

2288 2290 & 2328 WEST GUADALUPE

GILBERT, ARIZONA

FOR SALE OR LEASE



**3-Building
Complex**



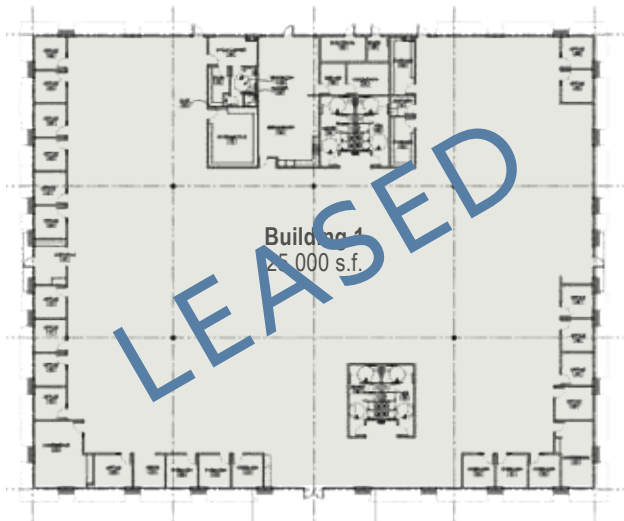
**Excellent Freeway
Access**



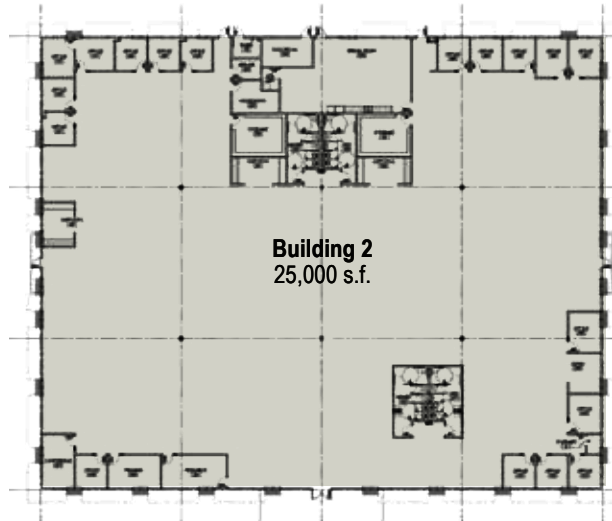
**6.11 per 1,000 SF
Parking Ratio**



PROPERTY PROFILE



Building 1 – 2328 West Guadalupe Road



Building 2 – 2288 West Guadalupe Road



Building 3 – 2290 West Guadalupe Road

- + **Building 1** - 2328 West Guadalupe - 25,000 s.f.
- + **Building 2** - 2288 West Guadalupe - 25,000 s.f.
- + **Building 3** - 2290 West Guadalupe - 30,000 s.f.

Sales price available upon request

BUILDING FEATURES:

- + Lease Rate: \$15.00 p.s.f., NNN
- + Tenant Improvements:
Negotiable
- + Built: 2006
- + Site Area: ±8.94 net acres
- + Parking: 489 total spaces;
6.11/1000 ratio (75% of which
is secured & gated)
- + Zoning: LI (Light Industrial),
Town of Gilbert
- + Construction: Stone-clad, tilt-up
concrete with solar screen,
dual-paned tinted glass

UTILITIES:

- + Water/Sewer - Town of Gilbert
- + Electricity - SRP
- + Gas - Southwest Gas





**2288 2290 & 2328
WEST GUADALUPE**

Crackers & Co.
Streets of New York
Waffle House
Panda Express
Culver's
Schlotzsky's
McDonald's
Del Taco
Carl's Jr.

Jack in the Box
All Pierogi Kitchen
Dragon Express
Lotus Deli Indian
Papa John's
Appelbee's

Popeye's
Jimmy John's
Freddy's Custard
Tsing Tao Chinese

Chili's
Texas Roadhouse
Firehouse Subs
Charleston's
Red Robin
Starbucks
Fatburger
Rubio's
Mellow Mushroom
In-N-Out
Chick-fil-A
Old Country Buffet
Village Inn
Caine's
The Hub
Jason's Deli
Dunkin' Donuts
Burger King
Subway
Chipotle

Angry Crab Shack
Subway
Dairy Queen
Armando's Mexican
McDonald's

Wendy's
Sonic
AZ Wilderness Brewing
Blimpie

Togo's
Genos Pizza
Dutch Bros.

Discovery Business Campus

Tres Tempe
Chipotle
Jimmy John's
Kneaders Bakery
Smash Burger
MOD Pizza

ASU Research Park

Pacific Seafood Buffet
Pho Gia Dinh

McDonald's
1455 American Grill
Curry Garden
Orient Sushi & Grill

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