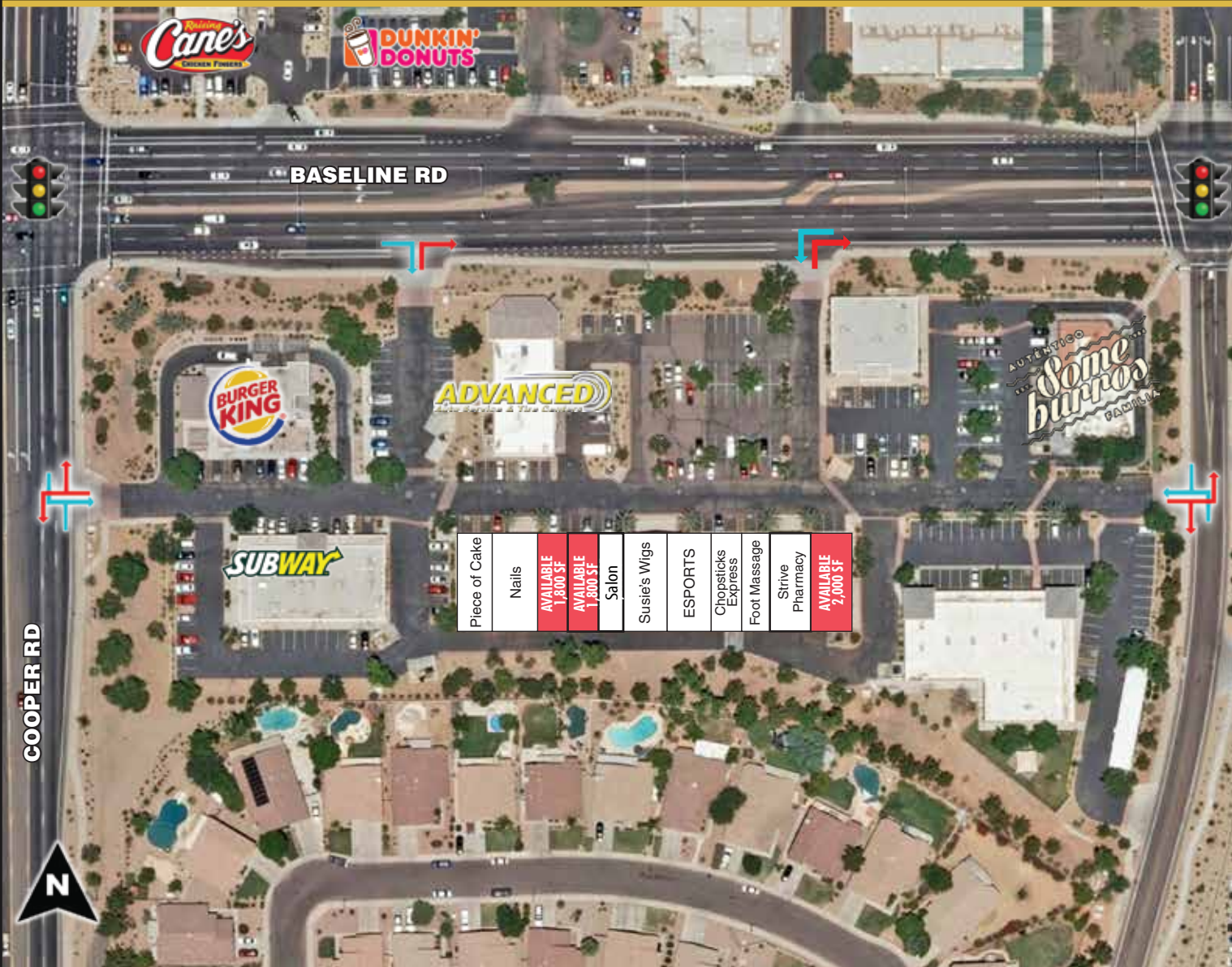


East of the Southeast Corner of Cooper Road & Baseline Road - Gilbert, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	9,921	156,945	432,839
Projected Population (2025)	10,799	170,010	471,556
Estimated Avg. Household Income (2020)	\$108,709	\$78,824	\$80,793
Projected Avg. Household Income (2025)	\$122,839	\$88,329	\$90,507
Average Household Size (2020)	2.81	2.89	2.58
Total Daytime Employees (2020)	10,388	65,333	142,972
Median Age (2020)	32.9	33.0	35.1

TRAFFIC COUNTS (2019 Source: SitesUSA)

Cooper Road	21,111
Baseline Road	37,985
Total Cars Per Day	59,096



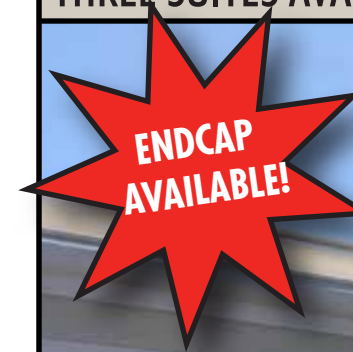
DE RITO PARTNERS, INC

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RETAIL END CAP WITH DRIVE THRU AVAILABLE

East of the Southeast Corner of Cooper Road & Baseline Road - Gilbert, Arizona

THREE SUITES AVAILABLE FOR LEASE / 1,800 SF - 3,600 SF AND 2,000 SF ENDCAP



AVAILABLE



For further information contact:

JUSTIN RIHS

(602) 553-2944
justin.rihs@derito.com

BRUCE MILTON

(602) 393-0366
bruce.milton@derito.com

PROJECT HIGHLIGHTS

- Endcap with drive up window
- Just south of the US 60 Freeway
- Major Gilbert retail intersection
- Tenants at the intersection include:
 - Walmart SUPERCENTER
 - ROSS DRESS FOR LESS
 - Conn's
 - Chick-fil-A
 - AMC THEATRES
 - Cane's
 - BURGER KING
- Former kids hair salon and office suite available
- Large monument signage available
- 2 miles from downtown Gilbert

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