

SW CORNER BASELINE RD & COOPER RD / STAPLEY DR 1017 EAST BASELINE RD - GILBERT, AZ

AVAILABLE FREE STANDING RETAIL BUILDING IN SUCCESSFUL POWER CENTER



- OPTIONS AVAILABLE**
- ◆ Single or Multi-Tenant Building with Drive-Thru
 - ◆ Ground Lease
 - ◆ Build-to-Suit

Property Information

- ◆ 1,800 SF to 13,000 SF Available with potential Drive-Thru
- ◆ 73,379 SF Pad Site
- ◆ Former Restaurant - Zoned C2
- ◆ 86 Parking Spaces
- ◆ The Shoppes at Gilbert Commons is anchored by Kohls, TJ Maxx, Home Goods, Ross, Old Navy, ULTA, Dress Barn, Carter's
- ◆ Excellent visibility from Baseline Rd with capability of multiple sign exposures
- ◆ 1/4 Mile South of I-60

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,992	149,836	428,857
2022 Population:	8,606	161,382	462,261
Pop Growth 2017-2022:	7.68%	7.71%	7.79%
Households			
2017 Total Households:	2,663	51,232	157,107
HH Growth 2017- 2022:	7.77%	7.75%	7.76%
Average HH Income:	\$85,430	\$69,504	\$73,909
Daytime Employment			
Total Employees:	12,574	71,339	153,976

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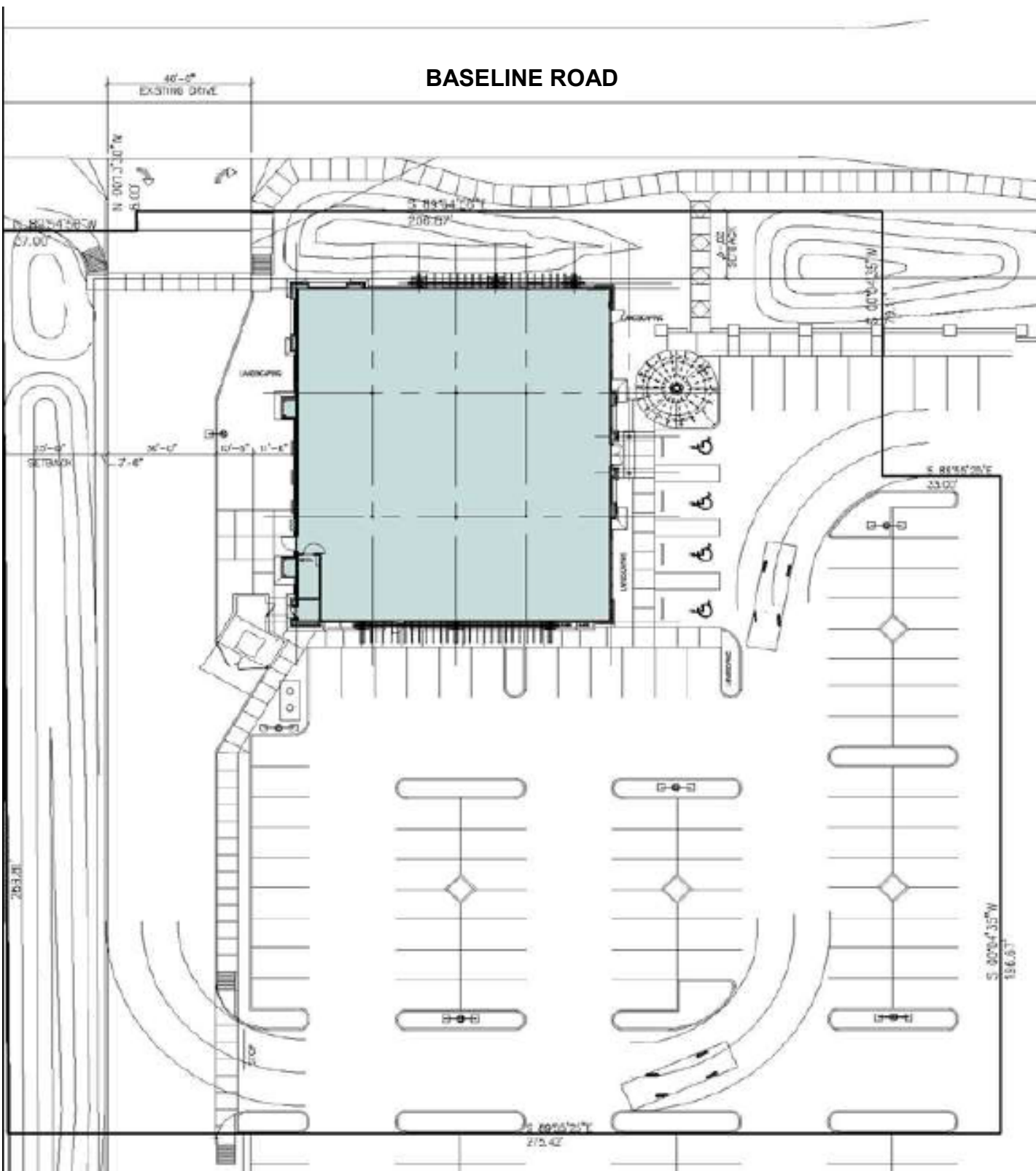


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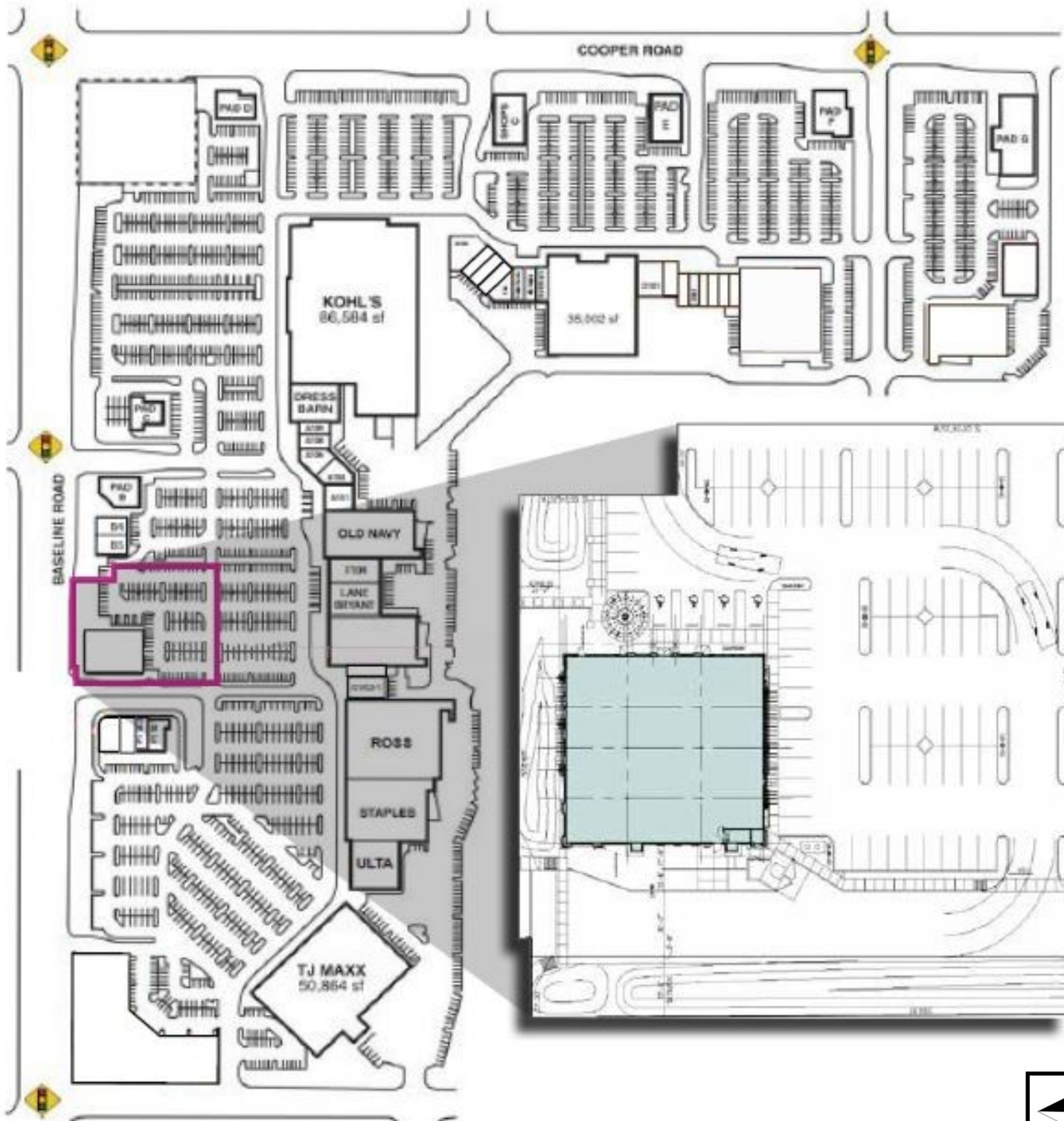


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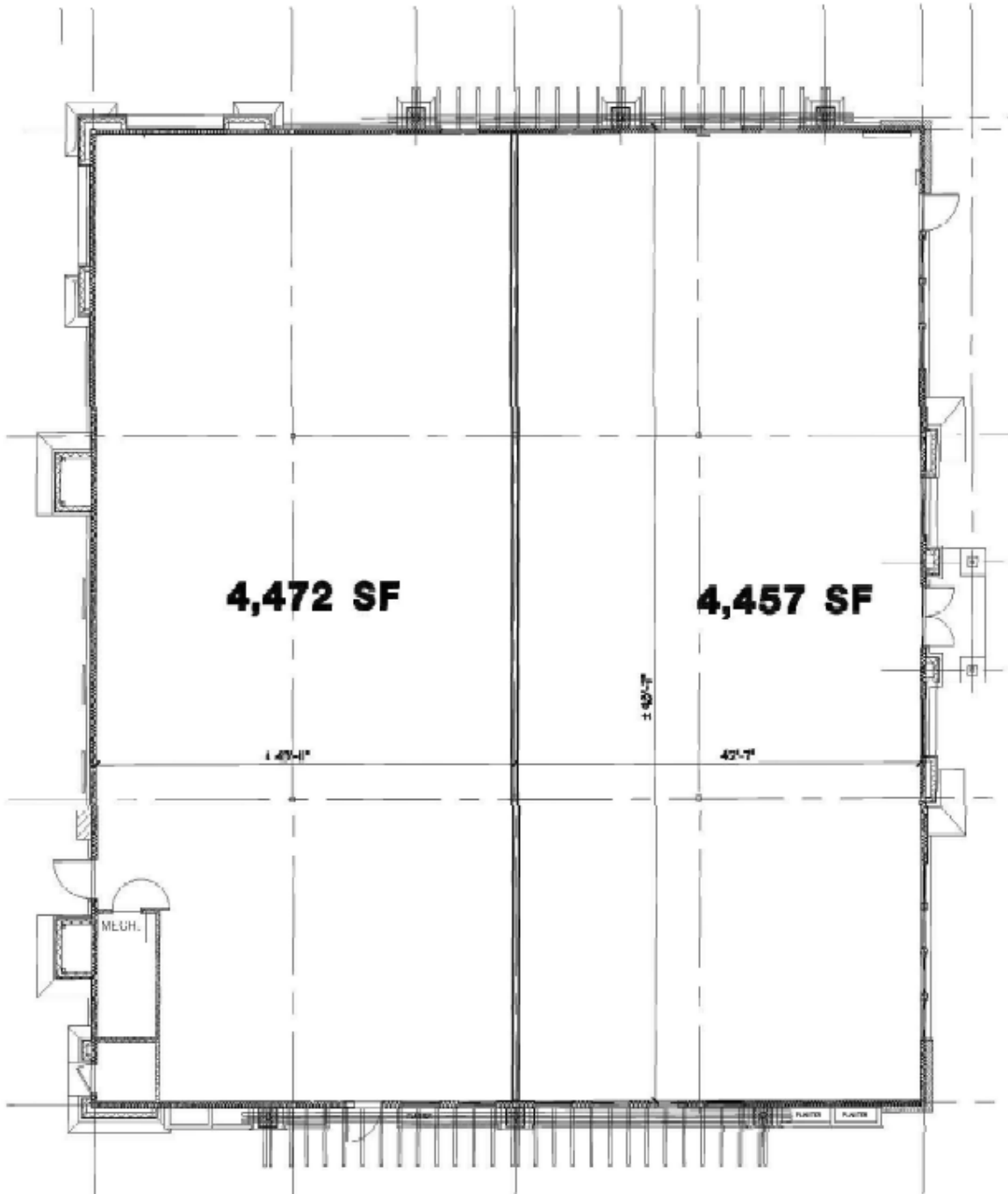
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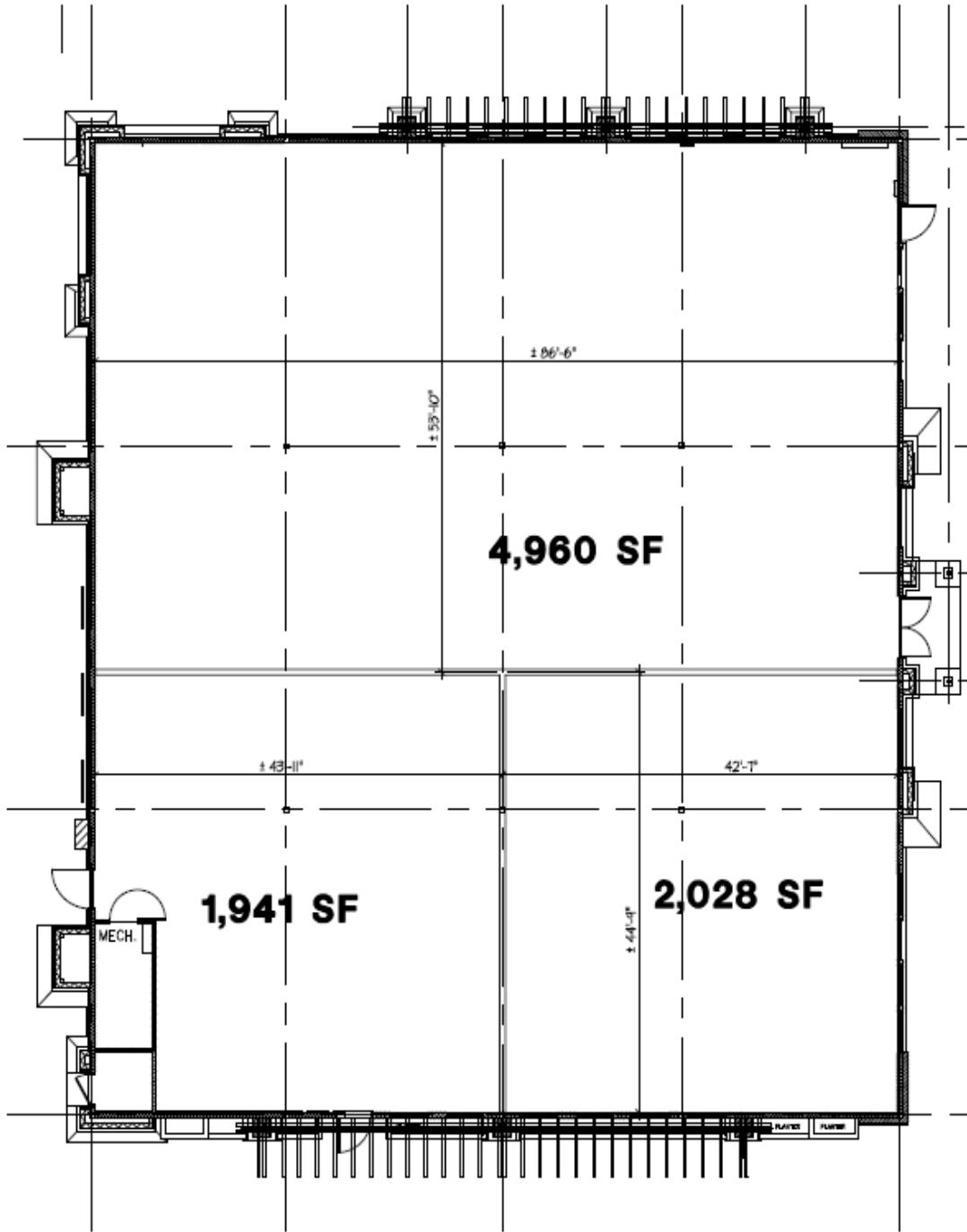
**2 Tenant Demising Plan
(Conceptual)**



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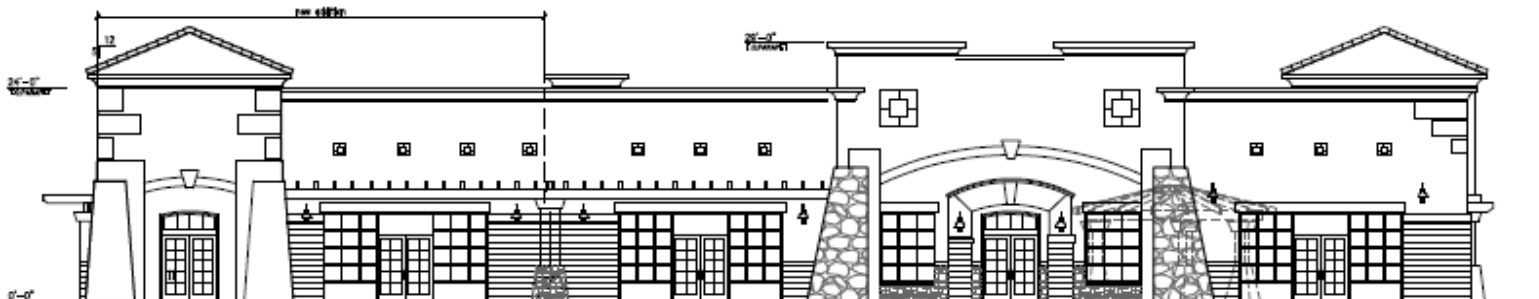
**3 Tenant Demising Plan
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Expansion Plan (Conceptual)



EAST ELEVATION

SCALE: 1/8" = 1'-0"

