

Partnership. Performance.



Cooper Crossing

Retail space available in a vibrant part of Gilbert. Strong traffic counts and demographics. Former barber college space available. Great visibility from Cooper Road.

Join Subway, Burger King and MetroPCS in this convenient center just south of US 60.

Linda Robbins, CCIM

Senior Associate
602.390.7262
linda.robbs@avisonyoung.com

1561

N. COOPER ROAD

Gilbert, AZ



Property Information

Availability:	Suite 102 - 1,658 SF (former barber college)
Building Size:	6,720 SF
Lease Rate:	\$21.00 NNN
Operating Expenses:	\$6.30/SF
Escalations:	3%
Parking:	4:1000 SF
Year Built:	2002
Zoning:	C-1
Tenant Improvements:	Available
Free Rent:	Available
Details:	Great visibility from Cooper Rd Immediate availability
Traffic Counts:	N. Cooper Road - 33,534 VPD E. Baseline Road - 22,669 VPD



Partnership. Performance.

Linda Robbins, CCIM
Senior Associate
602.390.7262
linda.robbs@avisonyoung.com

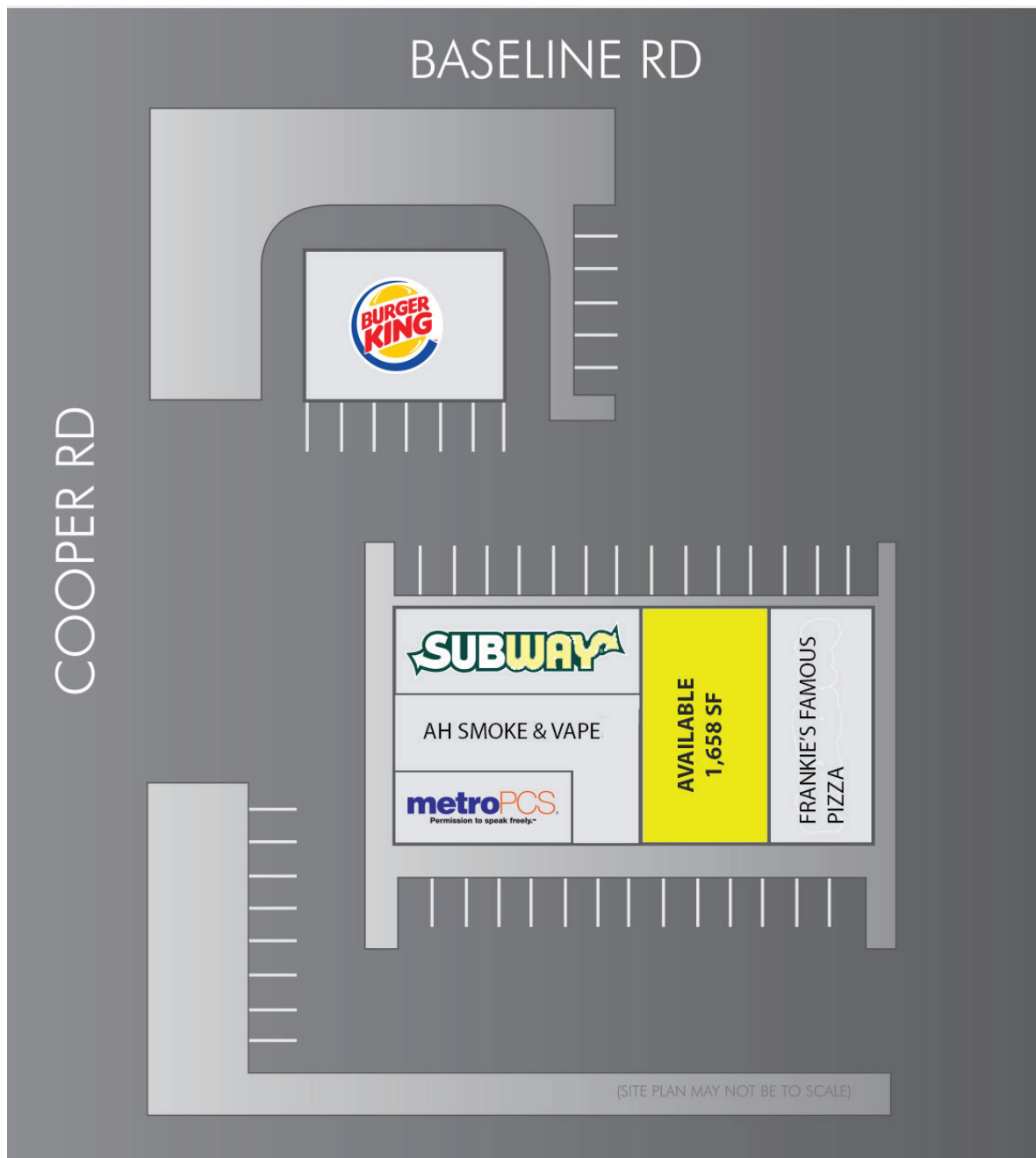


Partnership. Performance.

Linda Robbins, CCIM
Senior Associate
602.390.7262
linda.robbsins@avisonyoung.com

For Lease

1561 N. Cooper Road Gilbert, AZ 85233

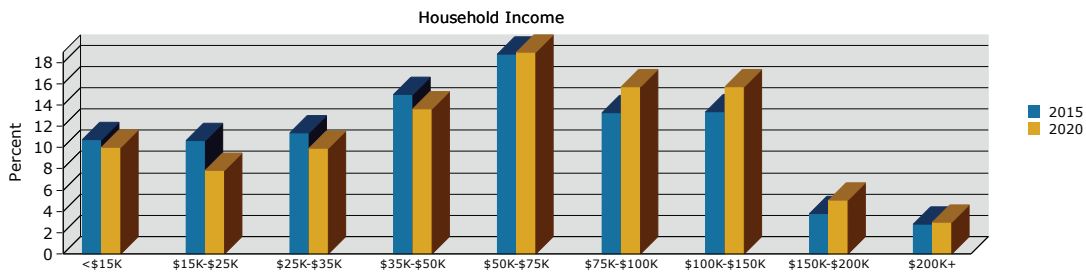
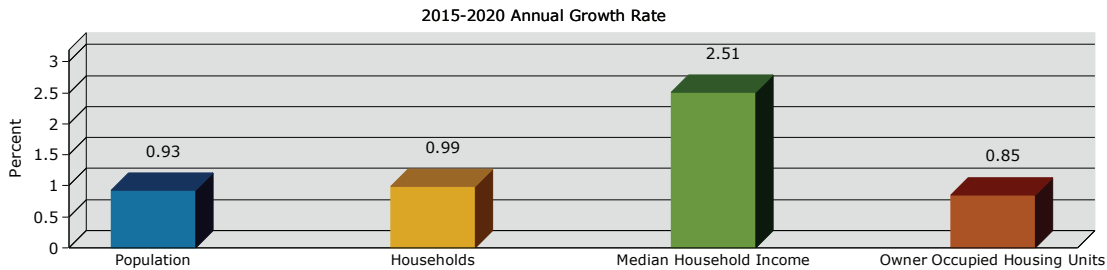
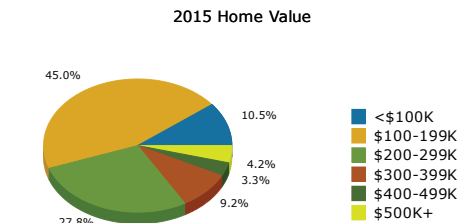
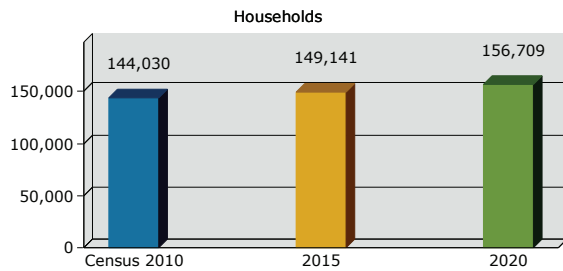
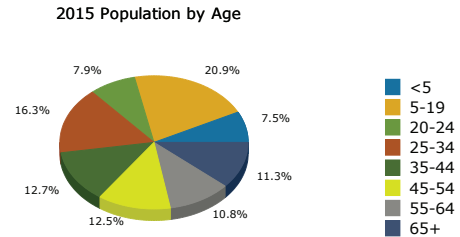
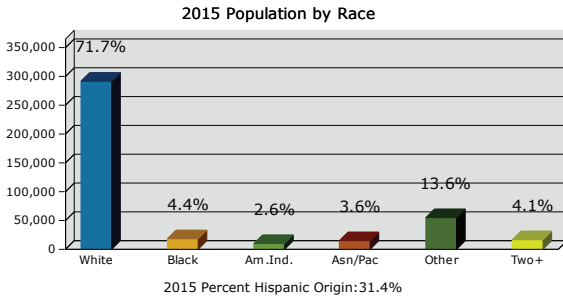


Partnership. Performance.

Linda Robbins, CCIM
Senior Associate
602.390.7262
linda.robbins@avisonyoung.com

1561 N Cooper Rd, Gilbert, Arizona, 85233
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.37806
Longitude: -111.80723



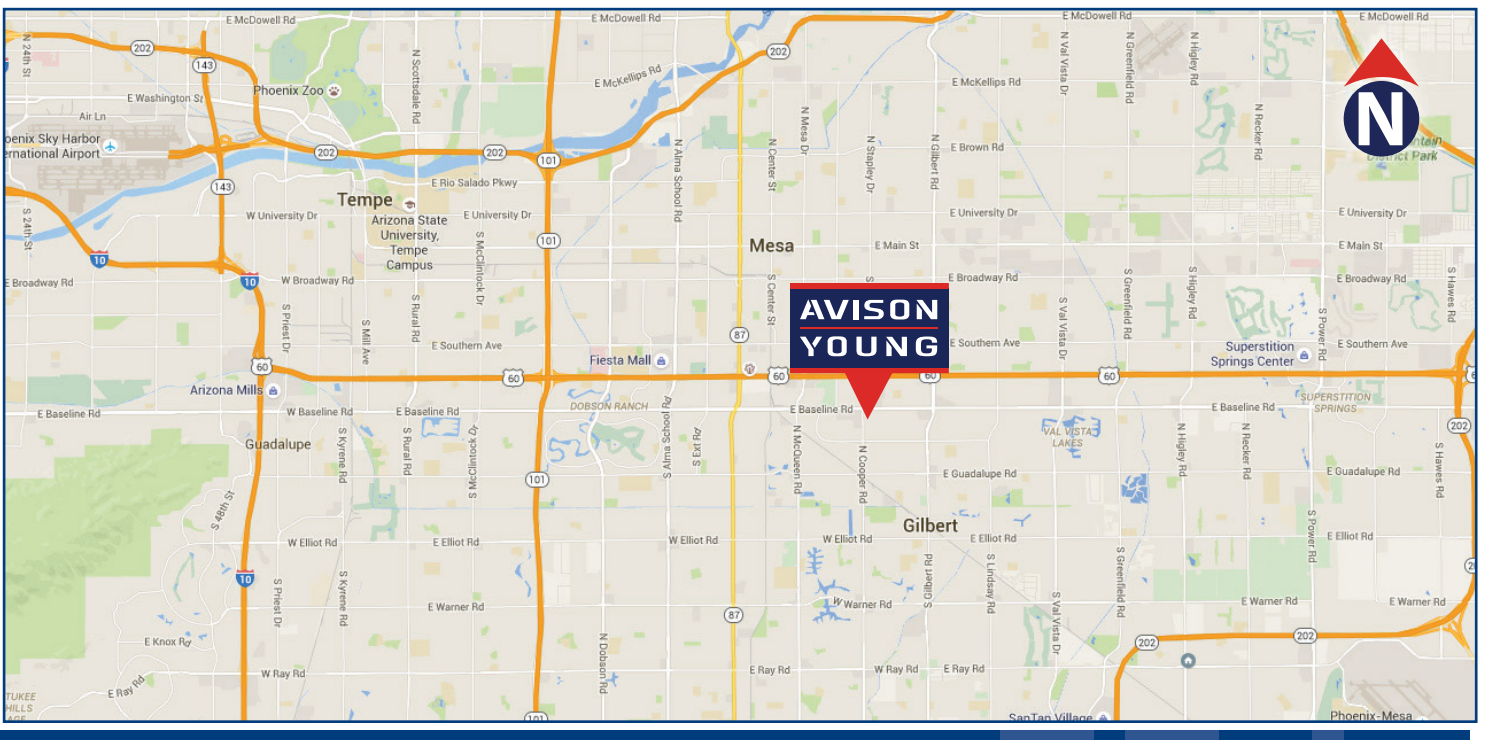
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Partnership. Performance.

Linda Robbins, CCIM
Senior Associate
602.390.7262
linda.robbins@avisonyoung.com

For Lease

1561 N. Cooper Road Gilbert, AZ 85233



Partnership. Performance.

Linda Robbins, CCIM
Senior Associate
602.390.7262
linda.robbins@avisonyoung.com