

## **Property Highlights**

- ±2.11 Acres (±92,101 SF)
- NEC of Williams Field & Loop 202
- Zoning: NC, City of Gilbert

- Excellent Demographics
- Gas/Water/Sewer: In Street
- Retail/Office Use
- Contact Agents For Pricing

Trent Rustan D: 480.966.5155 M: 602.550.0709 trustan@cpiaz.com

Matthew Turney D: 480.889.2568 mturney@cpiaz.com



Locally Owned. Globally Connected.

# COMMERCIAL LAND NEXT TO SANTAN MALL IN GILBERT, AZ - FOR SALE PARCEL

### Select SanTan Village and Area Retailers

**Harkins Theaters** 

Apple

Macy's

**Dillards** 

**Best Buy** 

Johnny Rocket's

Starbucks

Footlocker

Walmart

Sam's Club

Old Navy

Office Max

Big Lots

Bed Bath & Beyond

**Outback Steakhouse** 

Costco Warehouse

Arby's

Long John Silvers

**US Bank** 

Danny's Carwash

Marshals

Massage Envy

NYPD Pizza

Gilbert Fire Dept.

Subway

**Lens Crafters** 

Dick's Sporting Goods

Chipotle

Subway

**Bike Masters** 

**Bank of America** 

Many, many more...



Trent Rustan D: 480.966.5155 M: 602.550.0709

trustan@cpiaz.com

Matthew Turney D: 480.889.2568 mturney@cpiaz.com



# COMMERCIAL LAND NEXT TO SANTAN MALL IN GILBERT, AZ - FOR SALE



Demographics:	1M	3M	5M
Population:	9,839	101,265	243,329
Avg. HH Income:	\$98,834	\$91,717	\$90,265
Consumer Spending:	\$121,081	\$1,109,684	\$2,675,526
Total Businesses	537	3,054	6,616

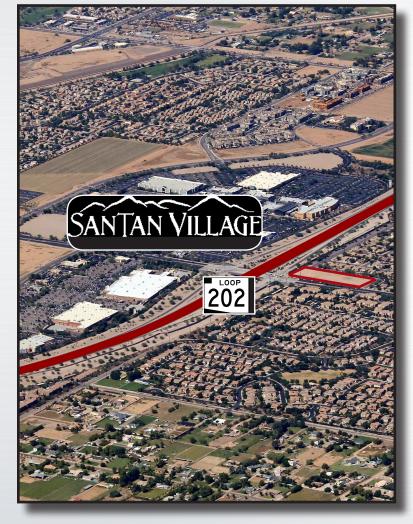
Traffic Counts:

SanTan Loop 202 & SanTan Village Pkwy	58,479 VPD
S Greenfield Rd & E Frye Rd	34,232 VPD
E Williams Field Rd & S Greenfield Rd	26,613 VPD

#### **About Gilbert**

Business innovation, through the development of commercial products, processes and services, stimulates international competitiveness and economic growth. That's why Gilbert, Arizona, is strongly committed to the principles of business collaboration, innovation and entrepreneurship. These principles serve as the economic drivers to which the young, affluent community located within the southeast valley of the Phoenix metropolitan area owes its beginnings.

Sources: Costar.com, Gilbertaz.gov



Trent Rustan D: 480.966.5155 M: 602.550.0709 trustan@cpiaz.com Matthew Turney D: 480.889.2568 mturney@cpiaz.com



# COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

international