

FOR SALE OR LEASE

±15,048 SF AVAILABLE

1630 W. GUADALUPE RD, GILBERT, AZ 85233

RETAIL



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CBRE

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PROPERTY HIGHLIGHTS:

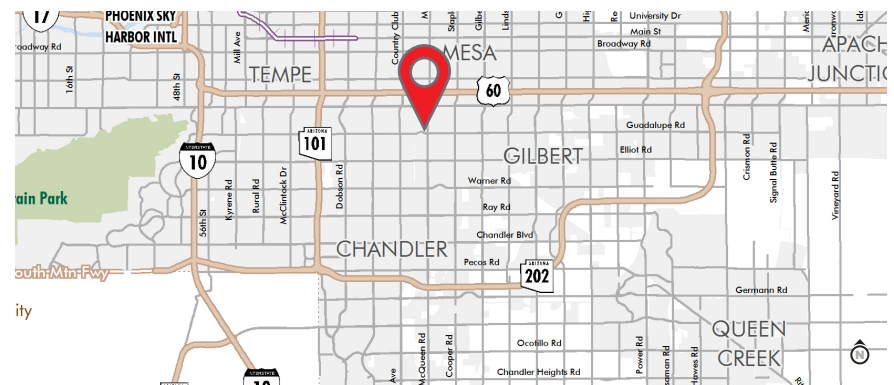
FEATURES

- + Former Walgreens
- + ±15,048 SF Building
- + ±98,446 SF Parcel
- + CC Zoning
- + Motivated Sellers. Submit Offers
- + 60 Parking Spaces
- + Building has a Drive-Thru
- + Going-Home Side of Street
- + Heavy Traffic Counts
- + Call for pricing

Demographics

	1 Mile	3 Mile	5 Mile
2016 Population	8,462	142,326	419,003
2016 - 2021 Population Growth Rate	0.70%	1.00%	1.07%
Median Age	33.0	32.4	33.0
2016 Households	3,209	51,096	152,018
2016 Median Household Income	\$70,106	\$53,524	\$51,677
2016 Average Home Value	\$295,705	\$219,607	\$225,018
Number of Businesses	638	6,492	15,550
Number of Employees	10,292	68,631	160,713

Source: ESRI



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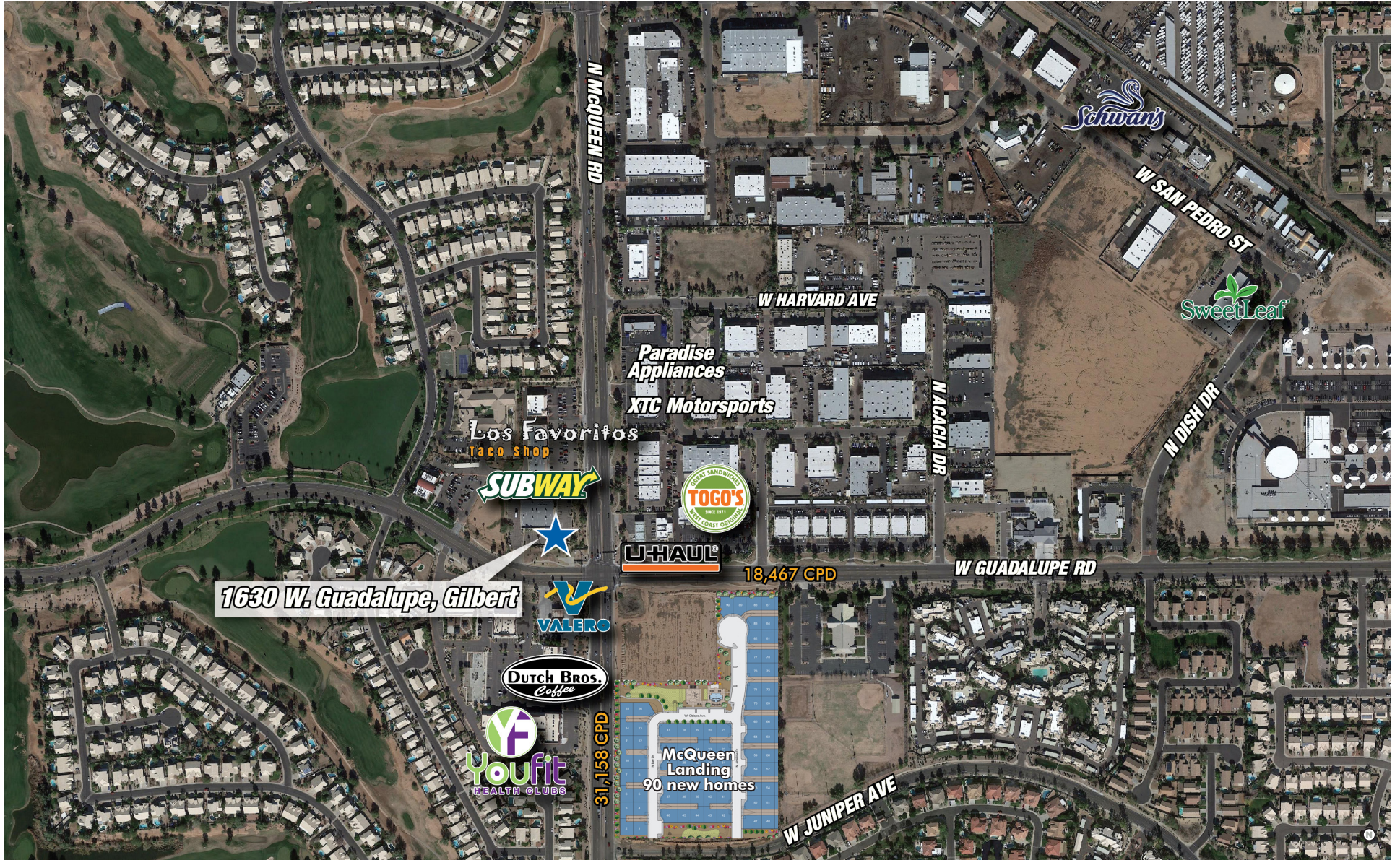
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SITE AERIAL



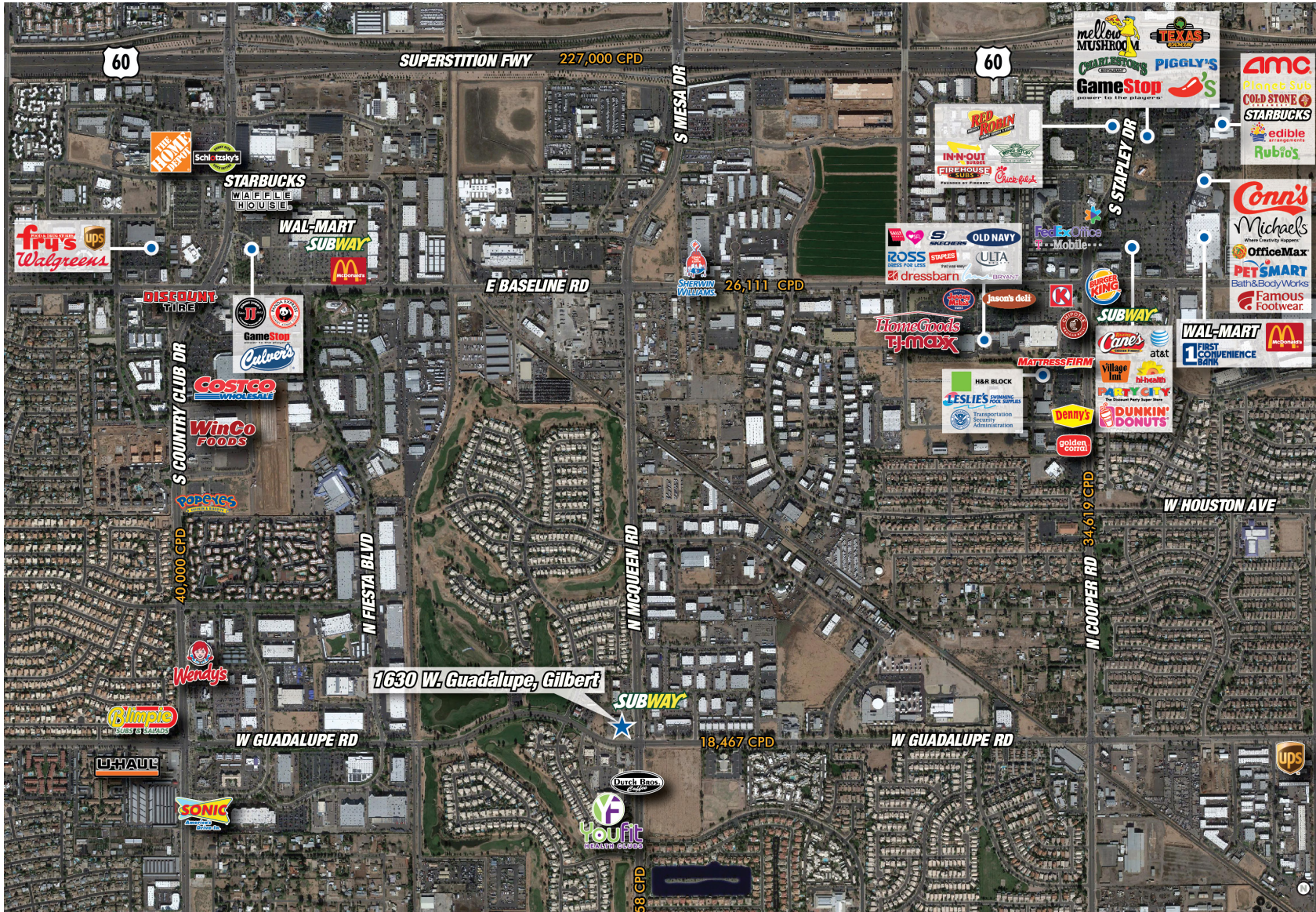
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SITE AERIAL



Source: City of Gilbert