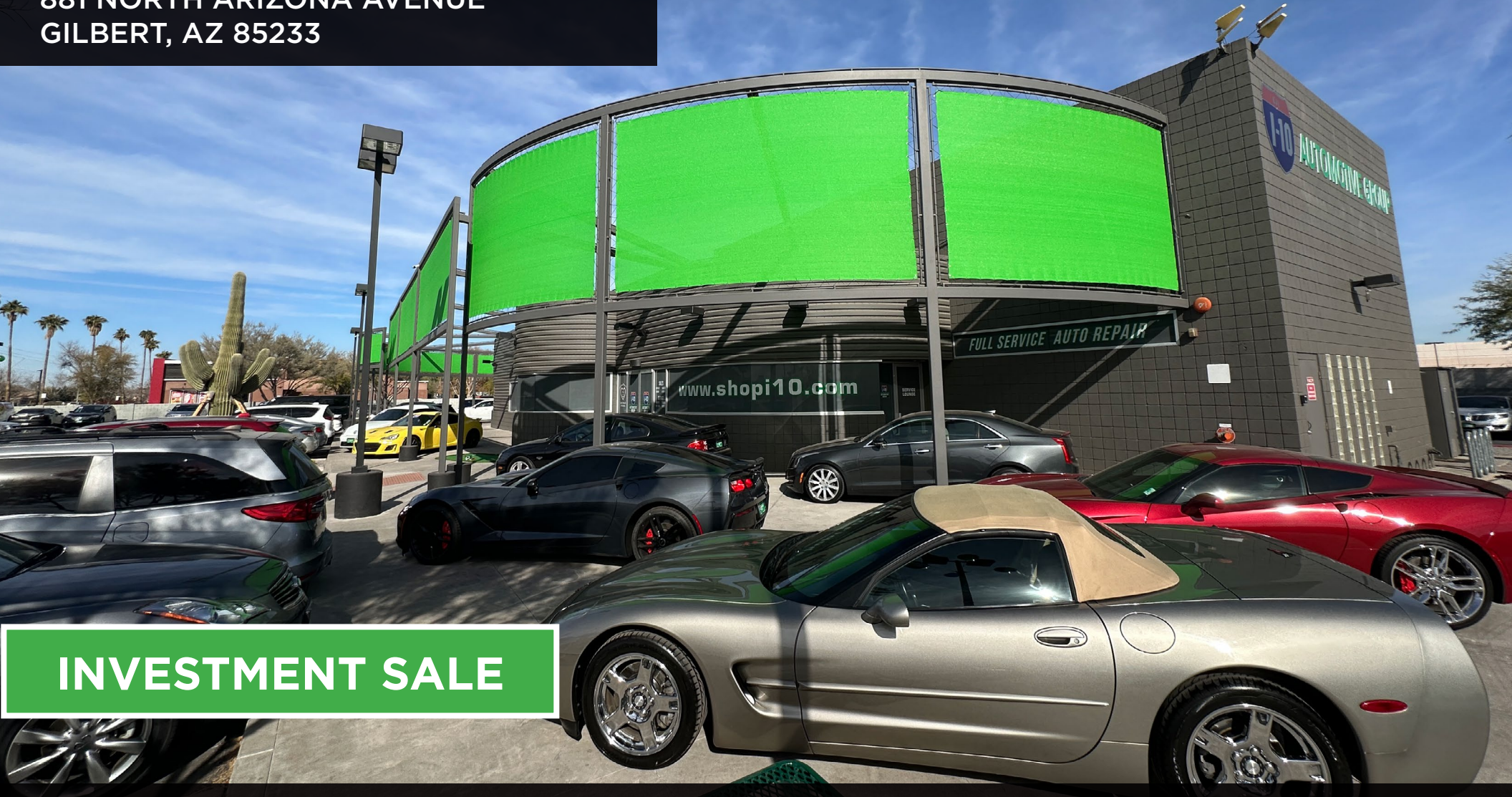


FOR SALE

881 NORTH ARIZONA AVENUE
GILBERT, AZ 85233



INVESTMENT SALE

Aaron Norwood, Partner
480.294.6016
anorwood@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY DETAILS



SALE PRICE:
\$3,950,000
5.48% CAP



BUILDING SIZE:
±5,940 SF



LOT SIZE:
±79,232 SF



ZONING:
GC, Town of Gilbert



PARCELS:
302-09-541

PROPERTY HIGHLIGHTS

- 5 Year Lease Thru 9/30/29
- Experienced Operator
- Large Automotive Sales Lot
- Beautiful Sales Office
- 5 Bay Service Center
- Great Gilbert Location!

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



AERIAL

S ALMA SCHOOL RD

COSTCO WHOLESALE
Freddy's
PROVEN CUSTARD
STEAKBURGERSSM
POPEYES **WinCo**
FOODS

Kokopelli
GOLF CLUB

DOBSON
HIGH
SCHOOL

SITE

McDonald's **SAFEWAY**
Walgreens
DQ **The White Dove** **TACO BELL**
Truitt Shoppes
Only, That's How We Do It!
Only at The White Dove

QT
QuikTrip

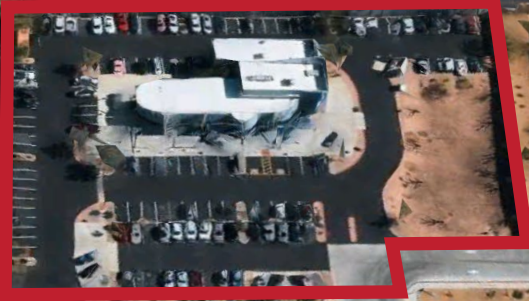
N MCGUEN RD

BURGER KING **fray's**
planet fitness **STARBUCKS**
COFFEE

E ELLIOT RD



AERIAL



N. GUADALUPE RD | VPD: ±23,863

S. COUNTRY CLUB DR | VPD: ±36,418



881 N ARIZONA AVE DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	12,226	150,436	435,293
2028	12,273	151,220	438,165



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	4,887	57,640	163,189
2028	4,907	58,047	164,509



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$99,883	\$84,494	\$85,178



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	9,490	74,952	182,068



BUSINESSES

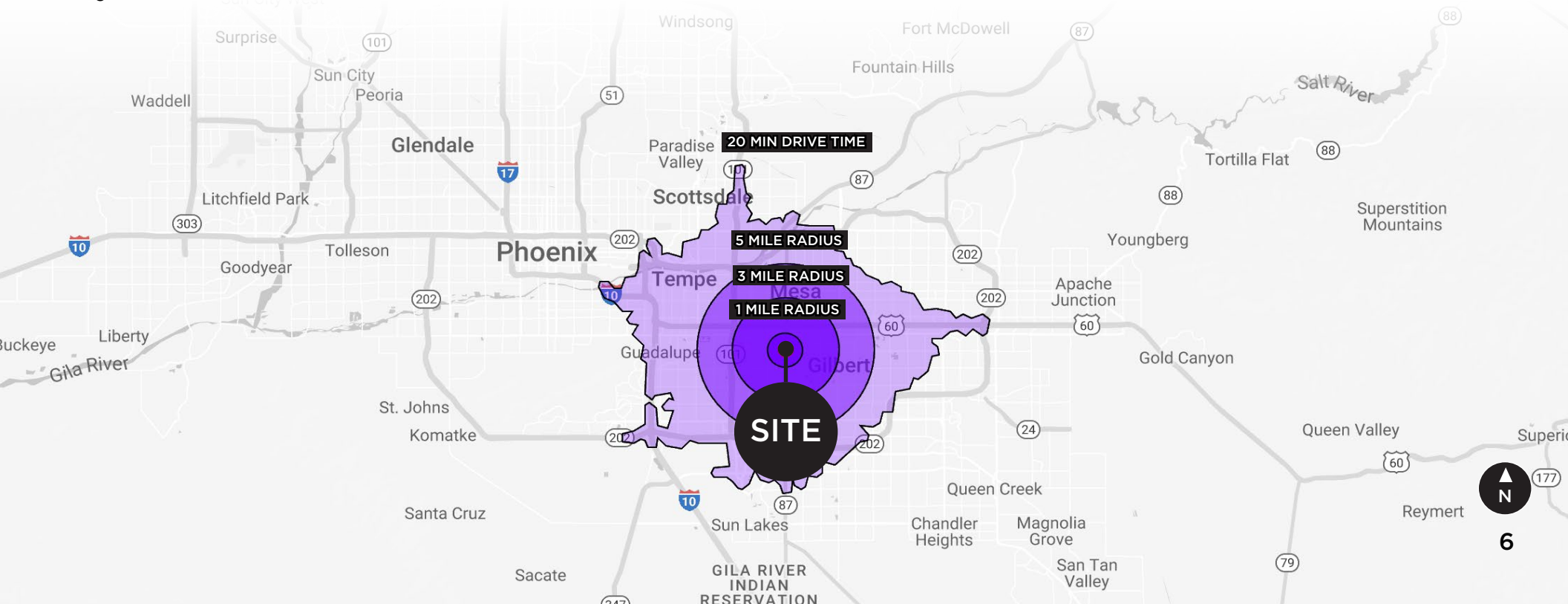
	1 MILE	3 MILES	5 MILES
2023	887	7,794	19,422



MEDIAN INCOME

	1 MILE	3 MILES	5 MILES
2023	\$72,873	\$66,401	\$66,189

Info gathered via Costar.com



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