,000 to \$99,999	6	0.3%	580	1.8%	2,025	2.3%
Home Values \$50,000 to \$69,999	4	0.2%	261	0.8%	1,005	1.1%
Home Values \$25,000 to \$49,999	4	0.2%	572	1.8%	1,711	1.9%
Home Values Under \$25,000	38	1.7%	2,013	6.3%	5,237	5.9%
Owner-Occupied Median Home Value	\$298,385		\$254,135		\$242,793	
Renter-Occupied Median Rent	\$1,086		\$1,050		\$1,018	
<b>Transportation to Work (2020)</b>						
Drive to Work Alone	4,604	77.3%	44,957	77.6%	126,776	77.6%
Drive to Work in Carpool	512	8.6%	5,181	8.9%	16,454	10.1%
Travel to Work by Public Transportation	74	1.2%	865	1.5%	2,828	1.7%
Drive to Work on Motorcycle	23	0.4%	315	0.5%	745	0.5%
Walk or Bicycle to Work	57	1.0%	818	1.4%	2,709	1.7%
Other Means	65	1.1%	682	1.2%	2,046	1.3%
Work at Home	619	10.4%	5,082	8.8%	11,861	7.3%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	1,233	20.7%	11,367	19.6%	32,367	19.8%
Travel to Work in 15 to 29 Minutes	2,432	40.9%	20,177	34.8%	60,118	36.8%
Travel to Work in 30 to 59 Minutes	1,891	31.8%	16,765	29.0%	49,497	30.3%
Travel to Work in 60 Minutes or More	238	4.0%	3,574	6.2%	9,651	5.9%
Average Minutes Travel to Work	23.1		23.2		23.8	

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