

Epicenter

NWC Higley Road & Ray Road | Gilbert, Arizona



±50,000 SF of High-End, Local Retailers & Restaurateurs
Situated Below 320+ Luxury Apartments



RAY ROAD - 21,854 VPD

HIGLEY ROAD - 30,037 VPD

NEWMARK

1,050 SF COMING AVAILABLE!

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EXCLUSIVE
ADVISOR

JOE DOUCETT

Senior Managing Director | t 480-390-2262 | joe.doucett@nmrk.com



NEW TO MARKET Lifestyle Center at the NWC of Higley Road & Ray Road, in Gilbert, AZ.

±50,000 SF of specialty retailers and restaurants
with a focus on Arizona based businesses
situated below 320+ luxury apartments.

TRAFFIC COUNTS 2026

Higley Road: **30,037 VPD**

Ray Road: **21,854 VPD**

DEMOGRAPHIC BRIEF 2026

	One Mile	Three Mile	Five Mile
Population	20,538	123,121	285,569
Households	6,681	40,854	97,837
Median Age	34.2	33.8	35.7
Average HH Income	\$164,853	\$167,733	\$162,555

NEWMARK

2555 E Camelback Rd #600 | Phoenix, AZ 85016 | t 602-952-3800 | nmrk.com

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AVAILABLE
LOI
LEASE OUT
SIGNED LEASE



Suite	SF	Tenant
100	±1,615	Peixoto Coffee: 3rd Wave Coffeehouse
102	±840	Vintage Home: Vintage Furniture
104	±1,600	Lease Out
108	±1,800	House of Harlow: Wylde Salon & Hooligans Barbershop
112	±1,600	Barre 3: Barre + Yoga Classes
120	±1,375	Rise Wellness
122	±850	Living Earth Beauty – Cosmetics
126	±3,770	The Fit Collective (FunkFit & Cycle Ave): Spin Studio + HIIT Group
128	±4,550	Spinato's Pizzeria & Family Kitchen
134 & 136	±2,584	The Beauty Boss RN & The IVY
144	±2,200	Lease Out
146 & 148	±1,800	Signed LOI
150	±3,100	Beer Barn
158	±2,800	Matt's Big Breakfast: Premium American Breakfast
162	±1,750	urbAna
174	±1,050	Coming Available 9/2026 - Please Do Not Disturb Existing Tenant
178	±1,350	Salt & Straw
180	±3,060	The Mission - Modern Latin Cuisine
184	±1,860	UnderTow Tiki Bar
188	±1,200	Manor
194	±6,800	Buck & Rider

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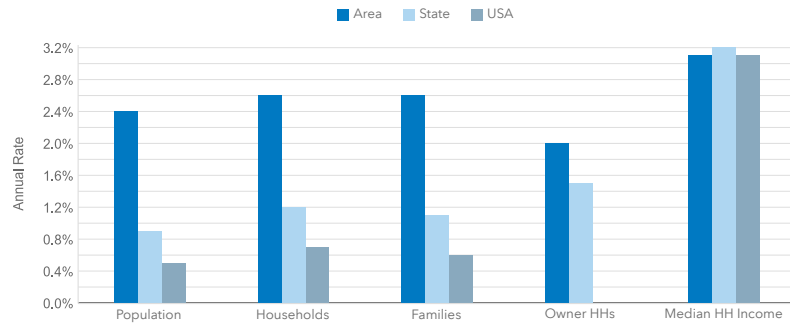


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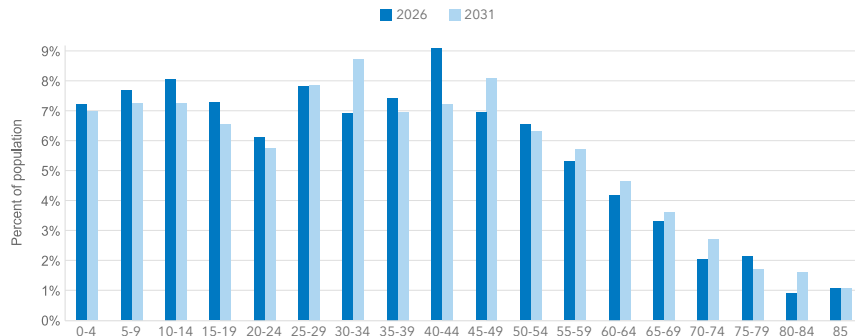
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



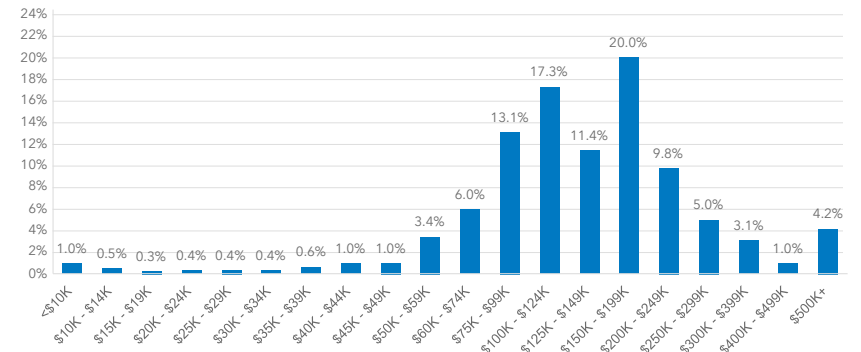
Population by Age



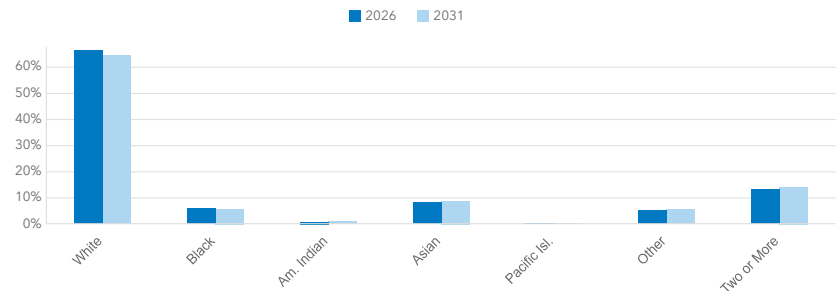
Key Indicators for 2026



Households by Income for 2026



Population by Race



 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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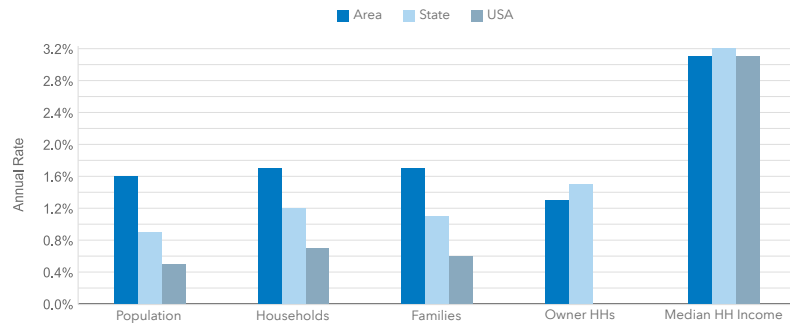
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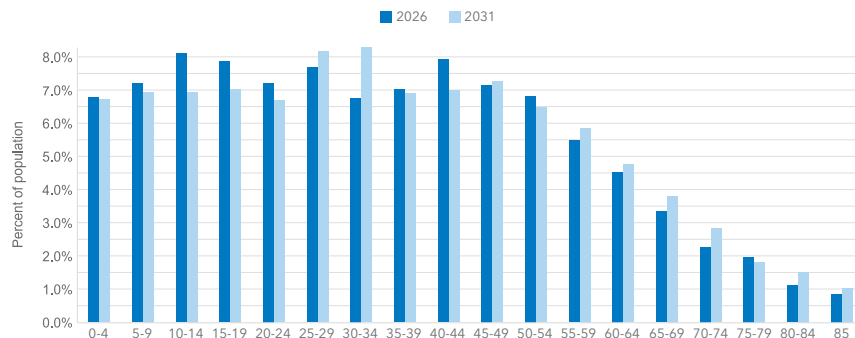
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



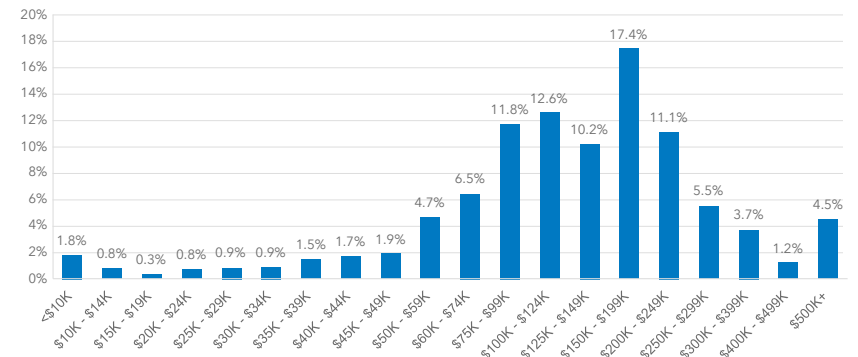
Population by Age



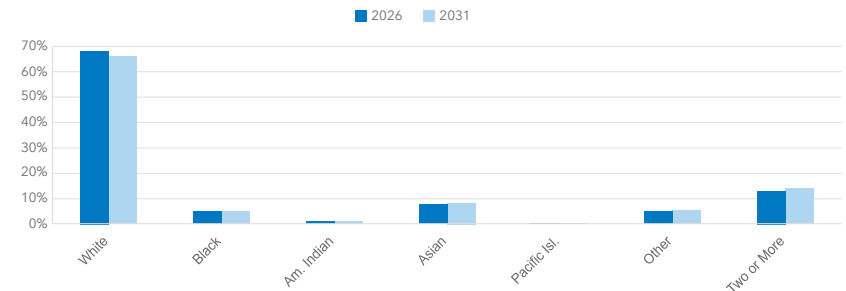
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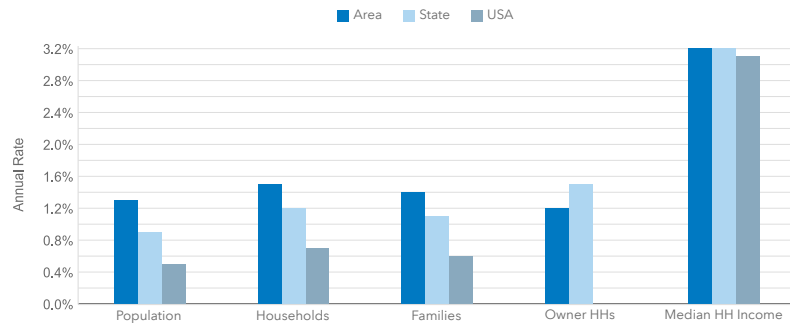
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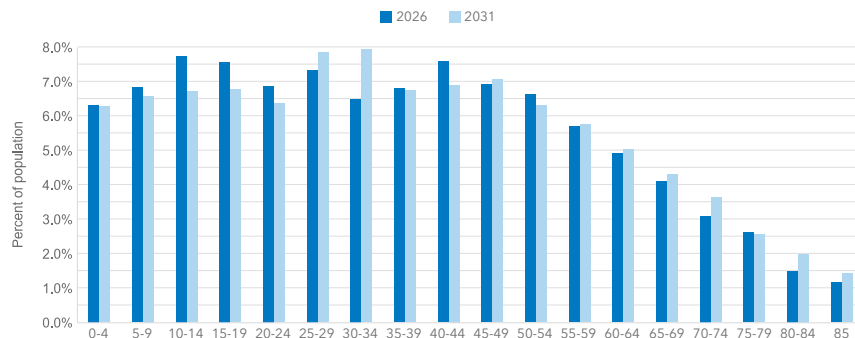
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Population by Age



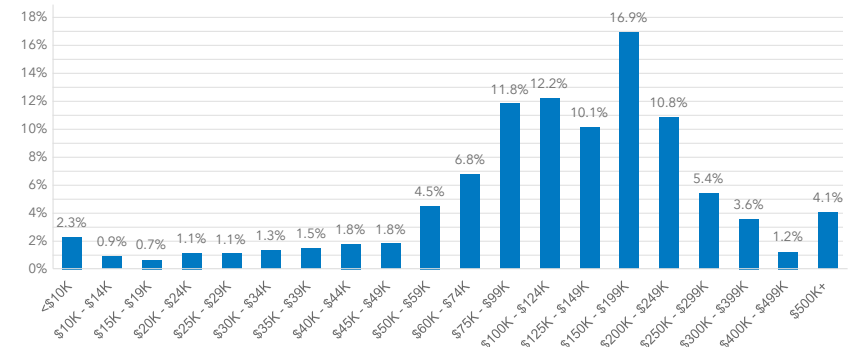
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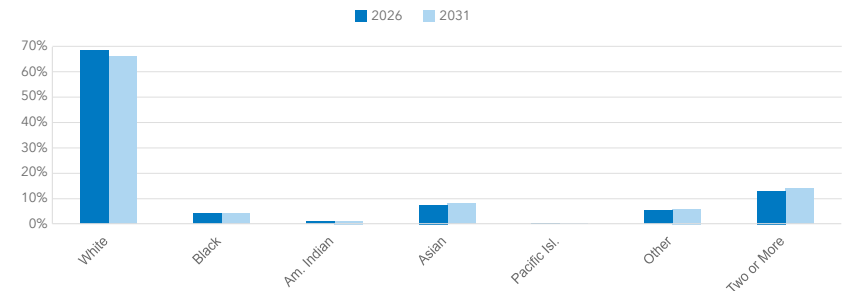
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