

# Bayshore Plaza

694 - 884 South Cooper Road, Gilbert, AZ



**FOR LEASE**

Restaurant Space Available and New Shop Space  
Available Anchored by Ace Hardware and Desert Fitness

**Matthew Ault**

Vice President

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**km** Kidder  
Mathews

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## AVAILABILITIES

BUILDING 1	TENANTS	SF
101	Athletico	±2,700 SF
102	Burn Bootcamp	±4,800 SF

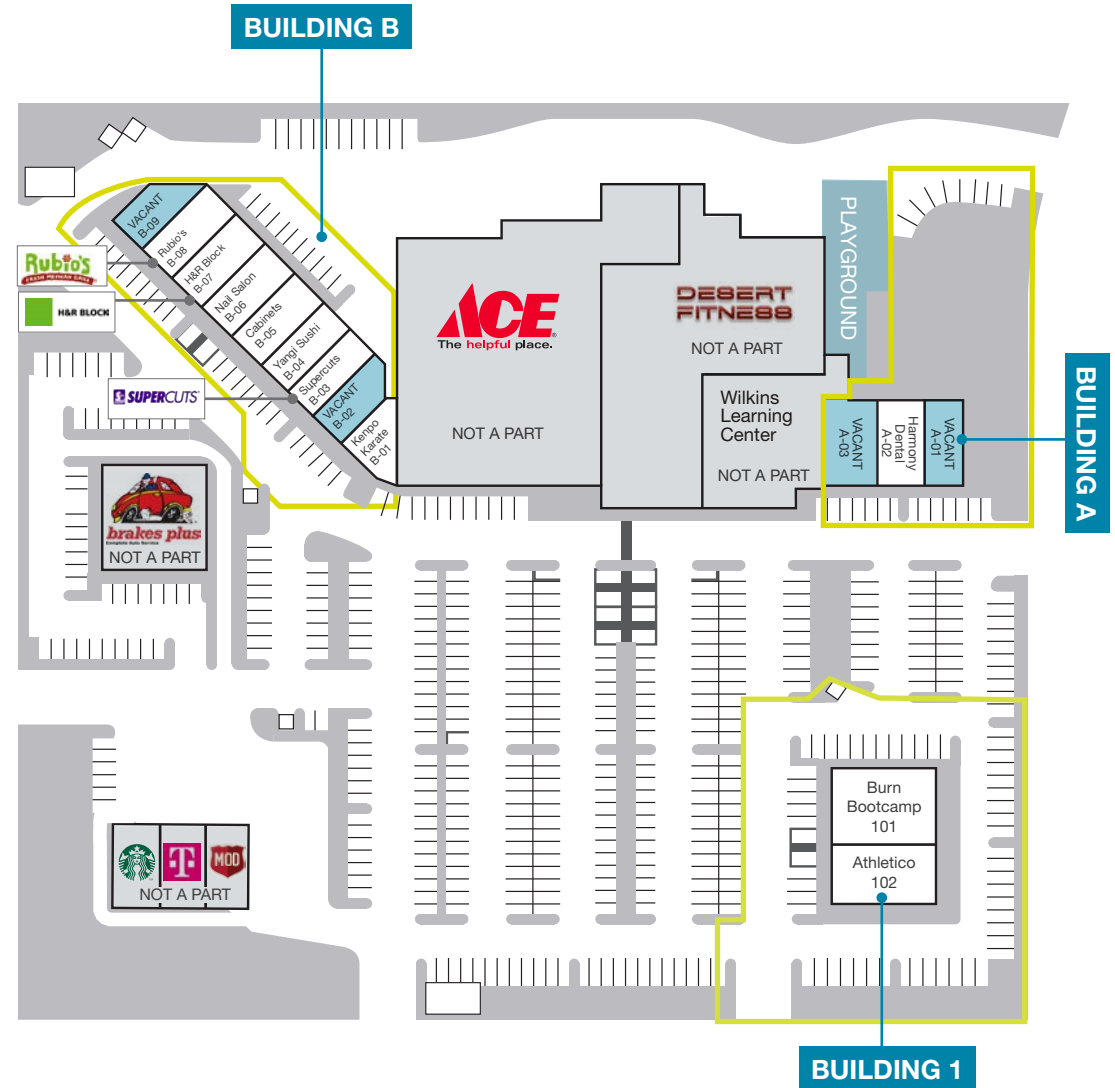
BUILDING A	TENANTS	SF
A-01	<b>AVAILABLE (restaurant)</b>	<b>±1,200 SF</b>
A-02	Harmony Dental	±1,400 SF
A-03	<b>AVAILABLE</b>	<b>±3,202 SF</b>

BUILDING B	TENANTS	SF
B-01	Kenpo Karate	±2,019 SF
B-02	<b>AVAILABLE</b>	<b>±851 SF</b>
B-03	Supercuts	±1,200 SF
B-04	Yanagi Sushi	±2,080 SF
B-05	Stradlings Cabinets	±1,950 SF
B-06	Nail Salon	±1,430 SF
B-07	H&R Block	±1,560 SF
B-08	Rubio's	±2,015 SF
B-09	<b>AVAILABLE (restaurant)</b>	<b>±1,295 SF</b>

ANCHOR SPACE		
NAP	Ace Hardware	±26,707
NAP	Desert Fitness	±25,569
NAP	Wilkins Learning Center	±8,600



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## Property Summary

<b>PROPERTY ADDRESS</b>	694 - 884 South Cooper Road Gilbert, AZ 85233
<b>PROPERTY TYPE</b>	Neighborhood retail center
<b>YEAR BUILT</b>	1998
<b>TOTAL BUILDING SF</b>	±27,702 SF
<b>LAND AREA</b>	2.3 AC (100,229 SF)
<b>BUILDINGS</b>	Three (3)
<b>OCCUPANCY</b>	88.44%
<b>PARKING</b>	350 surface spaces available
<b>ZONING</b>	CC, commercial center
<b>APN</b>	302-96-940, -942, -943A
<b>COMMENTS</b>	Tenant improvement allowance and free rent available  Dense infill trade area with high household income  Ace Hardware and Desert Fitness anchored neighborhood shopping center



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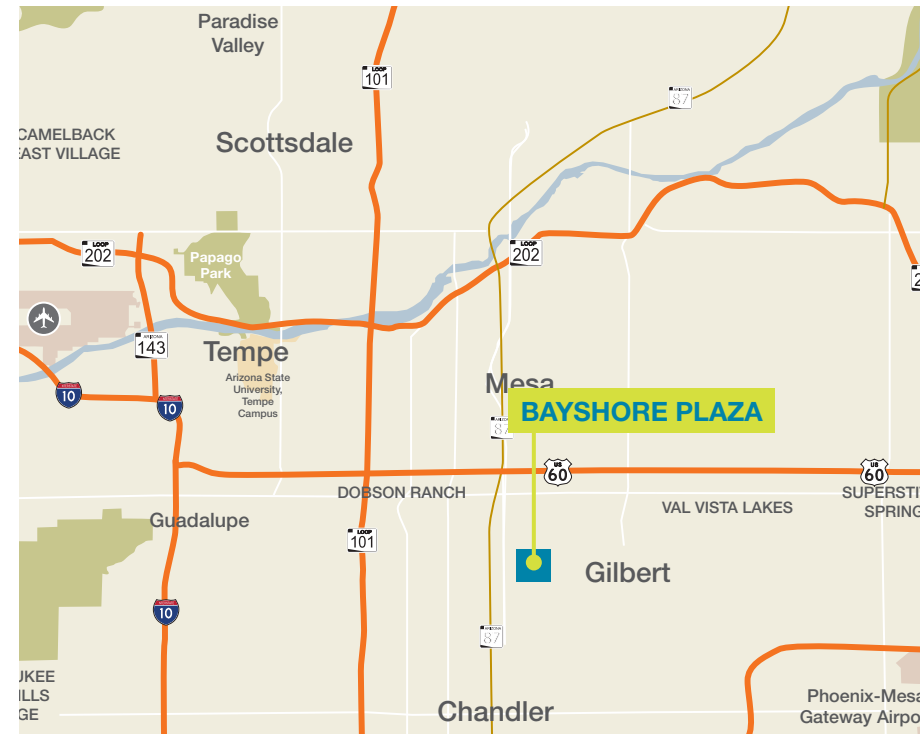
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DEMOGRAPHICS			
2017	1 MILE	3 MILE	5 MILE
Population	19,098	141,282	364,052
Households	6,984	50,563	128,894
Median HH Income	\$89,427	\$71,116	\$67,527
Daytime Employment	3,765	52,419	146,252

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**DOWNTOWN GILBERT**



**GILBERT PUBLIC SCHOOLS**

**MESQUITE JR HIGH**

**GILBERT HISTORICAL MUSEUM**

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