

SUBJECT

WARNER ROAD (9,189 CPD)

COMING SOON

CRE8 ADVISORS

NWC HIGLEY & WARNER ROAD GILBERT, AZ

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PADS & SHOP SPACE AVAILABLE!

HIGLEY ROAD (20,732 CPD)

LOOP 202 (62,220 CPD)

LOT 4

40.53 AC (net)
47.74 AC (gross)

Regional Commercial (RC)

7.36 AC (net)
8.86 AC (gross)

Regional Commercial (RC)

Not a Part

56.10 AC (net)
57.28 AC (gross)

Business Park (BP)

South Madison Ridge

GABRIELLA POINT
Commerce Center

TUSCANY

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LEASE BROCHURE

PROPERTY SUMMARY

NWC HIGLEY & WARNER RD
GILBERT, AZ



PROPERTY OVERVIEW

- Pads and Shop Space available for lease!
- Expected delivery Q2 2026
- Located at the major intersection of Warner Road (9,189 CPD) & Higley Road (20,732 CPD)
- Major retailers coming soon to the intersection including Mountainside Fitness (coming soon)
- Located within the affluent, master-planned community of Morrison Ranch
- Excellent demographics with more than 279,000 residents and an average household income of \$116,725 within a 5-mile radius

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	13,948	114,854	279,837
2028 Population:	14,720	119,753	288,462
2023 Total Households:	4,551	38,957	99,173
Average Household Income:	\$146,123	\$128,462	\$116,725

PROPERTY SUMMARY

ASKING RENT: Call for Pricing

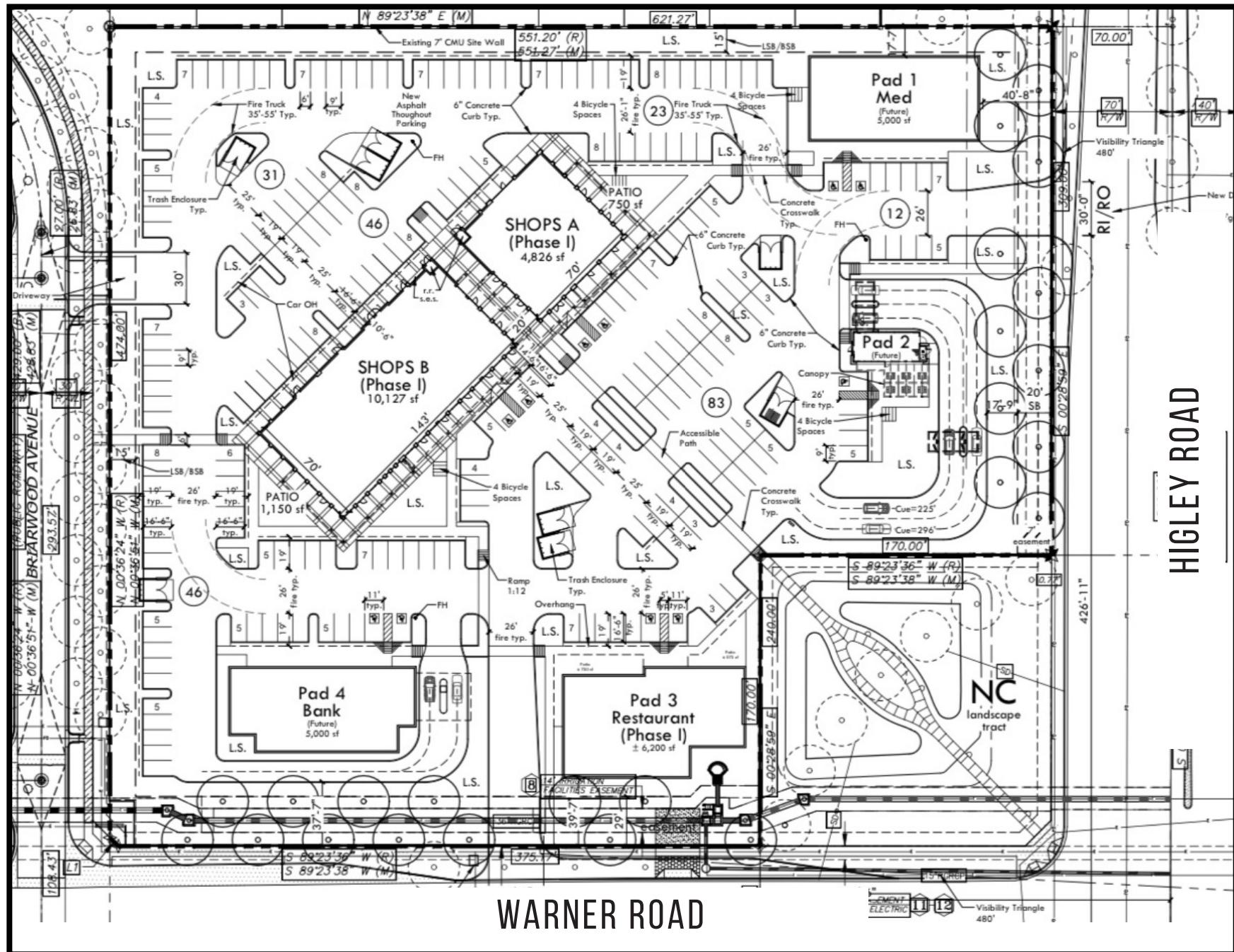
LAND AREA: 5.39 Acres

APN: 304-20-938

AVAILABILITY: Pads & Shops Space

CONCEPTUAL SITE PLAN

NWC HIGLEY & WARNER RD
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

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ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

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AERIAL MAP

NWC HIGLEY & WARNER RD
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For Additional details contact the team
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