



N GILBERT RD



GILBERT, AZ 85234



INVESTMENT SALE

LEVROSE
COMMERCIAL REAL ESTATE



SALE BROCHURE
GILBERT SPORTS CENTER

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SALE BROCHURE GILBERT SPORTS CENTER

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OFFERING SUMMARY

GILBERT SPORTS CENTER

868 N GILBERT RD
GILBERT, AZ 85234

±45,019 SF
NET RENTABLE AREA

100%
OCCUPANCY

2001
YEAR BUILT

4.00/1,000 SF
PARKING

C-G
ZONING

±3.45 AC
LOT SIZE

PROPERTY FEATURES

- Three tenant retail project totaling ±45,019 square feet
- 100% leased to recreation focused high-quality successful tenants
- Constructed in 2001 and continually updated with new HVAC units and Roof
- One half mile north of showcase Downtown Gilbert with over 30 restaurants
- Center co-tenants include Walgreens and Chase Bank
- Dense daytime employment area - Office and Retail



\$11,290,000
SALE PRICE

\$818,619
CENTER NOI

7.25%
CAP RATE

INVESTMENT HIGHLIGHTS

- All Tenants have Long term Leases
- 3 Tenant Shopping Center
- Very Low Owner Expenses (<\$4,000/Year)
- Very low tenant NNN Expenses, which makes Center very attractive
- Fee Simple



GILBERT SPORTS CENTER



W GUADALUPE RD
±26,286 VPD



GILBERT RD
±35,387 VPD



GILBERT SPORTS CENTER

868 N GILBERT RD
GILBERT, AZ 85234

314-01-009

PARCEL NUMBER

±45,019 SF

BUILDING SIZE

±3.45 AC

LOT SIZE

PROPERTY HIGHLIGHTS

- Locally Professionally Managed
- 4/1000 parking ratio
- Busy Intersection
- All Sports/Activity Themed Tenants
- Center Also Includes Chase Bank & Walgreens
- 1/2 Mile North of Downtown Gilbert
- Dense Daytime Employment Area - Office & Retail



U-HAUL

sam's club

GILBERT RD ±35,387 VPD

COUNTRY VILLA APARTMENTS



GILBERT SPORTS CENTER

W GUADALUPE RD ±26,286 VPD



ME Massage Envy



Little Caesars



FREESTONE DISTRICT PARK

CIRCLE K



GILBERT HERITAGE DISTRICT



GILBERT FARMERS MARKET





PICKLEBALL BACKYARD



HYPER KIDZ



SWIMHAUS SWIM SCHOOL



PICKLEBALLBACKYARD

PICKLEBALL BACKYARD

Pickleball Backyard is an indoor pickleball center. Pickleball Backyard provides both members and guests with an unforgettable pickleball experience, regardless of skill level. They also offer a range of tournaments, ladders, clinics, and drop-in play sessions, making it an excellent spot for both families and pickleball experts.

www.pickleballbackyard.com



PICKLEBALLBACKYARD



HYPER KIDZ

Hyper Kidz is a vibrant indoor playground designed for kids of all ages, featuring large multi-level play structures, ninja warrior-style obstacle courses, slides, and ball pits. It's a high-energy, imagination-driven space where children can climb, jump, and explore in a safe, climate-controlled environment.

www.hyperkidzplay.com

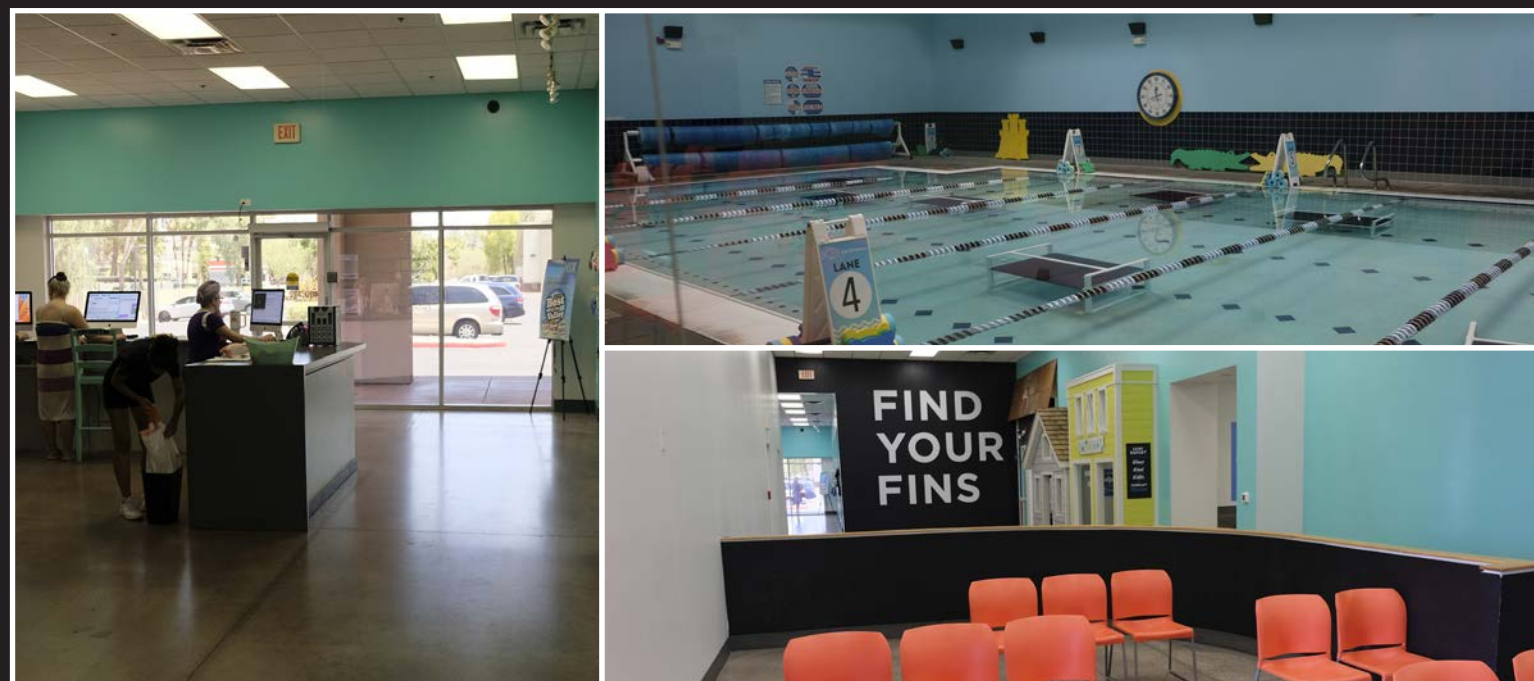


SWIMHAUS SWIM SCHOOL

Swimhaus Swim School is a family owned business providing learn-to-swim experiences for children. They have 2 other locations in Chandler and Mesa, and offer a confidence-building curriculum for students to help them both learn water safety and promote a love for swimming.

Swimhaus offers both group and private lessons to best fit each student's needs.

www.swimhaus.com





POPULATION

	1 MILE	3 MILES	5 MILES
2024	14,588	128,783	408,573
2029	15,682	138,280	441,250



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$104,895	\$107,509	\$93,746



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	7,831	59,057	160,853



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$407,421	\$387,552	\$358,592



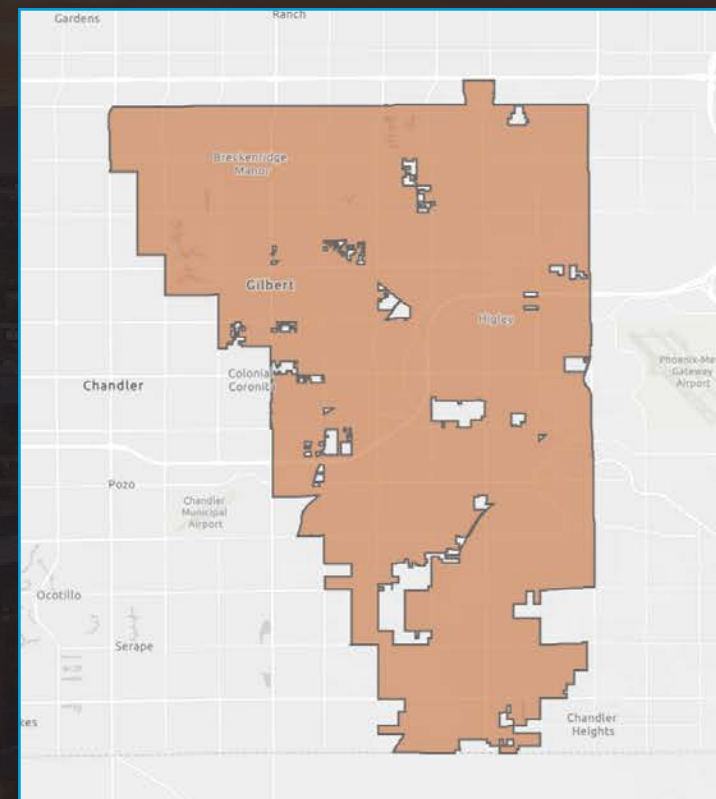
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	5,539	44,890	150,361
2029	5,957	48,229	162,731



BUSINESSES

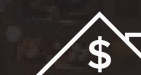
	1 MILE	3 MILES	5 MILES
2024	1,026	7,265	19,218



GILBERT, AZ

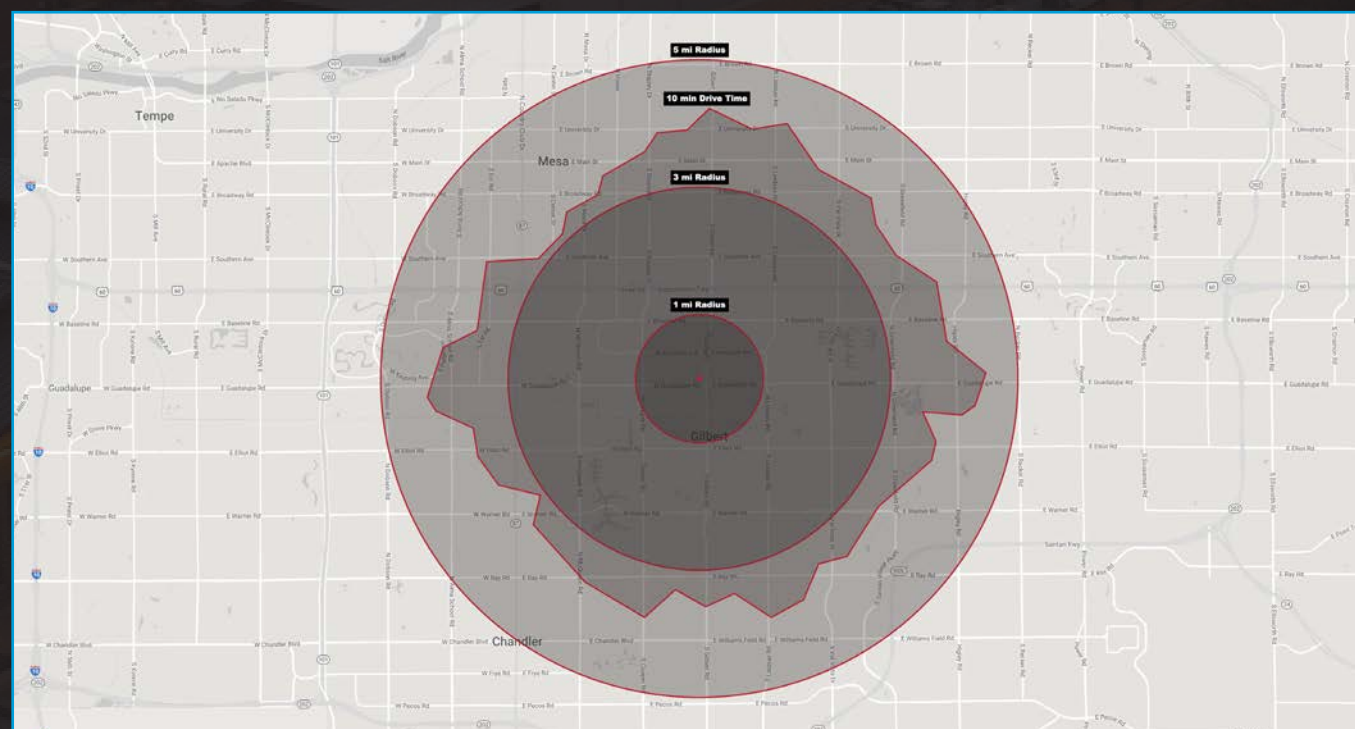


267K +
TOTAL POPULATION



91K +
AVG HH INCOME

DRIVE TIMES



AFFLUENT POPULATION

Gilbert, Arizona's 5th largest city, is composed of a diverse and vibrant population covering a vast section of neighborhoods and suburban communities. Gilbert ranks in the upper quartile for Population Density compared to the other neighboring cities in Arizona. Gilbert is also known as a white-collar town with 87.92% of the workforce employed in white-collar jobs, well above the national average. Many of the housing in Gilbert was recently built, their real estate being, on average, some of the newest in the nation. Many families with children are attracted to Gilbert due to their good public school district, lower than average crime rates, and the overall tight knit community.

HOUSING

In the last 10 years, Gilbert has experienced some of the highest home appreciation rates in the nation when compared to other communities. With almost 268,000 people, 77,632 houses or apartments, Gilbert houses are among the most expensive in Arizona, the median cost being \$416,026. Gilbert homes are among some of the newest in America with 56% of housing being built after 2000.

MARKET REPORT

PHOENIX RETAIL

2.9M

12 MONTH DELIVERIES SF

2.5M

12 MONTH NET ABSORPTION SF

4.6%

VACANCY RATE

6.9%

MARKET CAP RATE

The average asking rent increased 5.1% over the past 12 months and more than 30% since the onset of the pandemic, underscoring Phoenix's sustained momentum.

Although a pickup in store closures modestly increased availability over the past two years, the Phoenix retail market remains fundamentally tight heading into 2026. Strong population growth, rising household incomes, and low unemployment continue to fuel tenant demand, while a limited construction pipeline keeps overall space availability historically low. The availability rate reached 4.9% in Q1 2026, up from 4.2% in late 2023, but still well below

prior cycle peaks and long-term averages.

National retailer bankruptcies and small-business closures created pockets of vacancy, yet competition for quality space remains strong and tenant retention is healthy. In fact, the additional space has allowed expanding retailers—particularly off-price, dollar, and experiential users—to grow their footprints, contributing to improved net absorption over the past year.

New development remains restrained compared to prior cycles. Approximately 2.6 million SF delivered over the past 12 months, far below mid-2000s levels, and much of the 2.8 million SF currently under construction is already pre-leased. Most new supply is concentrated in high-growth suburbs such as Buckeye, Surprise, and Queen Creek, where population gains and limited existing retail create opportunity.

Rent growth has moderated to 5.1% annually, down from a peak of 7.1% in early 2024, but still outpaces national trends and Phoenix's pre-COVID averages. Looking ahead, fundamentals are expected to remain balanced through 2027, with compressed vacancy and steady demand supporting continued outperformance, barring broader macroeconomic headwinds.

SUBMARKET REPORT

GILBERT RETAIL

324K

12 MONTH DELIVERIES SF

373K

12 MONTH NET ABSORPTION SF

2.5%

VACANCY RATE

7.0%

SUBMARKET CAP RATE

Strong demographics and sustained job growth have fueled retail demand in Gilbert. Since 2010, the town's population has grown nearly 20%, far exceeding national trends. Gilbert offers higher incomes, better education levels, and a younger population than Maricopa County overall. It's a safe, suburban community with expanding amenities and major employers such as Banner Health, Northrop Grumman, Morgan Stanley, and Dignity Health.

These steady drivers have kept demand elevated for Gilbert retail space. Over the past 12 months, the submarket recorded 370,000 SF of net absorption compared to about 320,000 SF of net deliveries. As a result, the vacancy rate has changed from 2.6% a year ago to 2.5% today. The vacancy rate structurally outperforms the overall market, which carries a vacancy rate of about 4.6%.

Limited space availability has sustained healthy momentum for rent growth. Over the past 12 months, the submarket saw a 5.4% increase in the average asking retail rent. While that marks a deceleration from the submarket's all-time high of 6.6% in early 2024, it remains well-above what is seen at the national level, where rent growth has slowed to under 2%.

Moving forward, the 490,000 SF of retail space under construction is unlikely to dramatically shift the submarket's fundamentals over the near term. About one quarter of space underway is available for lease, keeping supply-side pressure at bay. Additionally, the area's stout demand drivers related to demographics, incomes, and white color employment remain a powerful long-term tailwind.



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