

ROOFTOP BAR OPPORTUNITY

3 STORY MIXED USE BUILDING | ±1,768 SF

313 N. GILBERT RD | GILBERT AZ

THIRD FLOOR
CO-WORKING SPACE

SECOND FLOOR
TICKETFORCE

GROUND FLOOR
THE BRASS TAP

WEST FACING
PATIO

CBRE

HISTORIC DOWNTOWN GILBERT

Downtown Gilbert, otherwise known as the Heritage District, has been around for 30 years with must-see stops such as Joe's Real BBQ, Hale Centre Theatre and Agritopia. It has been built up over the years to include many different restaurants, theaters and places to see.

LOCAL HIGHLIGHTS

For a small area, downtown Gilbert certainly knows how to pack things in! Though it is only a few blocks long, the location offers a great choice of excellent restaurants to please all palates, from BBQ to Mexican to Italian to country fare! And, not only that; if you're in the area on a Saturday morning you can enjoy the farmer's market situated just behind the water tower. You will also be able to see local bands performing a variety of music genres. Sit and enjoy a coffee or soda in the sunshine with the family after a walk and exploration around this fun area!



JOIN THESE AREA CO-TENANTS



DEMOGRAPHICS	15 MINUTES
AVERAGE HH INCOME	\$83,585
POPULATION	617,001
EDUCATION LEVELS	66.3%
MEDIAN AGE	34

*Source: CBRE Research

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CALL TO TAKE ADVANTAGE
OF THIS RARE VIEW

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