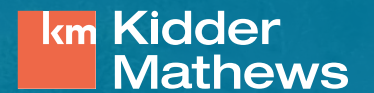




FOR SALE

Multi-Tenant Retail NNN Building
Higley Park Commons - Building 3

1495 HIGLEY ROAD, GILBERT AZ 85296



The Offering

Located within Maricopa County, the dynamic community of Gilbert is situated just 24 miles southeast of Phoenix, in the Southeast Valley trade-area, within the larger Phoenix metro. Incorporated in July 1920, Gilbert was primarily a farming community fueled by railroad and construction of the Roosevelt Dam and the Eastern and Consolidated Canals. Encompassing nearly 75 square miles, Gilbert has experienced a rapid transformation from an agriculture-based community to an economically-diverse suburban center. Gilbert began to take its current shape during the 1970s when the Town Council approved a strip annexation that encompassed 53 square miles of county land and in the last three decades, Gilbert has grown at an extremely high-rate, increasing in population from only 5,717 in 1980 to well over 200,000 (as of the 2010 census). Concurrent with the town's population growth, Gilbert has developed and transitioned rapidly to its present status as a modern suburb of the Phoenix Metropolitan and is currently the most populous incorporated town in the United States.

Investment Summary

1495 HIGLEY ROAD, GILBERT AZ 85296

\$2,500,000

ASKING PRICE

8,616 SF

BUILDING SIZE

100%

OCCUPANCY

5.8%

CAP RATE

\$144,000

NOI

C-C

ZONING



Property Overview

AERIAL



SITE PLAN



AERIAL OVERVIEW



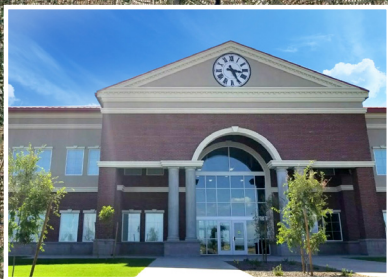
W Baseline Road

S Cooper Road



S Power Road

GILBERT GATEWAY TOWN CENTER



AMERICAN LEADERSHIP ACADEMY

E Guadalupe Road

S Higley Road

HIGLEY PARK COMMONS

VAL VISTA & WARNER CROSSING CENTER

W Elliot Road

W Warner Road



Old Rittenhouse Road



E Ray Road



AGRITOPIA EPICENTER
Breaking ground Fall 2017

SANTAN VILLAGE

E Williams Field Road

S Val Vista Drive

RETAIL SHOPS



PHOENIX-MESA GATEWAY AIRPORT

S Ellsworth Road

W Pecos Road



Property Overview



Market Trends

5-YEAR MARKET TRENDS

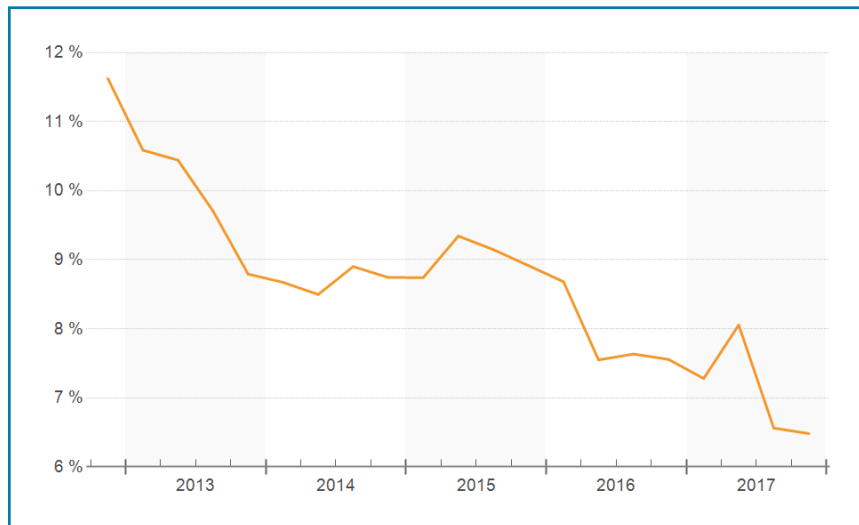
Availability	Survey	5-Year Avg
Rent Per SF	\$20.44	\$20.41
Vacancy Rate	6.5%	8.1%
Vacant SF	421,196	536,148
Availability Rate	7.7%	8.7%
Available SF	518,654	586,531
Sublet SF	29,586	22,121
Months on Market	24.3	24.2

Inventory	Survey	5-Year Avg
Existing Buildings	334	309
Existing SF	7,017,559	6,603,026
12 Mo. Const. Starts	140,399	174,315
Under Construction	230,877	135,209
12 Mo. Deliveries	210,123	177,429

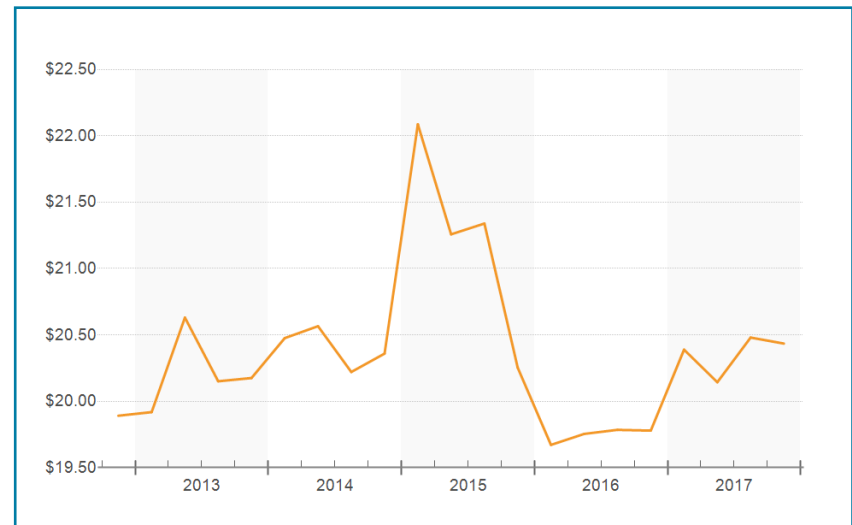
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	268,898	239,655
12 Mo. Leasing SF	285,136	207,423

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$405	\$234
Asking Price Per SF	\$336	\$355
Sales Volume (Mil.)	\$42	\$49
Cap Rate	4.8%	6.6%

Vacancy Rate



Asking Rent Per SF





Higley Park Commons

CONTACT

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