

SALE/INVESTMENT

\$3.29M
REDUCED

PRICE
REDUCED!



MIXED USE/RETAIL

GILBERT ROAD FRONTAGE & SIGNAGE

ONE OF THE LAST LARGER REDEVELOPMENT SITES REMAINING IN DOWNTOWN GILBERT'S HERITAGE DISTRICT

141 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234

This 4,255-square-foot, 1933 building, often known as the "Clement's Building," is a prominent, historic site located in the Heritage District within HVC (Heritage Village Center) zoning. Considered a Trophy Asset in the booming downtown area, 141 N. Gilbert is located within a vibrant area featuring numerous restaurants, retail and new developments.

PROPERTY OVERVIEW

	Building Size:	+/- 4,255 SF
	Lot Size:	+/- 0.41 Acres
	Use:	Mixed Use / Retail / Office
	Zoning:	HVC, Town of Gilbert
	Frontage:	Excellent visibility on Gilbert Rd.
	Signage:	Building & Monument Signage
	Parking:	35 Parking Spaces
	Parcel:	304-11-097 & 304-11-098

INVESTMENT HIGHLIGHTS

- Value-add repositioning opportunity
- High-traffic Gilbert Rd. corridor with excellent visibility & access
- HVC zoning allows for flexible retail, restaurant, office & more
- Downtown Gilbert is one of the fastest-growing and most desirable submarkets
- Historic asset with character and redevelopment upside



PRIME DOWNTOWN GILBERT LOCATION



EXCELLENT AREA DEMOGRAPHICS

123,000+ Population (3-Mile Radius)	\$123,000+ Avg. Household Income (3-Mile)	58,000+ Daytime Employees (3-Mile)	9.8% Population Growth 2024-2029 (3-Mile Radius)



CALL FOR MORE INFORMATION!



SCHEDULE A TOUR TODAY
Don't miss this rare opportunity!



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POTENTIAL USES:

- Restaurants
- Office/Showroom
- Mixed-Use
- Contractor HQ
- Re-Development

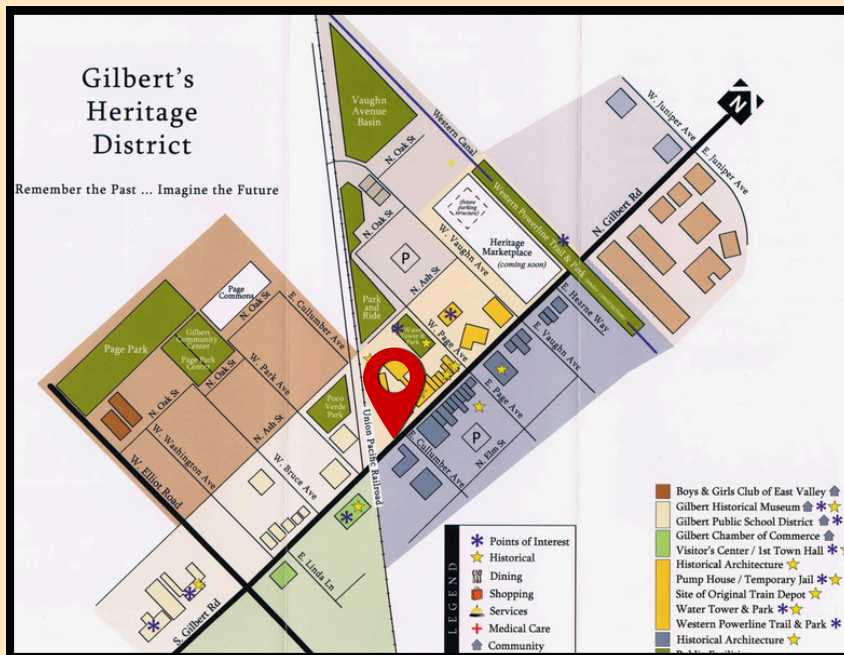
THE DOWNTOWN GILBERT HERITAGE DISTRICT

The Downtown Gilbert Heritage District is undergoing a massive vertical and mixed-use transformation, shifting from a historical 0.3-square-mile dining enclave into a highly dense, walkable "18-hour" urban center. Boosted by an astronomical 5.1 million visitors annually, the town is rolling out sweeping regulatory changes and anchoring billion-dollar mixed-use projects to accommodate rapid retail, residential, and infrastructure expansion.

Gain a competitive edge by investing in Gilbert's Heritage District. Seize the opportunity to be part of a thriving and historic community. Position yourself for future growth and success in this vibrant area. Don't miss out on the potential that Gilbert's Heritage District has to offer.

KEY GROWTH DEVELOPMENTS

- **Heritage Park Landmark Project:** This flagship 10-acre private development serves as the northern gateway to the district. The first phase features 47,000 square feet of retail and restaurant space, a 288-unit luxury multifamily complex named *NOVEL Heritage Park*, and a community town square.
- **The "South Anchor" Complex:** Located at the northwest corner of Gilbert and Elliot roads, this 2.8-acre development expands the district southward. It features 176 apartment units, 14,600 square feet of multi-tenant retail and dining spaces. a
- **Skyline Heights Expansion:** Developers who incorporate community public benefits—such as open green space, public art, or underground parking garages—can achieve project heights up to 90 feet (roughly six stories).
- **Water Tower Plaza Overhaul:** Acting as a primary gathering space, the reimagined plaza features a shaded, water-efficient splash pad, updated public facilities, a spacious event lawn.



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