



**Phase I - 100% Leased Prior to Completion**

**Phase II - NOW AVAILABLE**

## New Shop Building Available For Lease

SWC Chandler Heights & Higley Road, Gilbert AZ | Fry's Marketplace Anchored Center

**Cassidy Turley** / Commercial Real Estate Services



### Property Summary

- Only grocery anchored center at intersection
- Join Fry's Marketplace and 1st Bank
- **New ±9,500 SF Pad Building Available**
- **Drive-Thru Pad Available**
- Above average household incomes
- High area of growth in Gilbert
- Fry's Marketplace open for business
- **Phase II Shops delivery estimated for 1st Quarter 2014**
- Gateway intersection to The Seville Master Planned Community
- Shea Homes has added over 1,800 homes since its inception

**John Appelbe**  
Managing Director  
602.224.4447  
John.Appelbe@cassidyurley.com

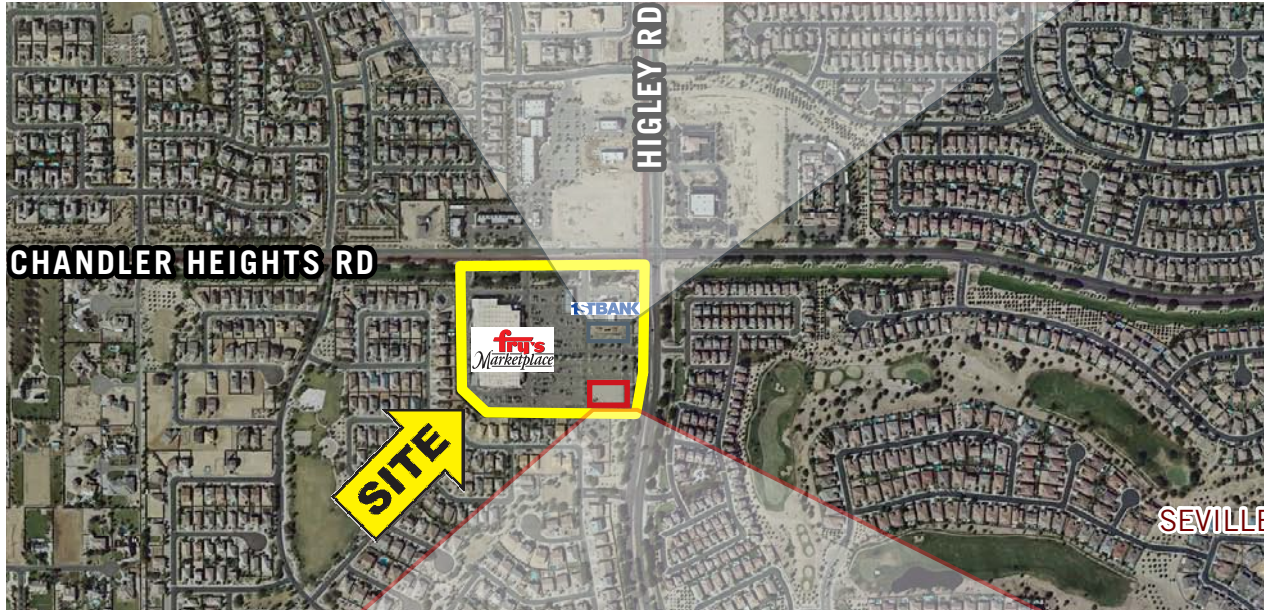
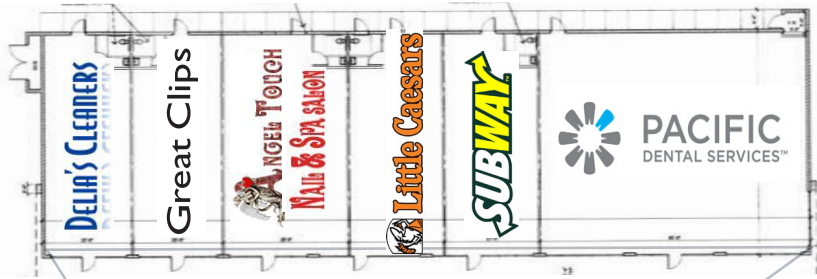
**Cliff Johnston**  
Managing Director  
602.224.4445  
Cliff.Johnston@cassidyurley.com

2375 E Camelback Rd Ste 300  
Phoenix, Arizona 85016  
p 602.954.9000  
f 602.468.8588

[www.cassidyurley.com](http://www.cassidyurley.com)

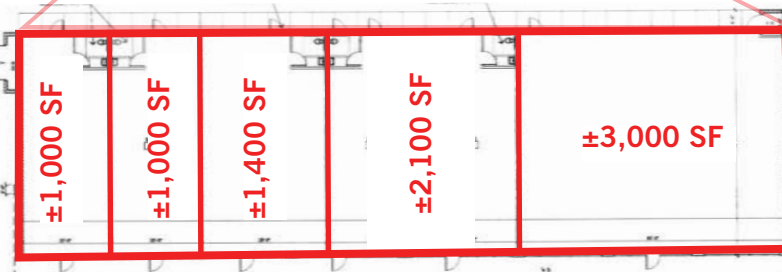
# New Shop Building Available For Lease SWC Chandler Heights & Higley Road | Gilbert, AZ

Phase I  
Existing Shops



## PHASE II SHOPS AVAILABLE

Proposed Suite Sizes (may be modified)



## Demographics \*

- Population 2012
 

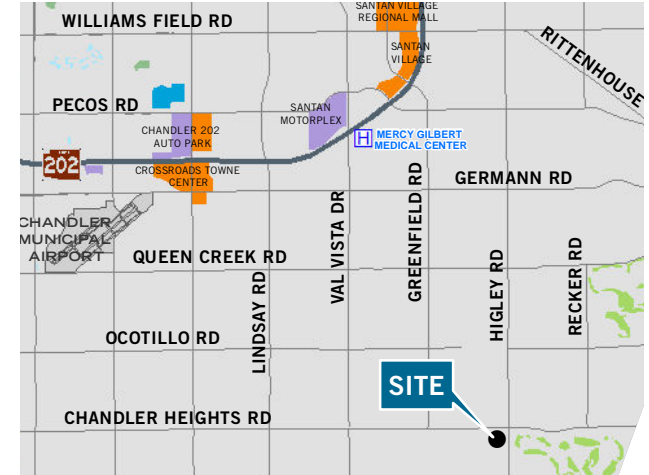
1 Mile	3 Miles	5 Miles
10,617	40,745	113,838
- Average Household Income
 

1 Mile	3 Miles	5 Miles
\$91,590	\$86,212	\$84,985

## Traffic Counts \*\*

- North/South on Higley Road - 15,430 / 14,053 VPD
- East/West on Baseline Road - 11,307 / 13,024 VPD

\* Source: ESRI, 2013    \*\* Source: Costar, 2013



**John Appelbe**  
Managing Director  
602.224.4447  
John.Appelbe@cassidyurley.com

**Cliff Johnston**  
Managing Director  
602.224.4445  
Cliff.Johnston@cassidyurley.com

2375 E Camelback Rd Ste 300  
Phoenix, Arizona 85016  
p 602.954.9000  
f 602.468.8588  
www.cassidyurley.com

**Cassidy Turley** Commercial Real Estate Services