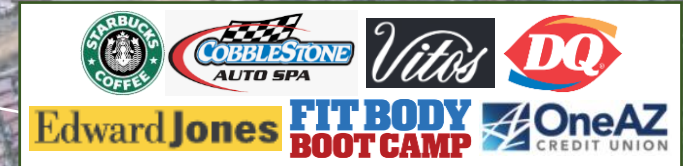


# NWC Queen Creek & Higley

Gilbert, Arizona

*D. L. Slaughter*  
**Company**

## HARD CORNER SHOPS FOR LEASE



**Available:**  
**Shop Space Available**



For more information please contact:

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# NWC Queen Creek & Higley

Gilbert, Arizona

*D. L. Slaughter*  
*Company*

## Property Highlights:

- Rare, small, 2nd generation food service shop space for lease
- Across from brand new Gilbert Regional Park and coming soon Cactus Surf Park complex.
- Highly visible, hard corner shop space with direct visibility to intersection
- Part of busy, Lowe's anchored, Higley Pavilion power center
- Affluent area, with median household incomes of over \$133,237 (3 mile)
- Perfect for dessert/cookie/soda shop/donut/cupcake/ice cream/froyo concepts, service/office tenants, Chiro/Medical, vitamin/supplements
- Excellent visibility on primary arterials for trade area



## Demographics:

	1 mile	3 mile	5 mile
• Average Income	1 mile \$135,942	3 mile \$133,237	5 mile \$133,467
• Population	1 mile 8,198	3 mile 85,671	5 mile 213,365

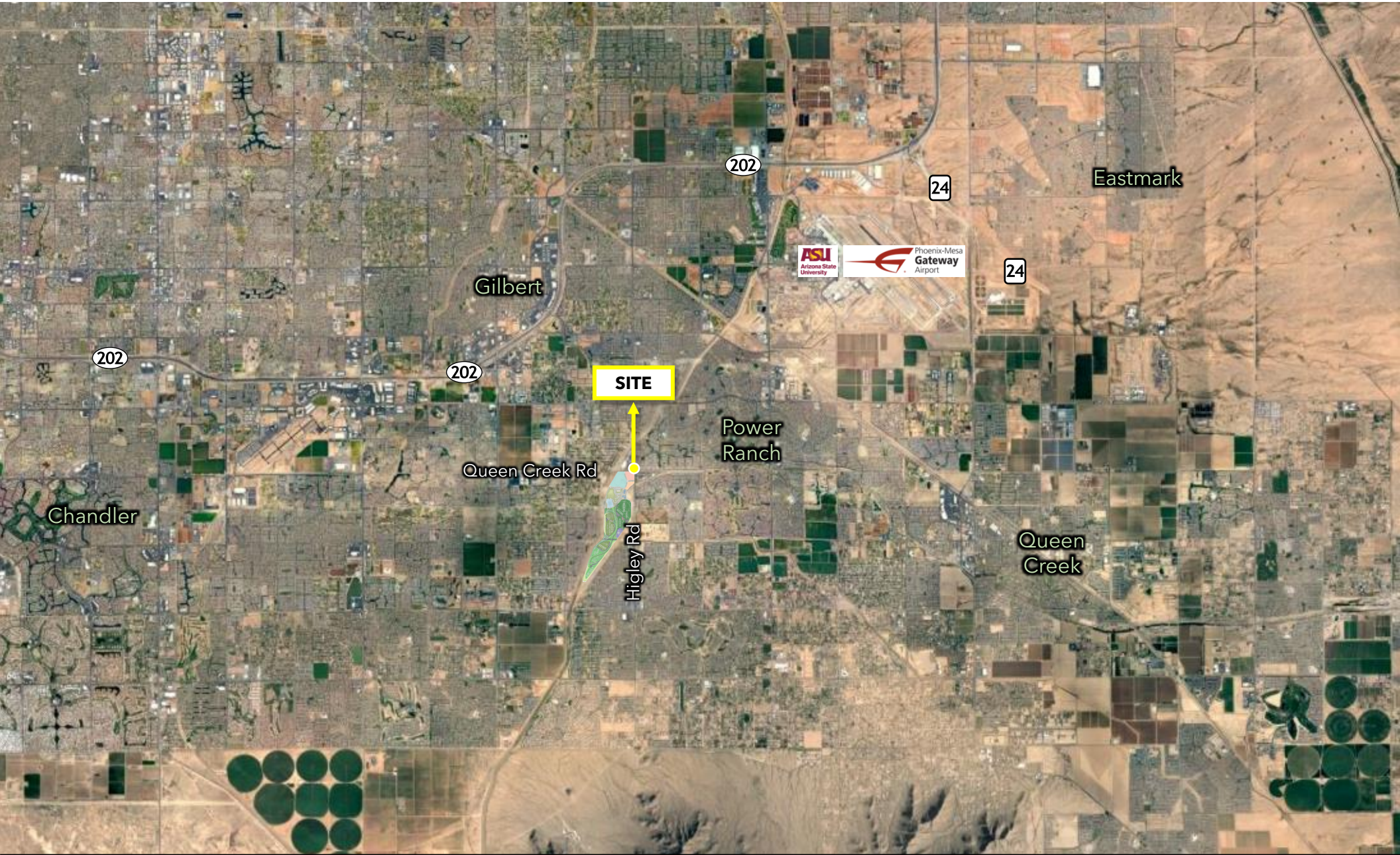
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## Gilbert developments to look out for in the new year

Arizona Republic - Maritza Dominguez - 12/28/2022

Gilbert, a town of over 270,000 residents, has gone from a bedroom community to a hub of upscale amenities.

The town is expected to build out by 2030. With limited area for the town to grow shopping corridors, parks and housing are on the horizon for Gilbert. Here's what to look out for in the coming year.

### Cactus Surf Park

Cactus Surf Park is expected to finish construction at the tail end of 2023. The park is a long time coming for residents. The 25-acre park will be located at the north end of Gilbert Regional Park off Higley and Queen Creek roads.

Amenities at the park could include a sand beach, outdoor cabanas, a surf lagoon and more. Developers won't use the town water supply and instead are required to bring their own water.

### The Ranch

Gilbert Town Council is set to vote on the controversial project The Ranch in February. Residents came out in droves to oppose an initial plan that was largely an industrial development located next to the master-planned community of Morrison Ranch.

Developers looked to rezone 255 acres of a 302-acre property to light industrial use. About 16.5 acres and 30.9 acres would be reserved for office and commercial use respectively.



Cactus Surf Park



The Ranch



Gilbert Water Plaza gets upgrades

That could all change after developers and Gilbert residents went back to the table to find a middle ground. The plan that will be presented to the town council is likely to show a scaled-down acreage of planned industrial development.

### Gilbert Water Plaza gets upgrades

Gilbert is set to begin upgrades to the Gilbert Water Tower Plaza in 2023. Aging infrastructure, such as the electric lines and water pipes beneath the water tower needs to be replaced.

The town needs to tear up concrete areas to repair electrical lines and water pipes beneath the plaza, prompting other design improvements. Over 3,000 residents responded to a survey asking for:

- A shaded picnic area.
- A shaded splash pad.
- A grassy area for events.
- Food truck connections.
- Restrooms.

### The Gilmore

The Gilmore includes 194,000 square feet of new commercial development, along with about 300 apartment units at a 40-acre vacant site near Mercy Gilbert Medical Center.

The mixed-use project will include a grocery store, apartments and restaurants surrounding public open space on the site. The town council rezoned the property in August, paving the way for development on the project.



The Gilmore

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	9,335		97,900		244,600	
2022 Estimate	8,198		85,671		213,365	
2010 Census	5,959		60,044		145,821	
Growth 2022 - 2027	13.87%		14.27%		14.64%	
Growth 2010 - 2022	37.57%		42.68%		46.32%	
<b>2022 Population by Hispanic Origin</b>						
2022 Population	8,198		85,671		213,365	
White	7,121	86.86%	70,082	81.80%	171,237	80.26%
Black	288	3.51%	4,107	4.79%	10,417	4.88%
Am. Indian & Alaskan	70	0.85%	845	0.99%	3,608	1.69%
Asian	428	5.22%	7,462	8.71%	19,766	9.26%
Hawaiian & Pacific Island	16	0.20%	194	0.23%	468	0.22%
Other	275	3.35%	2,982	3.48%	7,869	3.69%
U.S. Armed Forces	4		37		122	

<b>Households</b>						
2027 Projection	3,151		32,312		80,857	
2022 Estimate	2,742		28,188		70,326	
2010 Census	1,796		18,942		46,045	
Growth 2022 - 2027	14.92%		14.63%		14.97%	
Growth 2010 - 2022	52.67%		48.81%		52.73%	
Owner Occupied	2,381	86.83%	22,535	79.95%	55,983	79.60%
Renter Occupied	361	13.17%	5,653	20.05%	14,343	20.40%

<b>2022 Households by HH Income</b>						
Income: <\$25,000	158	5.76%	1,384	4.91%	3,724	5.30%
Income: \$25,000 - \$50,000	224	8.17%	2,935	10.41%	7,180	10.21%
Income: \$50,000 - \$75,000	290	10.58%	3,435	12.19%	9,191	13.07%
Income: \$75,000 - \$100,000	396	14.44%	4,090	14.51%	9,936	14.13%
Income: \$100,000 - \$125,000	433	15.79%	4,318	15.32%	10,543	14.99%
Income: \$125,000 - \$150,000	347	12.65%	2,965	10.52%	7,671	10.91%
Income: \$150,000 - \$200,000	480	17.51%	4,835	17.15%	10,868	15.45%
Income: \$200,000+	414	15.10%	4,226	14.99%	11,211	15.94%
2022 Avg Household Income	\$135,942		\$133,237		\$133,467	
2022 Med Household Income	\$117,494		\$113,026		\$112,166	

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