

SUBJECT

CRE8
ADVISORS



**COMING
SOON**

WARNER ROAD (9,189 CPD)



**AMERICAN LEADERSHIP
ACADEMY**

HIGLEY ROAD (20,732 CPD)

LOT 1
40.53 AC (net)
47.74 AC (gross)
Regional Commercial (RC)

**760 LUXURY APARTMENTS
COMING SUMMER 2025
TUSCANY @ GABRIELLA POINTE**

LOT 5
7.36 AC (net)
8.66 AC (gross)
Regional Commercial (RC)

LOT 4
56.10 AC (net)
57.28 AC (gross)
Business Park (BP)

GABRIELLA POINTE
Commercial Center



LOOP 202 (62,220 CPD)

**PADS & SHOP SPACE
AVAILABLE!**

**NWC HIGLEY &
WARNER ROAD
GILBERT, AZ**

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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

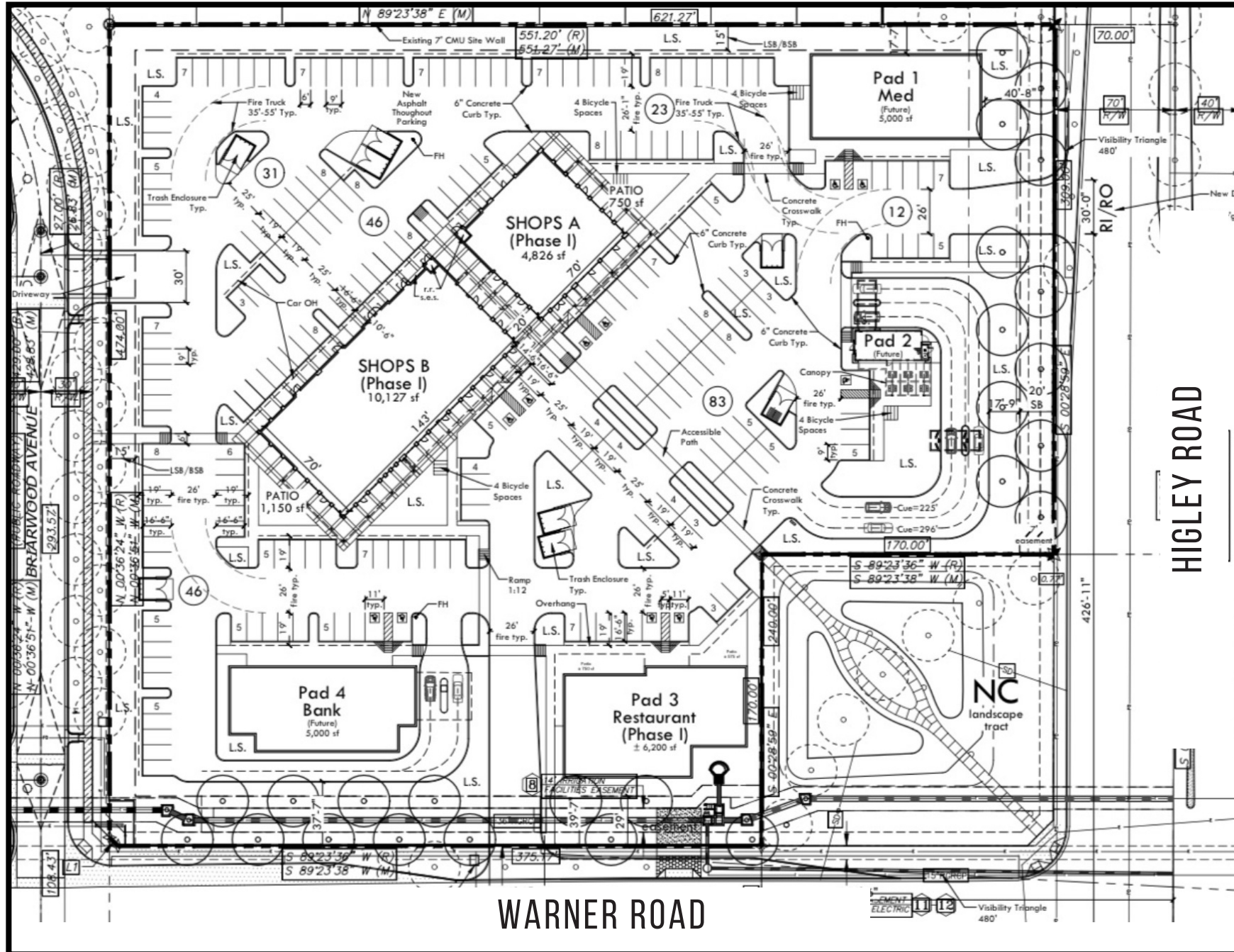
	1 MILE	3 MILE	5 MILE
2023 Population:	13,948	114,854	279,837
2028 Population:	14,720	119,753	288,462
2023 Total Households:	4,551	38,957	99,173
Average Household Income:	\$146,123	\$128,462	\$116,725

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
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



ELEVATIONS

NWC HIGLEY & WARNER RD
GILBERT, AZ



AERIAL MAP

NWC HIGLEY & WARNER RD GILBERT, AZ





For Additional details contact the team
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