



Cooper Crossing

Just south of Baseline Road and ¼ mile from US 60. Located in a great corner for retail, across from Walmart and 2 power centers. The available space is currently a barber college and is next to Subway.

Great for a salon or barber but can be easily retrofitted for any other business. Great window line facing Baseline Road..

Linda Robbins, CCIM

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1561

N. COOPER ROAD

Gilbert, AZ



For Lease

1561 N. Cooper Road Gilbert, AZ 85233

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

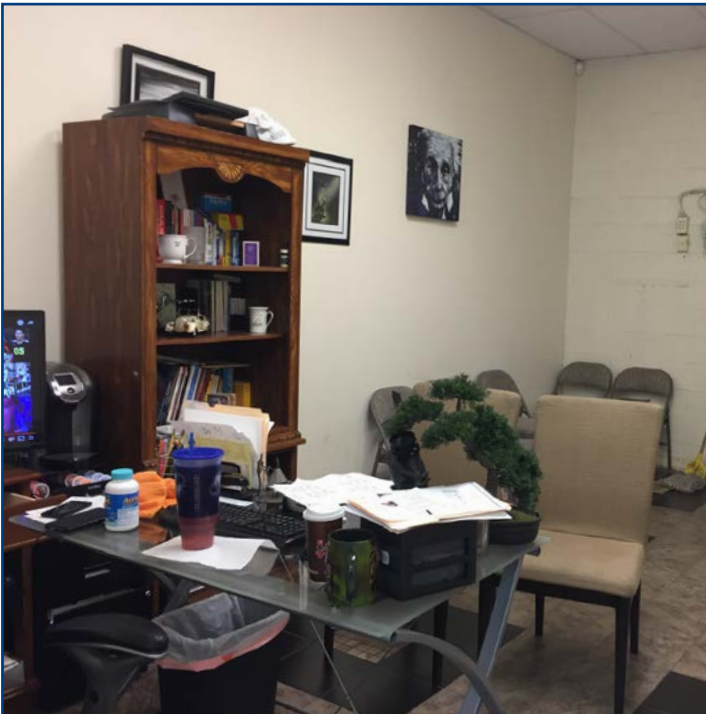
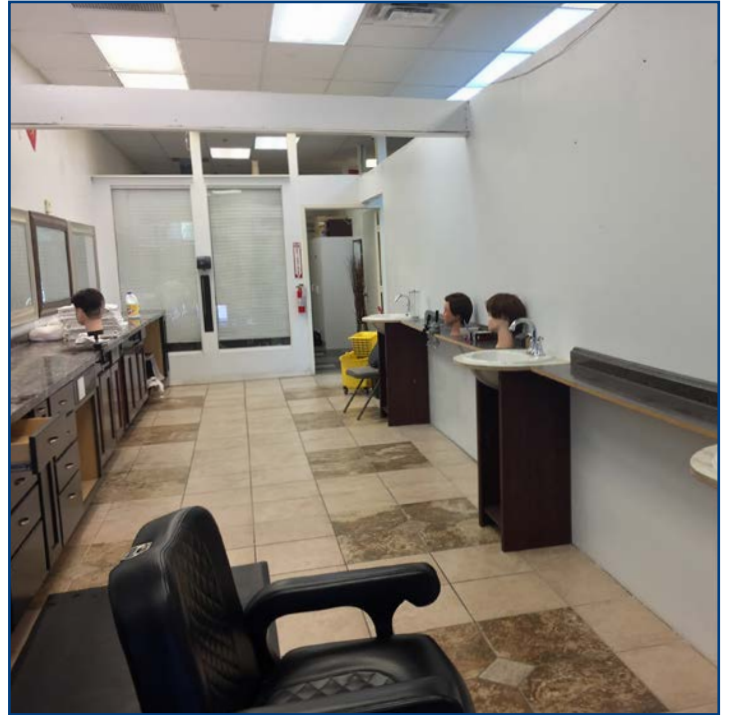


Space currently used as a barber college. Can be leased for myriad of uses.



Partnership. Performance.

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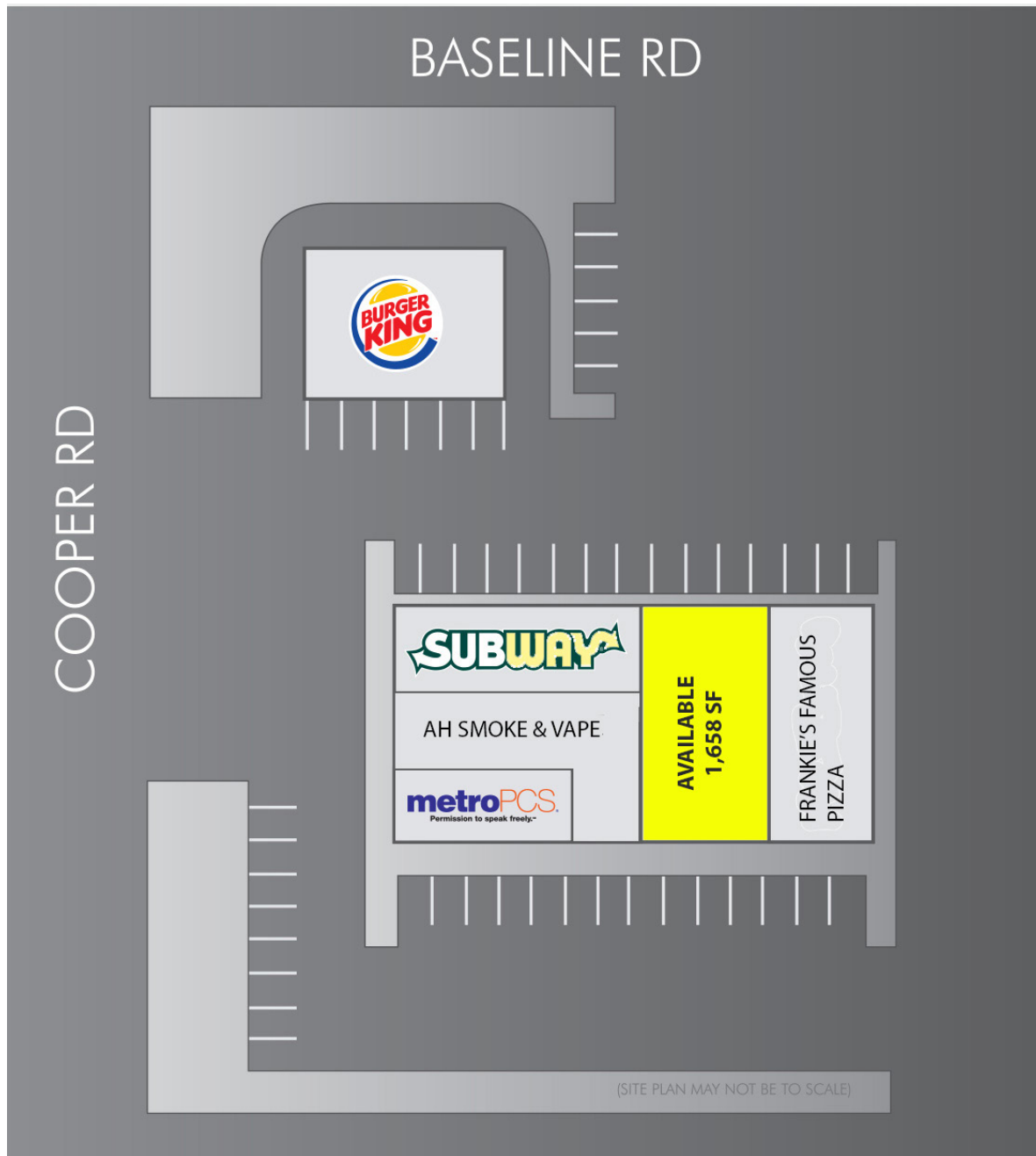


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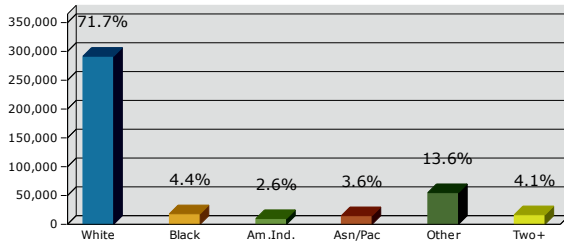
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1561 N Cooper Rd, Gilbert, Arizona, 85233
Ring: 5 mile radius

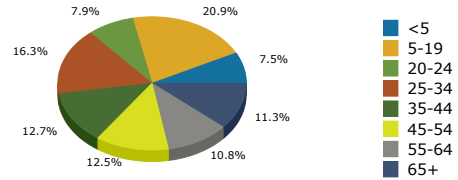
Prepared by Esri
Latitude: 33.37806
Longitude: -111.80723

2015 Population by Race

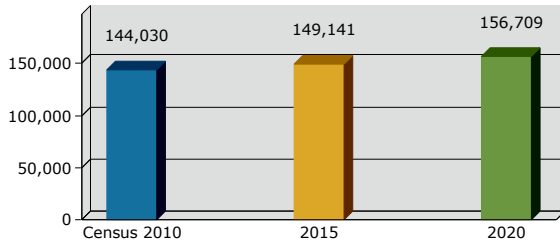


2015 Percent Hispanic Origin: 31.4%

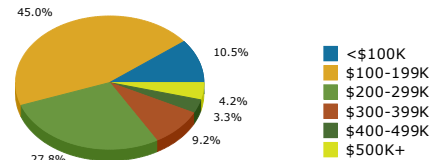
2015 Population by Age



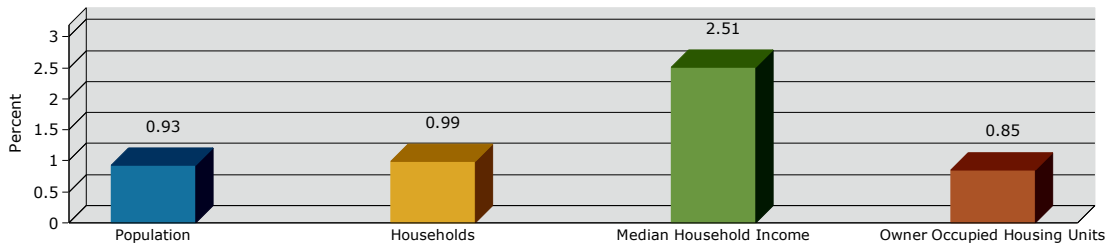
Households



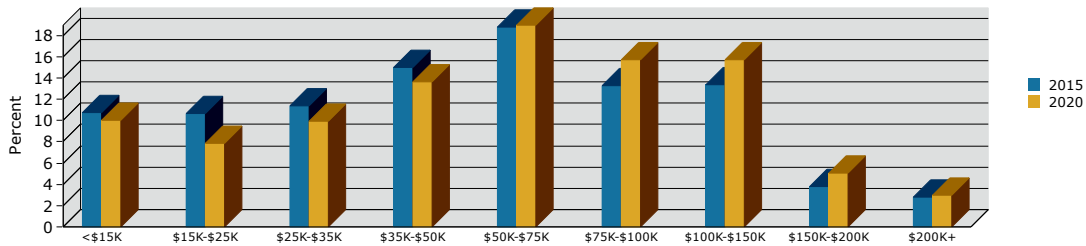
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



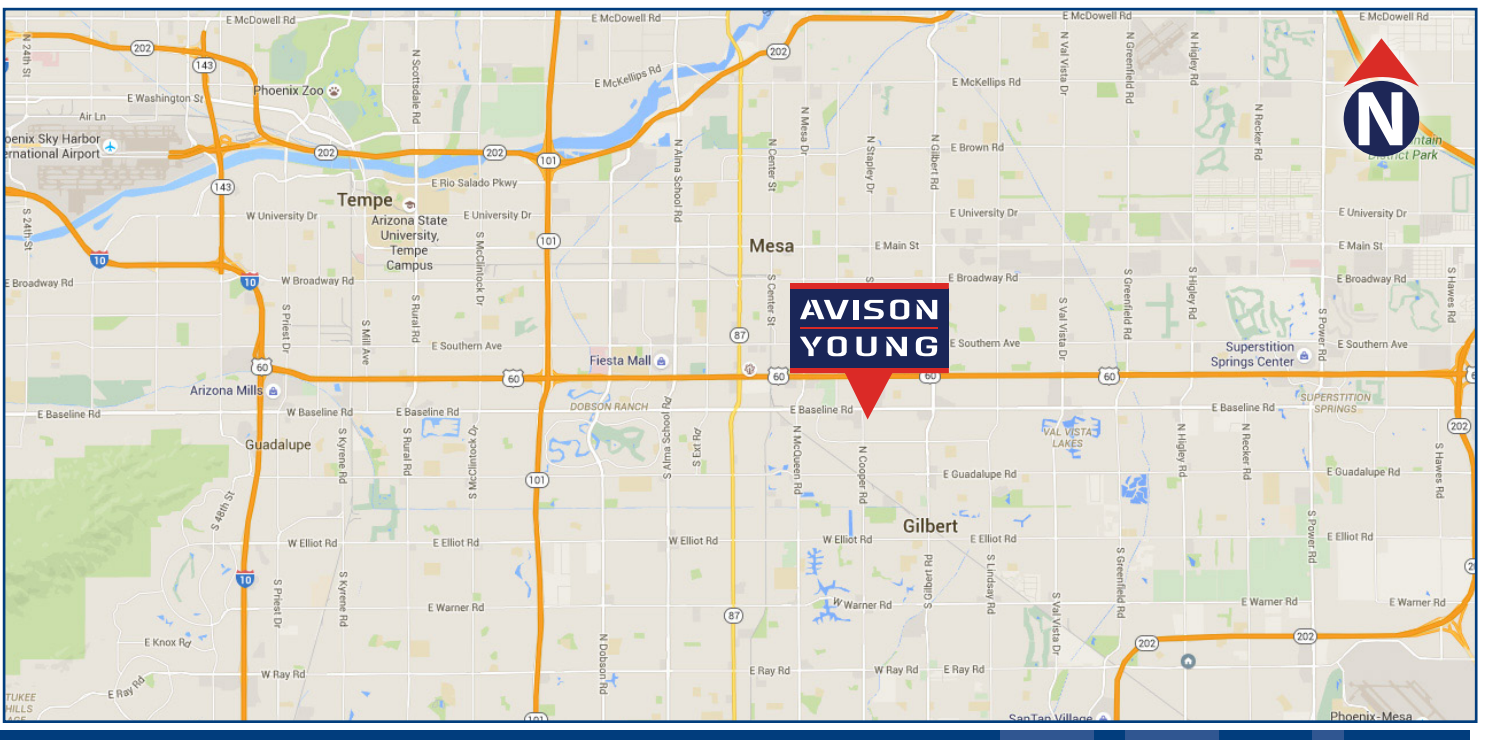
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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