

# Anchor, Pads and Shop Space Available

SEC Higley Rd & Riggs Rd | Gilbert, AZ



## OFFERING SUMMARY

Available SF:	0 - 34,199 SF
Lease Rate:	Please Call for Rate
Lot Size:	12.0 Acres
Building Size:	91,506 SF
Zoning:	SC, Town of Gilbert

## PROPERTY HIGHLIGHTS

- Very high incomes surround the site with a median household income of over \$106,000 within 1 mile, and over \$99,000 within both a 3-mile and 5-mile radius.
- Prominent monument signage is planned for both arterials with ample panels for the tenants on site.
- There is a large void of competing sites in this trade area for freestanding, retail pad opportunities.

## TRAFFIC COUNTS

N: ±19,607 VPD (NB/SB)	E: ±12,340 VPD (EB/WB)
S: ±10,786 VPD (NB/SB)	W: ±20,686 VPD (EB/WB)

\*ADOT 2015 / Gilbert 2015



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	9,204	43,580	130,146
2023 Population	11,018	50,623	149,020
2018 Median HH Income	\$102,421	\$100,835	\$102,129

\*ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

Zachary Pace  
602.734.7212

zpace@pcaemail.com

Torrey Briegel  
602.734.7219

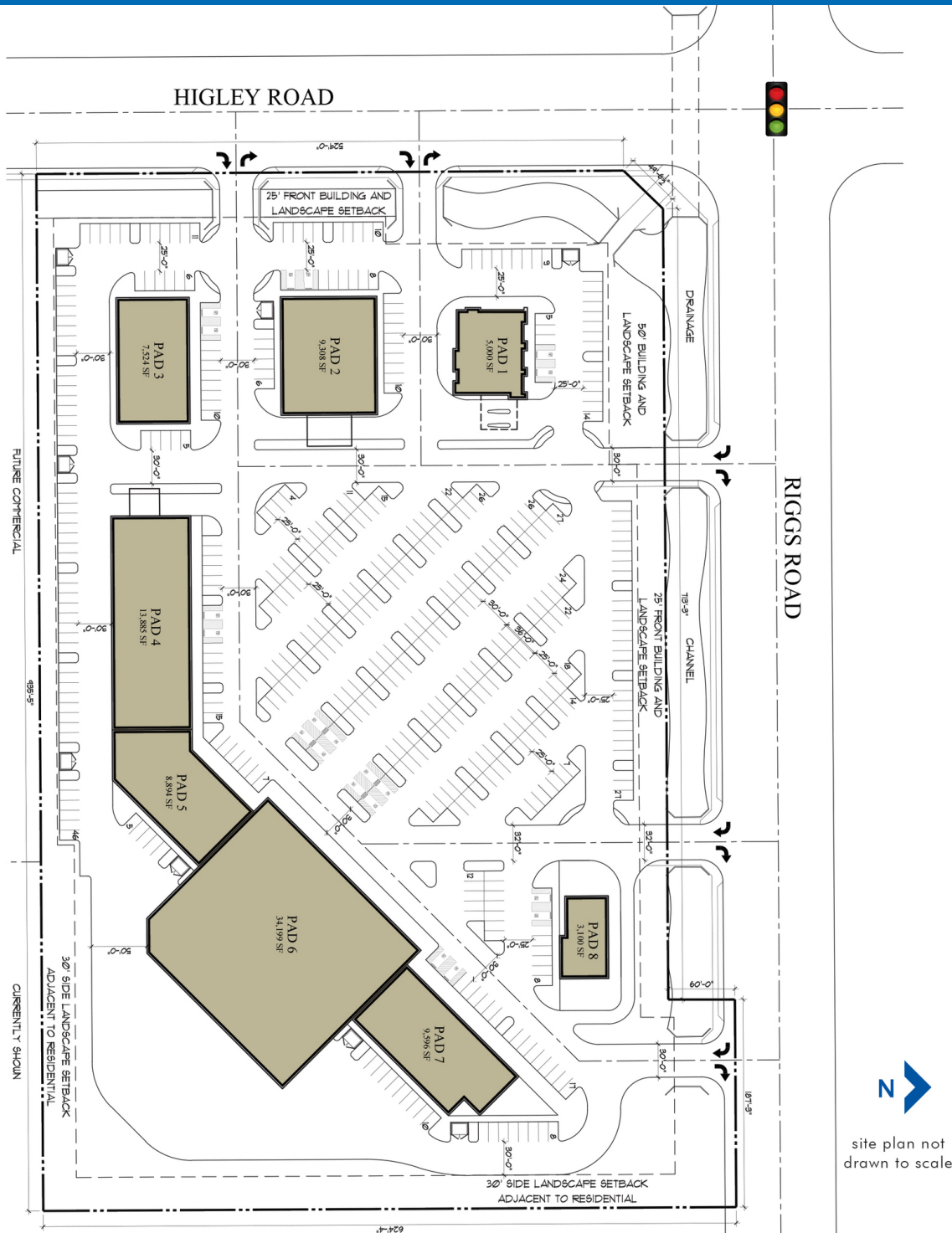
tbriegel@pcaemail.com

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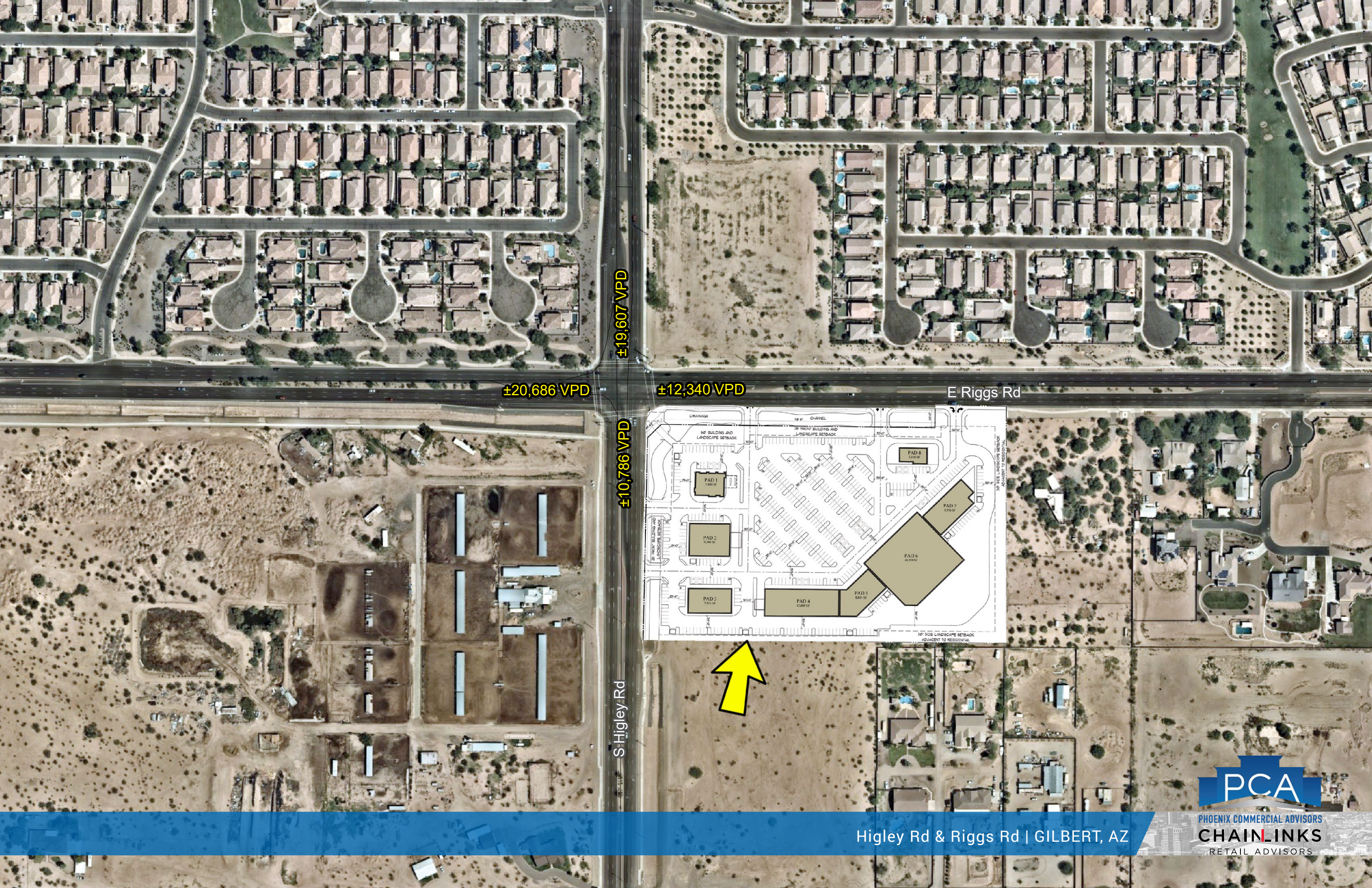
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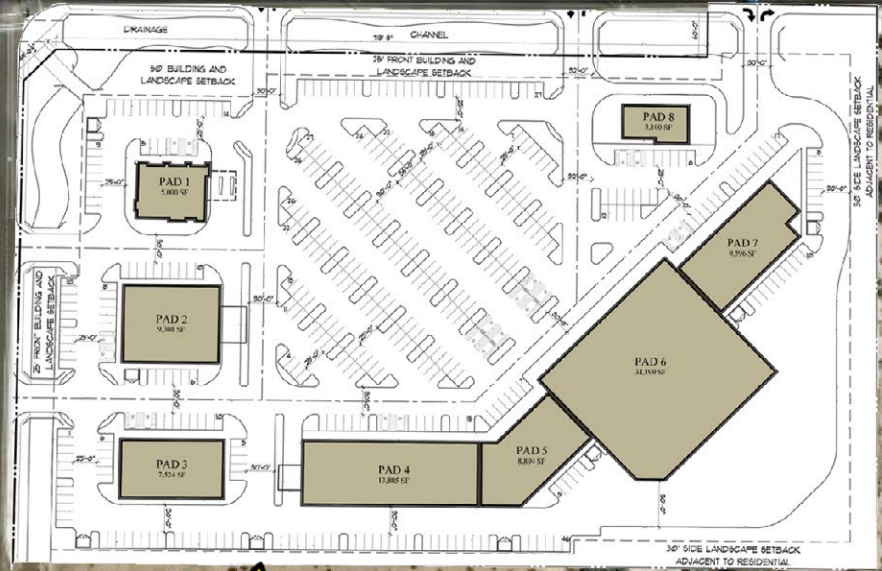
±20,686 VPD

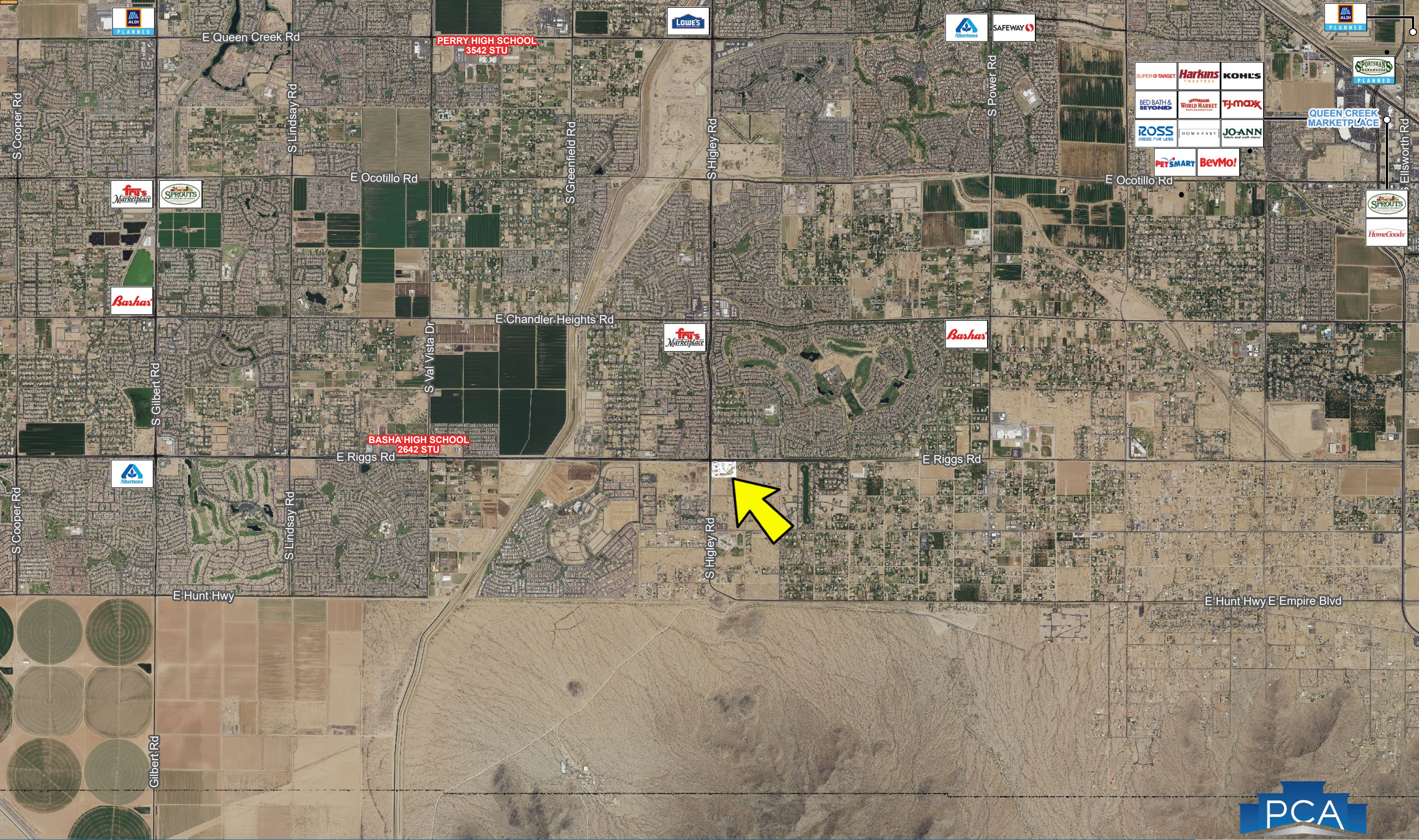
±12,340 VPD

E Riggs Rd

±10,786 VPD

S Higley Rd





PERRY HIGH SCHOOL  
3542 STU

BASHA HIGH SCHOOL  
2642 STU



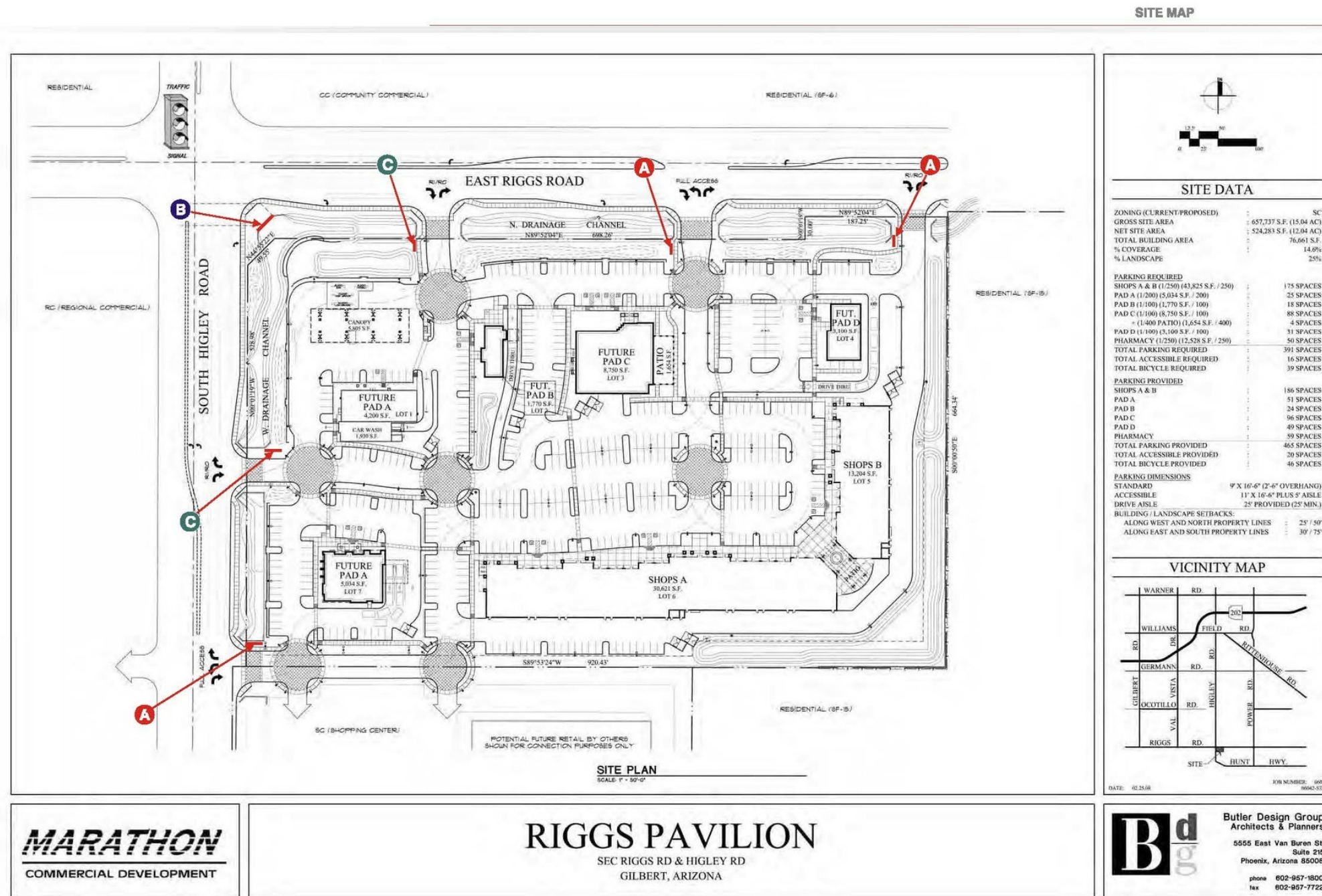
Higley Rd & Riggs Rd | GILBERT, AZ



PHOENIX COMMERCIAL ADVISORS  
**CHAINLINKS**  
RETAIL ADVISORS

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**MARATHON**  
COMMERCIAL DEVELOPMENT

**RIGGS PAVILION**  
SEC RIGGS RD & HIGLEY RD  
GILBERT, ARIZONA

**Bd** Butler Design Group  
Architects & Planners  
5555 East Van Buren St.  
Suite 215  
Phoenix, Arizona 85008  
phone 602-957-1800  
fax 602-957-7722

MASTER SIGN PACKAGE - Riggs Pavilion - SEC of Riggs Road & Higley Road

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- Manufacture & install a double faced internally illuminated aluminum monument sign.
- Sign will be illuminated with 800ma CW/HO fluorescent lamps.
- Center ID will be reverse pan channel shape having the logo and letters routed out and backed with 1/2" clear acrylic push thru, with 3M HP Trans vinyl applied. Illuminated with a neon grid
- Tenant panels will be raised 1.5" from sign
- Install on standard steel pipes in ASA approved concrete footings. Electrical service to installation site should be existing, if not, will be provided by others
- 25" Aluminum painted with a smooth satin finish for address numbers

**A One(1) Double Faced Internally Illuminated Multi-Tenant Monument**  
Scale: 1/2"=1'

**Engineering Specifications**  
All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.

**Electrical Specifications**  
All Signs Fabricated as per 2005 N.E.C. Specifications

**Colors/Finishes**

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Concrete Caisson Footing - 2'-0" x 7'-0" 2500 psi Concrete

Std Steel Pipe - 5" x 15'-4"

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**NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING**

CUSTOMER:	Riggs Pavilion	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	SEC of Riggs Rd & Higley Rd	WEBSITE:	www.bootzandduke.com
SALESMAN:	Andy Gibson	PHONE #:	(602) 272-9356
DESIGNER:	AVMorales II	FAX #:	(602) 272-4608
DESIGN #:	A-1258-08	REVISION:	[0] -- Date
		DATE:	June 6, 2008
		PAGE #:	1 of 1

MASTER SIGN PACKAGE - Riggs Pavilion - SEC of Riggs Road & Higley Road

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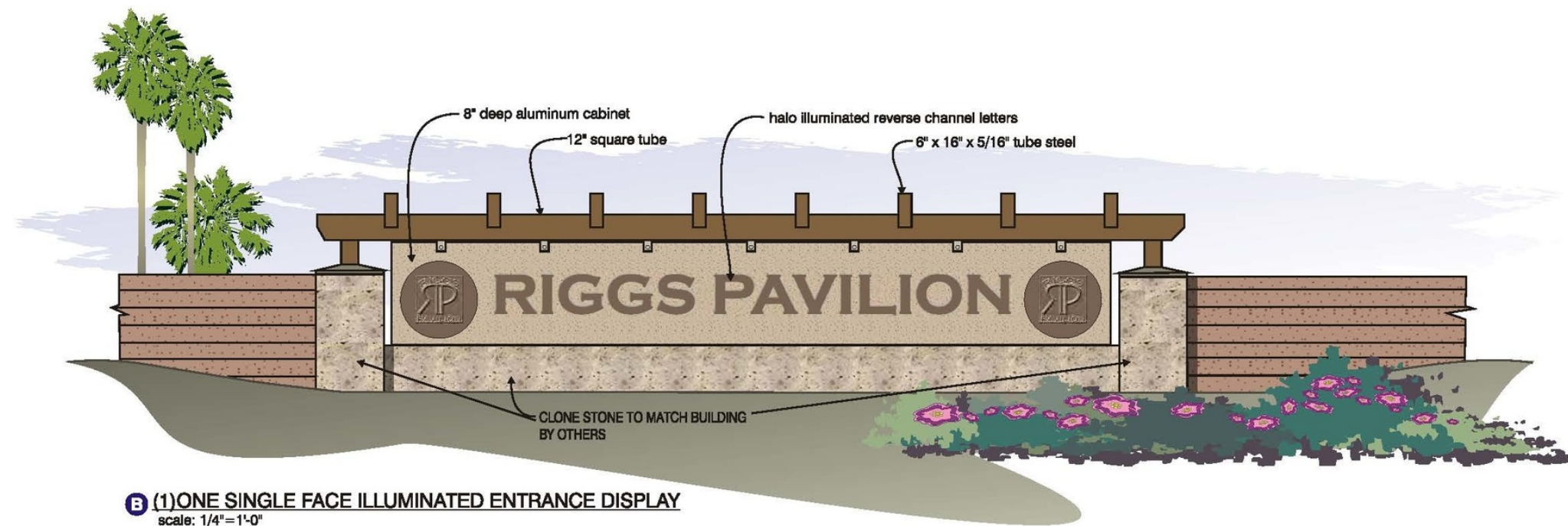
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**B (1) ONE SINGLE FACE ILLUMINATED ENTRANCE DISPLAY**  
scale: 1/4" = 1'-0"

Colors/Finishes				
				
Sherwin Williams SW 6139 "Mossy Gold" Smooth Satin Finish	Sherwin Williams SW 6165 "Connected Gray" Smooth Satin Finish	Sherwin Williams SW 6148 "Relaxed Kahk" Medium Montex Finish	Paint to match Concrete Color by Davis Color Taupe 677 Smooth Satin	to match Column Base Mesa Stone Metrotech White

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All Signs Fabricated as per  
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# One Page Summary

Higley Rd & Riggs Rd, Gilbert  
 -111.720504228 33.2192958030001  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.219296  
 Longitude: -111.720504

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	673	3,972	11,885
2010 Total Population	5,587	28,412	90,565
2018 Total Population	9,204	43,580	130,146
2018 Group Quarters	5	20	88
2023 Total Population	11,018	50,623	149,020
2018-2023 Annual Rate	3.66%	3.04%	2.75%
2018 Total Daytime Population	5,722	28,572	88,831
Workers	781	3,942	17,739
Residents	4,941	24,630	71,092
<b>Household Summary</b>			
2000 Households	197	1,186	3,492
2000 Average Household Size	3.42	3.35	3.40
2010 Households	1,691	8,914	27,816
2010 Average Household Size	3.30	3.19	3.25
2018 Households	2,564	13,892	39,846
2018 Average Household Size	3.59	3.14	3.26
2023 Households	3,045	16,113	45,480
2023 Average Household Size	3.62	3.14	3.27
2018-2023 Annual Rate	3.50%	3.01%	2.68%
2010 Families	1,455	7,525	23,473
2010 Average Family Size	3.53	3.47	3.54
2018 Families	2,203	11,576	33,417
2018 Average Family Size	3.86	3.46	3.58
2023 Families	2,615	13,393	38,075
2023 Average Family Size	3.90	3.47	3.60
2018-2023 Annual Rate	3.49%	2.96%	2.64%
<b>Housing Unit Summary</b>			
2018 Housing Units	2,715	14,822	42,321
Owner Occupied Housing Units	87.1%	83.7%	81.5%
Renter Occupied Housing Units	7.4%	10.0%	12.6%
Vacant Housing Units	5.6%	6.3%	5.8%
<b>Median Household Income</b>			
2018	\$102,421	\$100,835	\$102,129
2023	\$111,119	\$107,523	\$109,984
<b>Median Home Value</b>			
2018	\$311,472	\$328,895	\$329,484
2023	\$356,164	\$362,097	\$363,023
<b>Average Income Value</b>			
Average Household Income	\$119,819	\$115,077	\$118,318
<b>Per Capita Income</b>			
2018	\$35,382	\$36,567	\$36,327
2023	\$40,974	\$42,444	\$42,374
<b>Median Age</b>			
2018	32.6	35.9	33.8
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,425	27,049	78,142
Less than 9th Grade	0.0%	1.1%	1.6%
9th - 12th Grade, No Diploma	1.8%	2.3%	2.4%
High School Graduate	11.4%	13.6%	13.1%
GED/Alternative Credential	0.6%	1.0%	1.4%
Some College, No Degree	28.4%	26.5%	24.9%
Associate Degree	8.3%	9.5%	9.4%
Bachelor's Degree	32.2%	30.1%	30.1%
Graduate/Professional Degree	17.3%	15.9%	17.0%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023