



709-727 WEST RAY ROAD

GILBERT, ARIZONA 85233

Anchored By Leading Edge Academy Charter School

Former Boba Shop

Long Term Tenants

Great Traffic Counts

High Household Incomes

Ray Road Frontage

High Daytime Population

Great Tenant Mix

Great Neighborhood Center

Over 500+ Students at Charter School

Signalized Intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	39.3	36.3	36.3
POPULATION:	16,381	131,725	332,765
AVERAGE HH INCOME:	\$128,482	\$111,462	\$115,749

TRAFFIC COUNTS	VPD
N COOPER RD:	21,836
W RAY RD:	20,606

YEAR BUILT	1999
LOT SIZE	0.89 AC
ZONING	SC, Gilbert
PARCEL NUMBER	302-83-946

Matt Harper, CCIM

Senior Vice President

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Leah Motsinger

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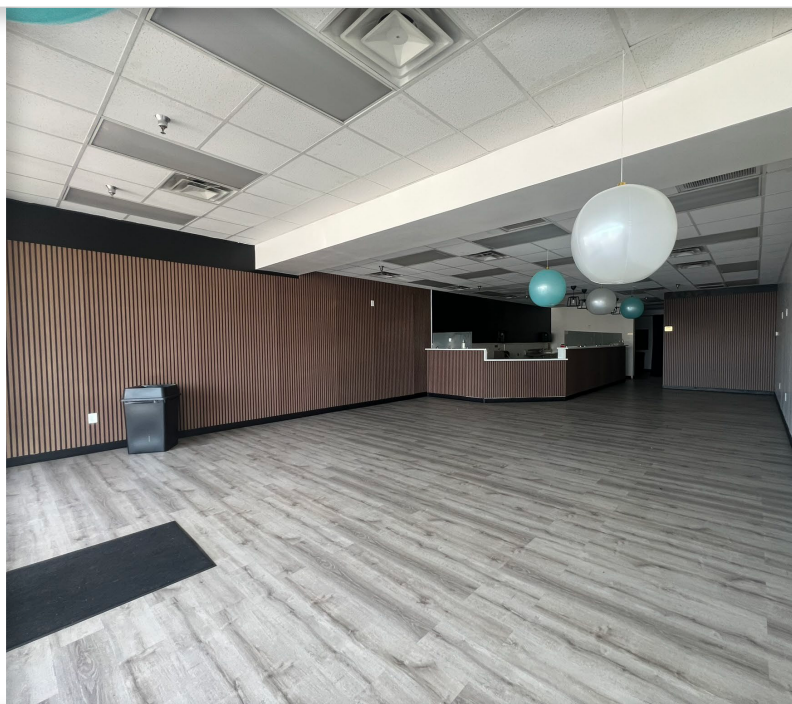
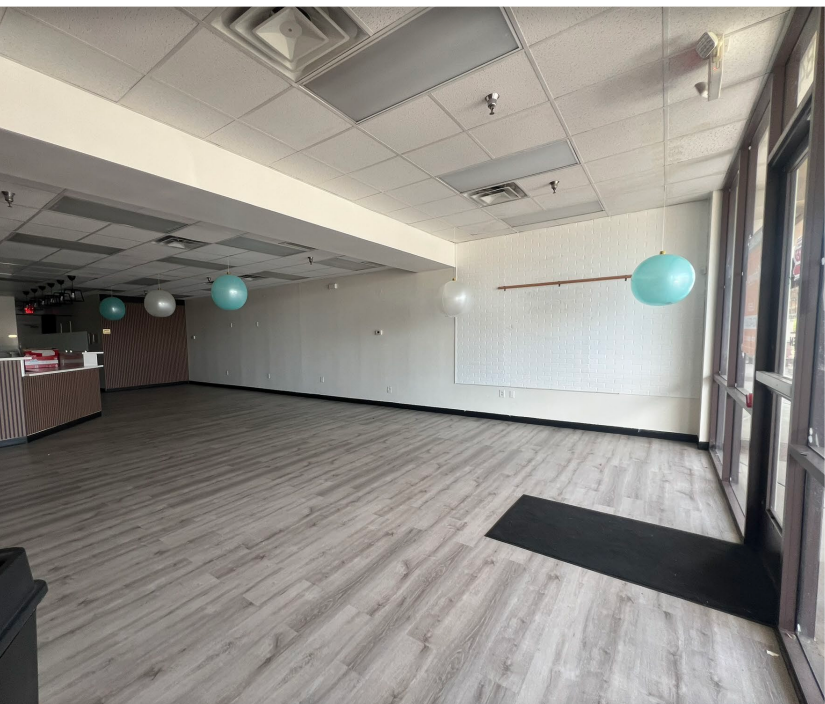
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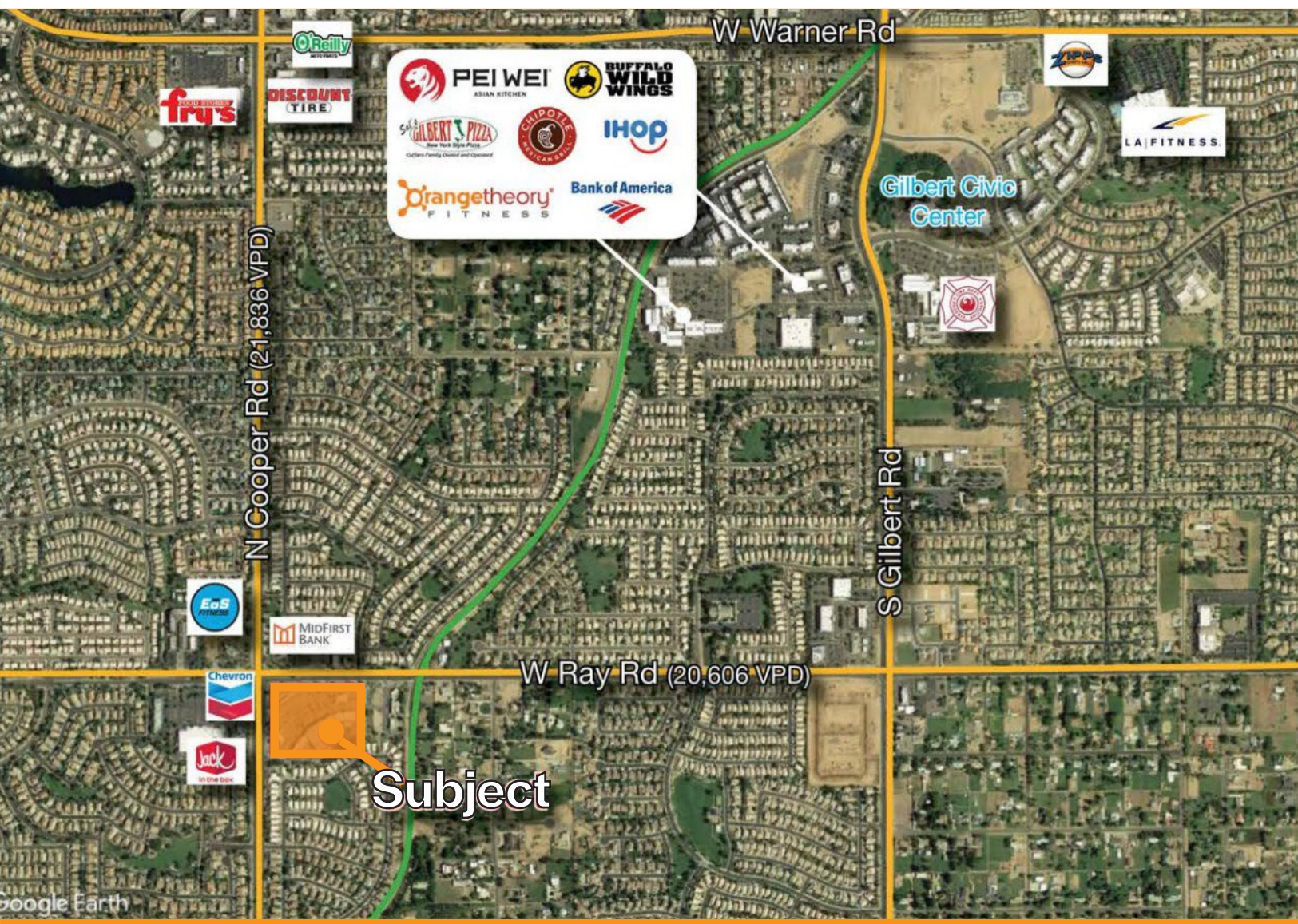
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ADDRESS	SUITE	SF	TENANT	ADDRESS	SUITE	SF	TENANT
709 W RAY RD	C-1	1,312 SF	MARCO'S PIZZA	727 W RAY RD	B-1	2,607 SF	DRAGON WOK
709 W RAY RD	C-2	933 SF	HAPPY CLEANERS & TAILORS	727 W RAY RD	B-2	1,035 SF	FRIENDLY NAILS
709 W RAY RD	C-3	2,700 SF	GILBERT SCHOOL OF MUSIC	727 W RAY RD	B-3	1,035 SF	THE SAVVY STYLIST
				727 W RAY RD	B-4	1,525 SF	VACANT - FORMER BOBA SHOP
				727 W RAY RD	B-5	1,898 SF	LOS FAVORITOS TACO SHOP
				727 W RAY RD	B-6	1,416 SF	CAPITAL MARK INTERIOR
				727 W RAY RD	B-7	1,002 SF	THE BODY BAR

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