

1911-1941 E. Brown Rd & 1106 N Gilbert Rd Mesa, AZ 85203

SWC Brown Rd & Gilbert Rd

Restaurant & Retail Spaces Available at

Sprouts Anchored Retail Center

Tenants Include: Sprouts Farmers Market, Ace Hardware, Subway, Barro's Pizza, AZ Hair Co., and Nature's Finest Foods



Property Overview:

- Grocery Anchored Retail Center
- Parking Ratio: 4.33/1,000 SF
- Gilbert Rd Frontage
- Parcel No: 137-38-064D

Availability:

- | | |
|------------------|-----------------------|
| Suite 1106 103 | ±1,089 SF |
| Suite 1911 2 | ±1,250 SF |
| Suite 1925 8-9 | ±2,078 SF *Restaurant |

Call Broker for Lease Rate

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



Demographics

	1 Mi	3 Mi
Population (2016)	14,465	138,511
Households	4,923	48,499
Median HH Income	\$59,926	\$43,975
Daytime Employees	2,825	30,248

Traffic

Collection Street/Cross Street	VPD
E Brown Rd N Gilbert Rd E	18,063
N Gilbert Rd E Villas Valencia S	24,381
E Brown Rd N Gilbert Rd W	18,040
N Gilbert Rd E Brown Rd S	23,472
N Gilbert Rd E Enrose St N	28,903

*Traffic & Demographic Source: Costar 2016

Area Description

Sprouts Farmers Market and Ace Hardware combine to create an excellent neighborhood location. Approximately 59,000 vehicles per day pass through this intersection. Strong household incomes and heavy population density make this center a great opportunity. Zoning for the center is Community Retail Center, City of Mesa.

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