



**±4,000 SF SHOP SPACE
AVAILABLE Q1 2027**

**±1,742 SF FORMER SALON
AVAILABLE 7/1/26**

**CRLS
GN
WLD**

37,105 VPD



5,659 VPD

GILBERT & HOUSTON PLAZA

SWC of Houston Ave and Gilbert Rd
Gilbert, Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com





◆ FOR LEASE: END CAP ±1,742 SF FORMER SALON AND ±4,000 SF FORMER GYM

Property Highlights

- 1 mile north of Downtown Gilbert
- 1 mile south of US 60
- Competitive lease rates
- Great visibility to Gilbert Road
- Across the street from Sam's Club
- Zoned C-2, Town of Gilbert

Traffic Counts

Gilbert Road	37,105 CPD
Houston Ave	5,659 CPD
Total	42,764 VPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,164	134,701	408,514
Med Household Income	\$117,277	\$120,995	\$114,647
Estimated Households	6,794	48,499	156,601
Daytime Population	7,168	58,436	129,982

Source: SitesUSA

Nearby Tenants



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



SHOPPING CENTER SHOPS

Unit	Shop Name	Area (SF)
128	AVAILABLE (7/1/26)	1,742 SF
126	A2Z Trophy	2,090
124-125	Dentist	2,388 SF
122	Cards & Collectibles	900 SF
119-120	Pink Teapot	1,800 SF
113-115	Flower Shop	3,392 SF
112	Reflexology	1,358 SF
111	Enterprise	1,042 SF
110	DA George	800 SF
109	Barber Shop	1,000 SF
107	Arizona Fans	1,920 SF
106	Bakery	960 SF
104-105	Minute Press	1,920 SF
103	Hair Extensions	2,100 SF
101 - 102	Curls Salon	2,520 SF
Suite 3	Martial Arts	4,000 SF
Suite 2	Decal Monkey	4,000 SF
Suite 1	AVAILABLE Q1 2027	4,000 SF

PAD SHOPS

Suite 200	Chiropractor	2,000 SF
Suite 100	PeopleReady	1,400 SF



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com







Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,164	134,701	408,514
	2026 TOTAL HOUSEHOLDS	6,794	48,499	156,601
	MEDIAN HOUSEHOLD INCOME	\$117,277	\$120,995	\$114,647
	2026 MEDIAN HOME VALUE	\$465,702	\$448,960	\$420,720
	2026 TOTAL EMPLOYEES	7,168	58,436	129,982
	2026 TOTAL BUSINESSES	1,077	8,118	19,860



2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

BRIAN GAST

Tel: 602.682.8155
brian.gast@velocityretail.com

HEATHER PRINSLOO

Tel: 602.682.8108
heather.prinsloo@velocityretail.com

PARKER JONES

Tel: 602.682.8182
parker.jones@velocityretail.com

RYAN LANE

Tel: 602.682.8164
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.