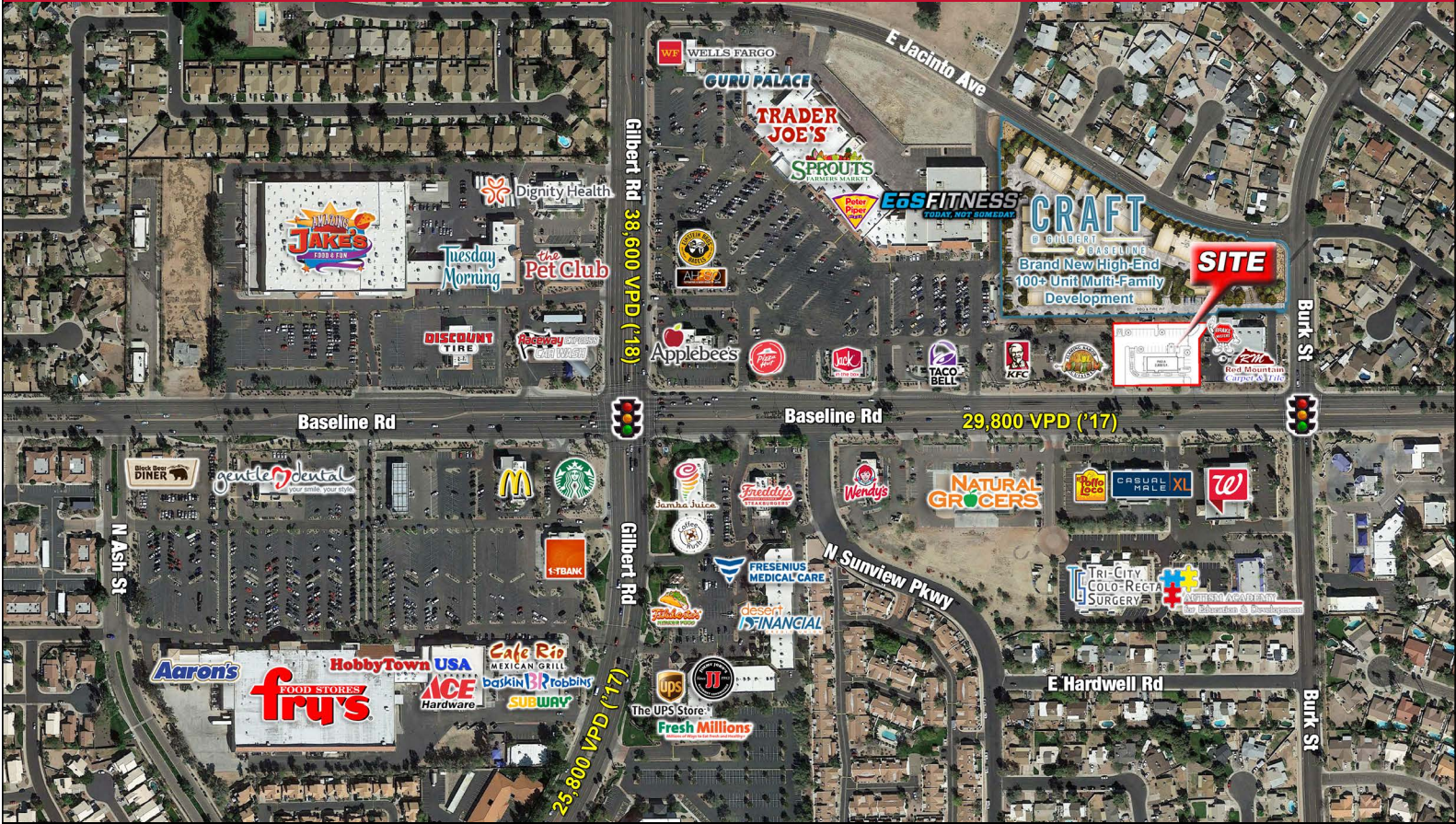




GILBERT AND BASELINE PAD OPPORTUNITY

NEC OF GILBERT RD & BASELINE RD | GILBERT, AZ

AVAILABLE FOR LEASE, GROUND LEASE, BTS – DRIVE-THRU AVAILABLE
 SIZE: 3,068 SF BUILDING ON 36,590 SF LOT – BUILDABLE UP TO 4,394 SF



PROJECT HIGHLIGHTS:

- Dominant Retail Intersection in the Southeast Valley – Join Sprouts, Trader Joe's and Fry's Marketplace
- Freestanding Building with Excellent Access and Visibility to Baseline Rd
- Built in Customer Base – Backing Brand New High-End 100+ Unit Multi-Family Development
- 30k Vehicles Per Day Passing the Subject Location



FOR INFORMATION CONTACT:

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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2018 Population	17,467	153,545	409,558
Daytime Population	16,415	140,000	367,947
Average HH Income	\$72,942	\$75,221	\$75,460

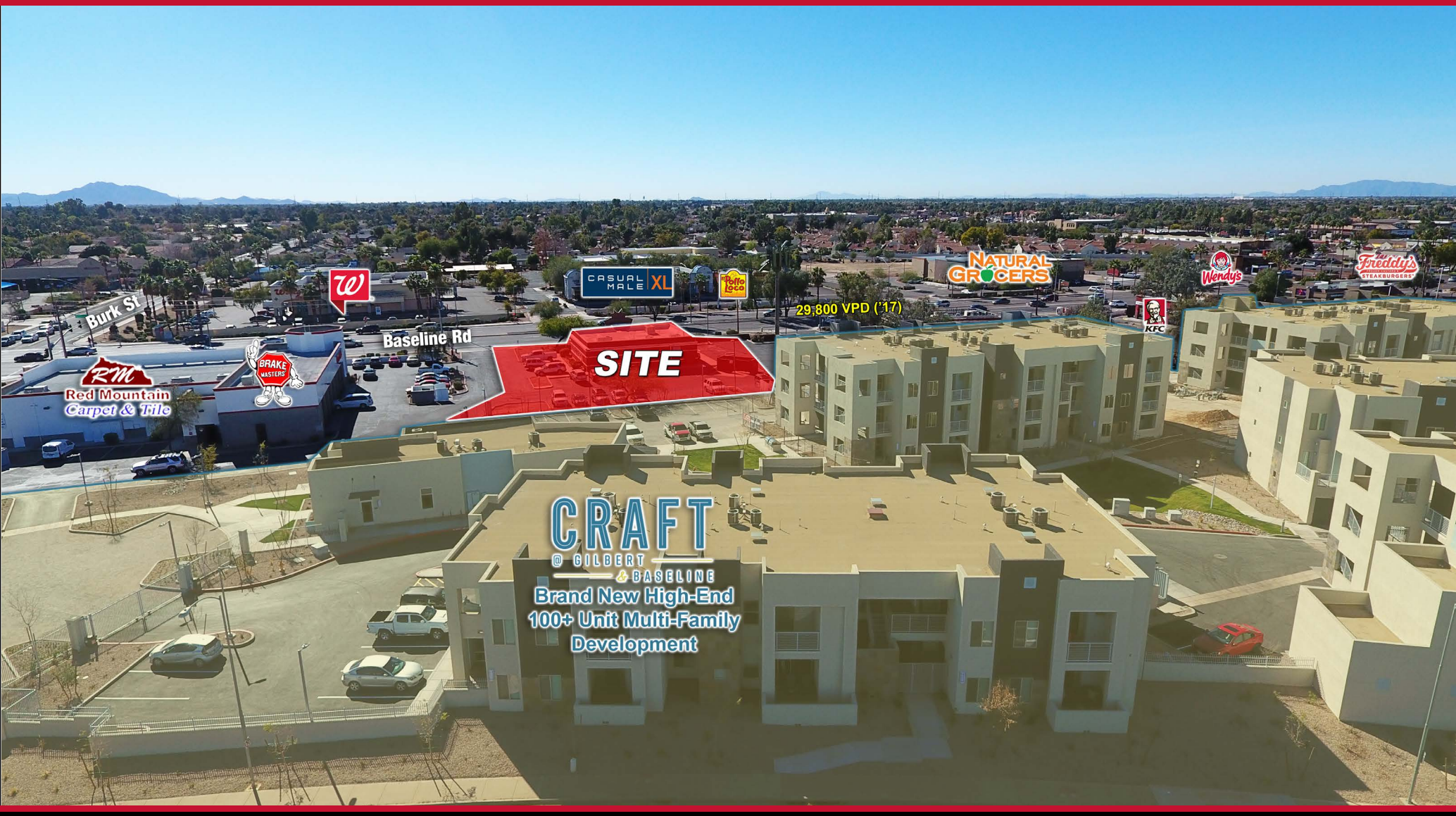
TRAFFIC COUNTS:

Gilbert Rd: 38,600 VPD (City of Mesa '18) | Baseline Rd: 29,800 VPD (City of Gilbert '17)



GILBERT AND BASELINE PAD OPPORTUNITY

NEC OF GILBERT RD & BASELINE RD | GILBERT, AZ



CRAFT
@ GILBERT
& BASELINE
Brand New High-End
100+ Unit Multi-Family
Development

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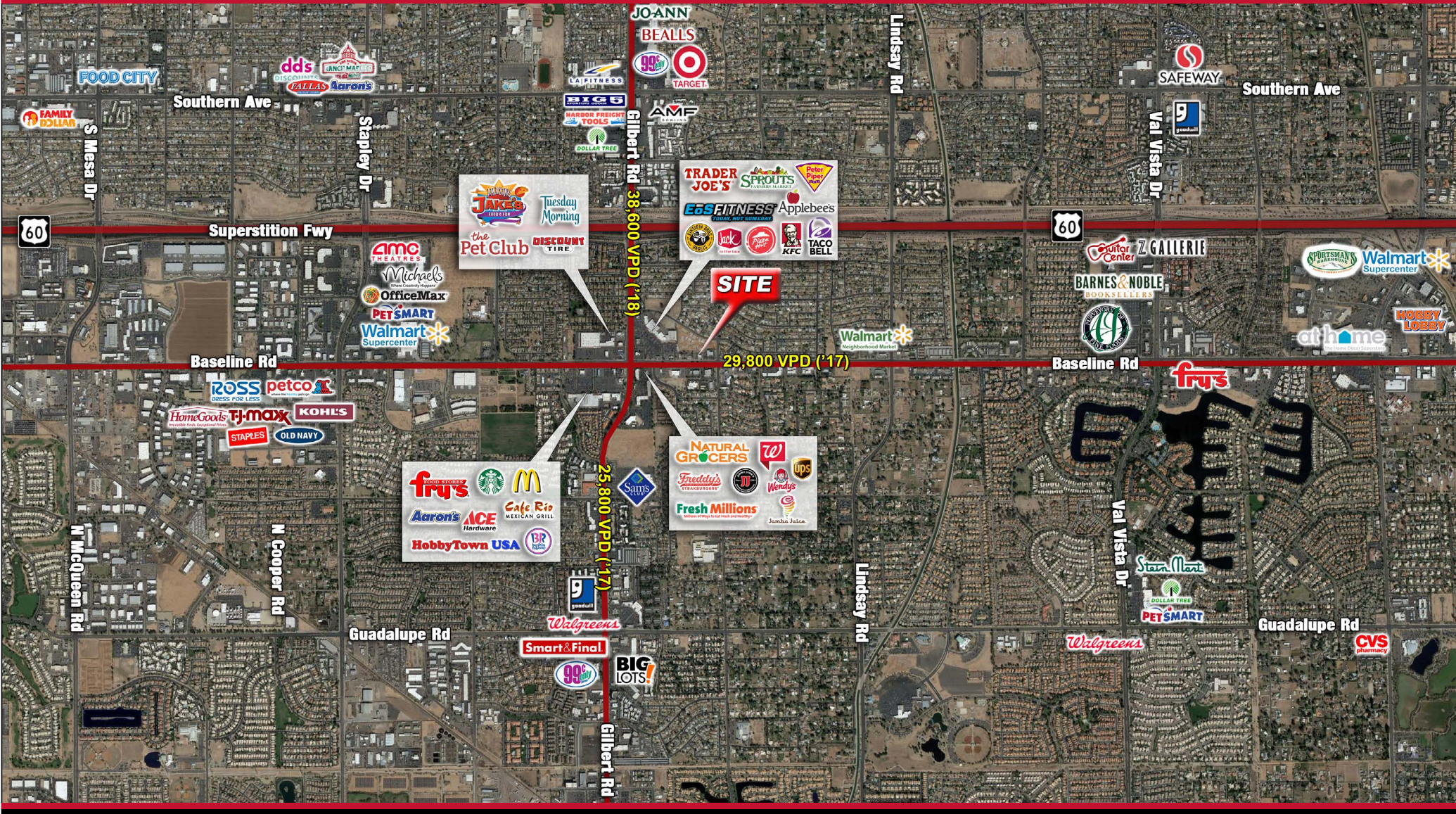


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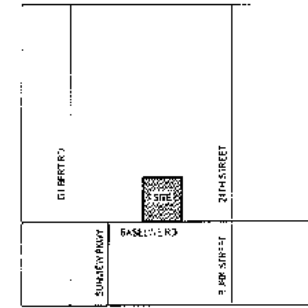
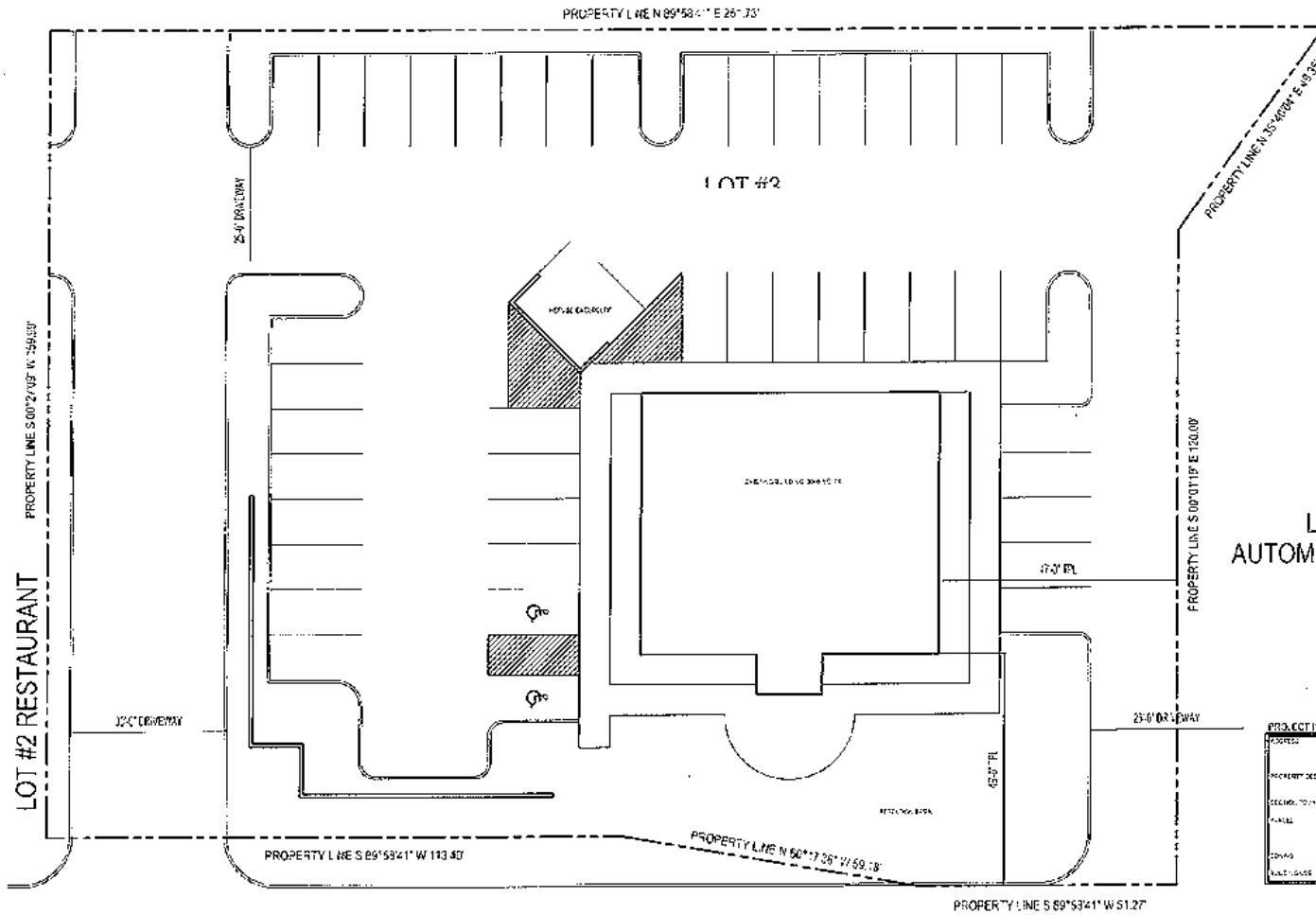
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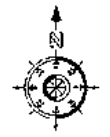
GILBERT AND BASELINE PAD OPPORTUNITY

NEC OF GILBERT RD & BASELINE RD | GILBERT, AZ

CURRENT SITE PLAN



VICINITY MAP



SITE PLAN

LOT #4
AUTOMOTIVE SHOP

PROJECT INFORMATION		LOT COVERAGE / AREA CALCULATIONS	
ADDRESS	22000 E. GILBERT RD GILBERT, AZ 85235	LOT AREA (SQ FT)	114,200.00
PROJECT DESCRIPTION	LOT #2 PAD DEVELOPMENT	LOT COVERAGE / AREA CALCULATIONS	
DESIGNER / ARCHITECT	GPS	LOT AREA (SQ FT)	114,200.00
DATE	12/20/2024	LOT COVERAGE / AREA CALCULATIONS	
OWNER	GPS	LOT AREA (SQ FT)	114,200.00
DATE	12/20/2024	LOT COVERAGE / AREA CALCULATIONS	

BASELINE RD - 29,800 VPD

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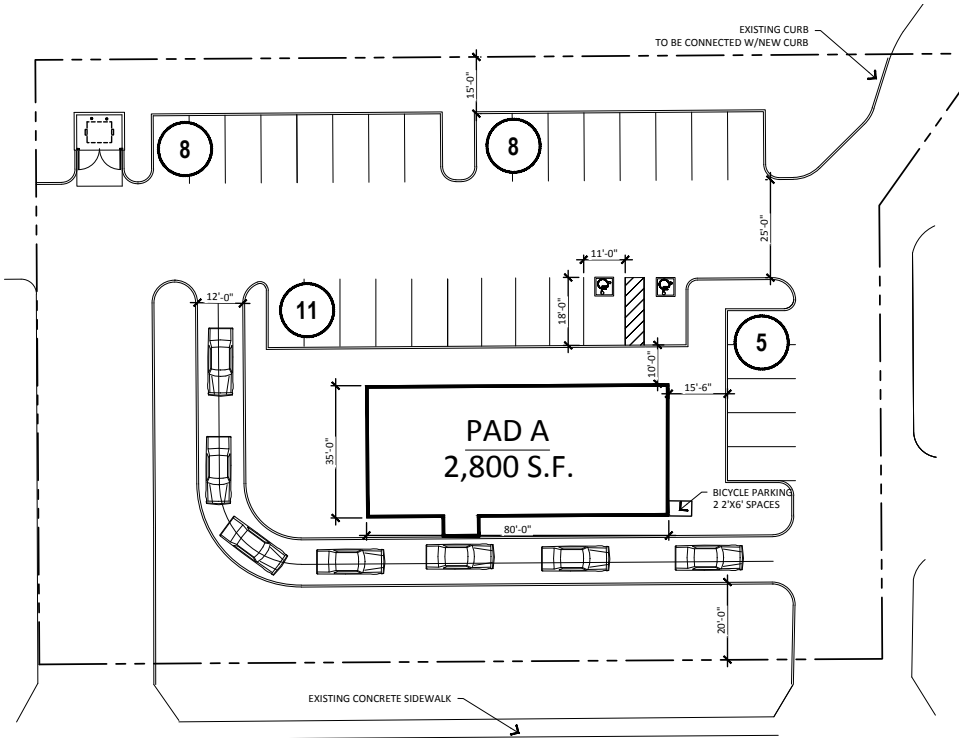
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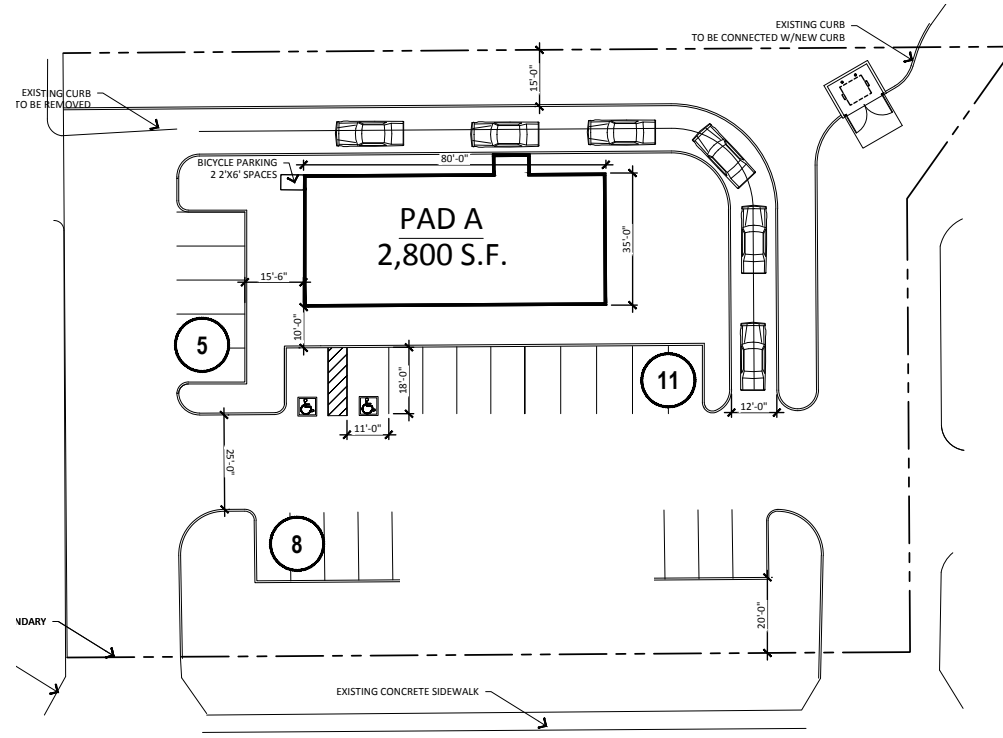
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DRIVE-THRU SITE PLAN - OPTION 1



BASELINE RD - 29,800 VPD

DRIVE-THRU SITE PLAN - OPTION 2



BASELINE RD - 29,800 VPD

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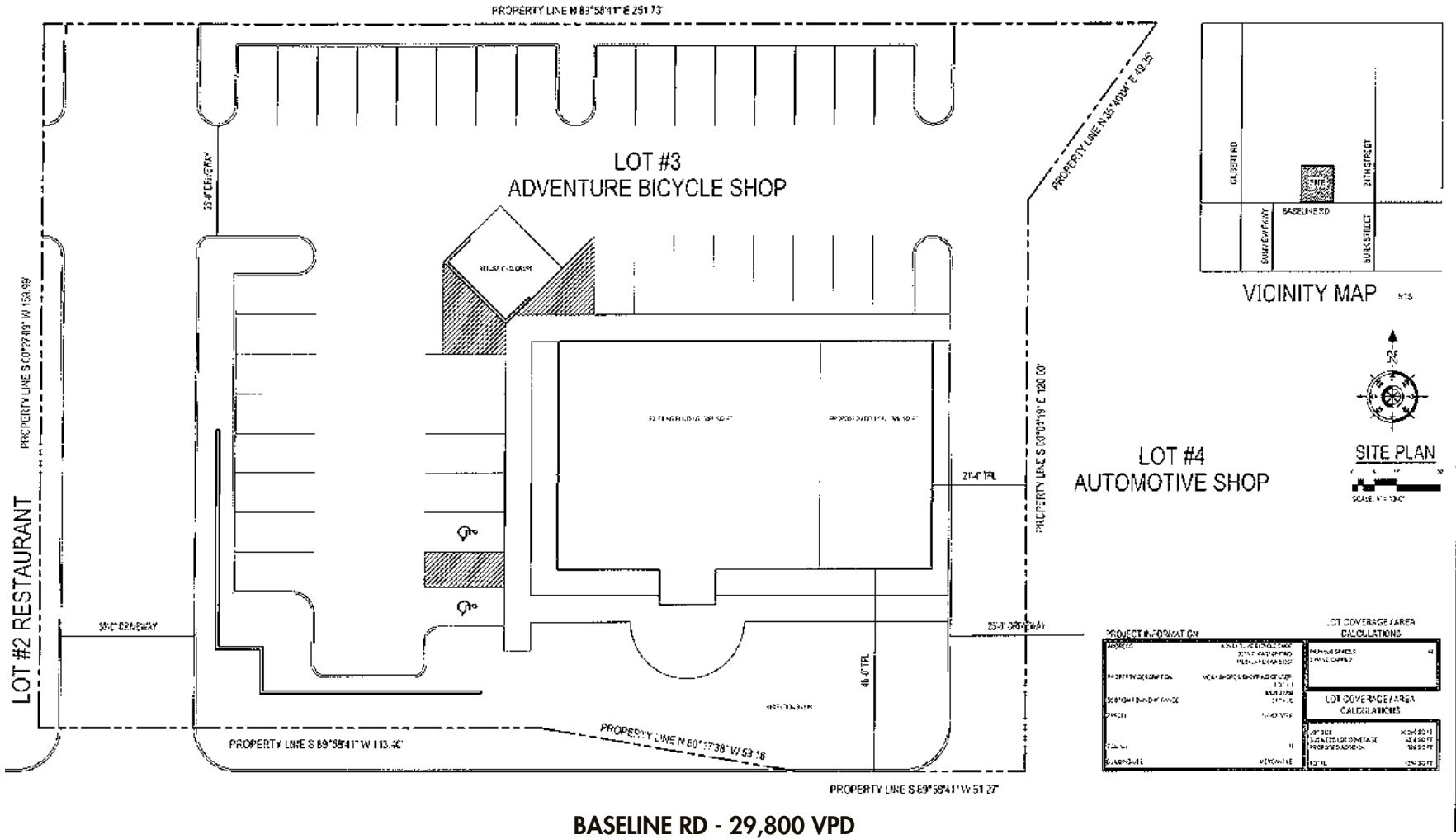
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GILBERT AND BASELINE PAD OPPORTUNITY

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EXPANDED SITE PLAN



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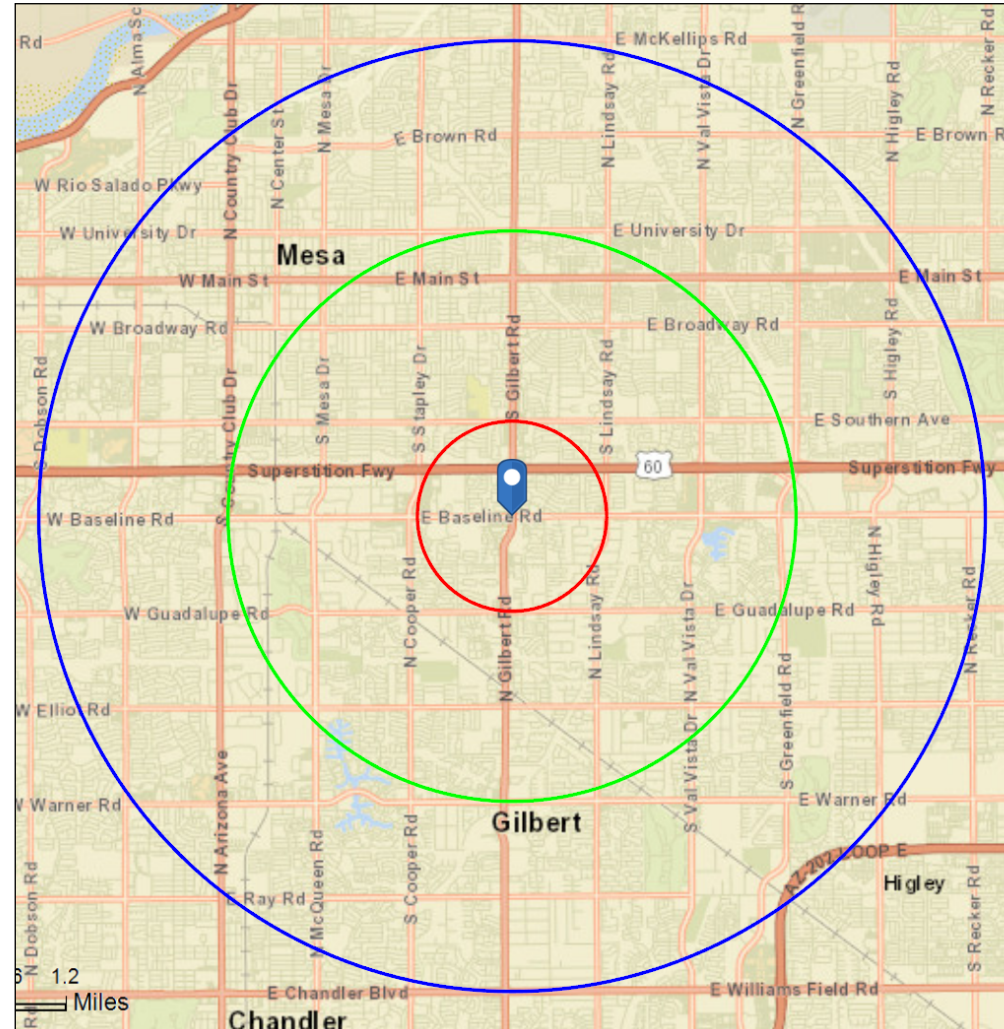
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GILBERT AND BASELINE PAD OPPORTUNITY

NEC OF GILBERT RD & BASELINE RD | GILBERT, AZ

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,538	147,135	365,951
2010 Total Population	16,404	142,092	372,985
2018 Total Population	17,467	153,545	409,558
2018 Group Quarters	46	665	2,630
2023 Total Population	18,358	161,875	437,062
2018-2023 Annual Rate	1.00%	1.06%	1.31%
2018 Total Daytime Population	16,415	140,000	367,947
Workers	8,457	62,448	160,031
Residents	7,958	77,552	207,916
Household Summary			
2000 Households	5,991	48,025	129,123
2000 Average Household Size	2.92	3.05	2.82
2010 Households	5,909	47,973	135,572
2010 Average Household Size	2.77	2.95	2.74
2018 Households	6,282	51,718	148,437
2018 Average Household Size	2.77	2.96	2.74
2023 Households	6,583	54,405	158,111
2023 Average Household Size	2.78	2.96	2.75
2018-2023 Annual Rate	0.94%	1.02%	1.27%
2010 Families	3,980	34,183	91,298
2010 Average Family Size	3.32	3.45	3.30
2018 Families	4,181	36,374	98,658
2018 Average Family Size	3.37	3.50	3.35
2023 Families	4,368	38,104	104,649
2023 Average Family Size	3.40	3.53	3.38
2018-2023 Annual Rate	0.88%	0.93%	1.19%
Median Household Income			
2018	\$56,733	\$57,078	\$56,502
2023	\$63,408	\$63,551	\$63,137
Median Home Value			
2018	\$207,800	\$208,689	\$215,587
2023	\$247,110	\$240,630	\$249,456
Per Capita Income			
2018	\$26,151	\$25,548	\$27,556
2023	\$30,249	\$29,583	\$31,982
Median Age			
2010	29.9	31.1	32.9
2018	31.5	32.5	34.2
2023	32.7	33.5	35.1



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