

GILBERT TUSCANY VILLAGE

3244 EAST GUADALUPE RD.
GILBERT, AZ 85234

RETAIL PROPERTY FOR LEASE

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LOCATION DESCRIPTION

Gilbert Tuscan Village is the epitome of prime commercial real estate at this exceptional property in Gilbert. Located on the busy intersection of Guadalupe Road and Higley Road, this center offers unparalleled visibility and accessibility. The dense surrounding population of residents, coupled with high household incomes, presents an opportunity for retail success. With the continued residential growth in the area, businesses can tap into a steadily expanding customer base. Rise Up Bakery, Henhouse Café, Barking Dogs, Mathnasium, Simplicity Laser, and Acts of KIDness Pediatrics are a few of the family-oriented tenants that support the Gilbert community, contributing to the center's vibrant, neighborhood-focused atmosphere and making it an ideal location for businesses looking to thrive in a dynamic, growing market.

PROPERTY HIGHLIGHTS

- Conveniently located 1 mile South from the US 60 (Superstition) Freeway with high traffic flow of 203,901 VPD
- Prominent monument signage opportunities available for heightened brand visibility
- 5-Mile Trade Area include 128,797 households/average family size of 3.08
- High income area with strong disposable incomes.

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OFFERING SUMMARY

Available SF:	2,615 SF - 5,059 SF
Building Size:	49,415 SF
Vehicles Per Day:	Higley Road - 33, 663 Guadalupe Road - 33, 817
Major Tenants:	ACE Hardware, Rise Up Bakery, Tia Rosa, Henhouse Cafe

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$170,389	\$130,986	\$114,950
Total Population	11,618	115,862	335,369
Total Households	3,601	41,368	128,797



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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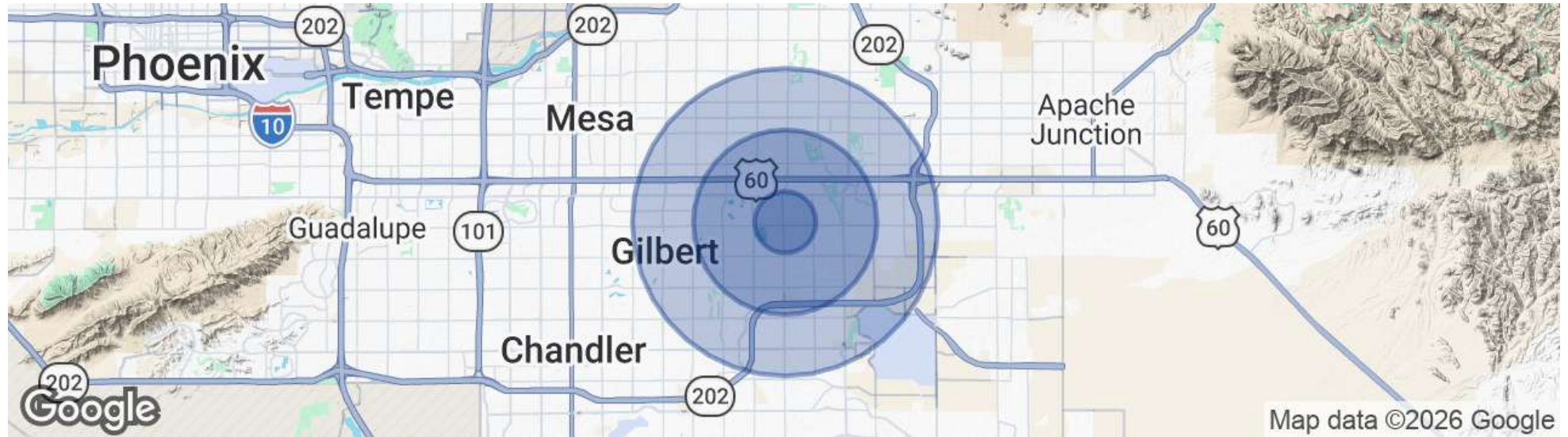
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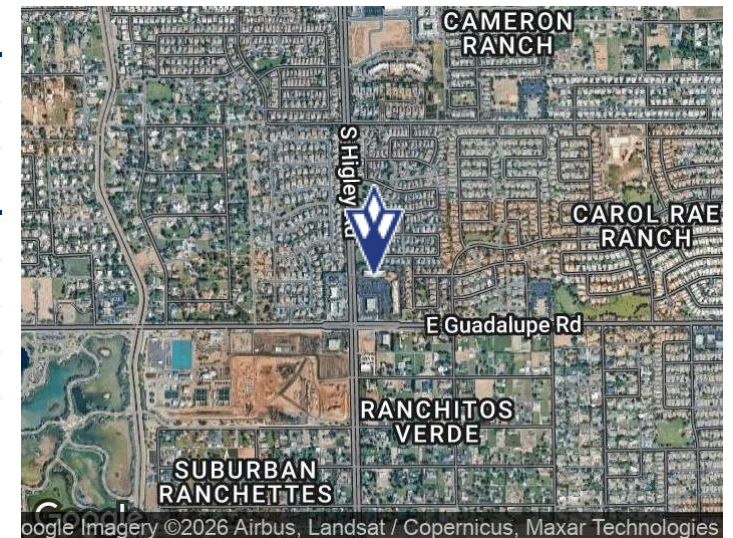
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,618	115,862	335,369
Median age	37.1	37.3	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,601	41,368	128,797
# of persons per HH	3.21	2.77	2.58
Average HH income	\$170,389	\$130,986	\$114,950
Average house value	\$627,532	\$566,295	\$490,230

* Demographic data derived from 2020 ACS - US Census



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