



\$ 3.95 Million

Building size: +/- 4,255 SF

Lot Size: +/- 0.41 Acres

Parcel: 304-11-097 & 304-11-098

Zoning: HVAC, Town of Gilbert

Frontage & Signage on Gilbert Rd



ALEX QUARNBERG

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ROY GRINNELL

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DANNY PERKINSON

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Redevelopment Opportunity



Zoning: HVC (Heritage Village Center, Town of Gilbert)

Visibility: Prominent Frontage and Signage
on Gilbert Rd

Redevelopment Vision:

(Assemblage Opportunity)

- Assemblage: 2+ AC
- Zoning: HVC (Mixed-Use Friendly, confirmed for all parcels)

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Investment Highlight:

- Prime Downtown Gilbert location within the Town's vibrant Heritage District, a highly walkable urban destination known for its restaurants, craft breweries, boutique retail, cultural events, and ongoing revitalization projects.
- Ideal for owner-user, adaptive reuse, or participation in larger redevelopment
- High-income demographics within 5-mile radius
- Strategic infill site with dual access from Gilbert Rd and Page Ave