



HIGHLAND PLAZA

SOUTHWEST CORNER OF HIGLEY RD. & BASELINE RD., GILBERT, AZ



AVAILABILITY

- SUITE 101-1,200 SF
- 1,400 SF-6,400 SF AVAILABLE

FEATURES

- Safeway anchored center in Gilbert in-fill location
- Convenient access to US-60 Freeway
- Across the street from Banner Gateway Hospital

TRAFFIC COUNTS

- Higley Rd.-36,000 cars per day
- Baseline Rd.-23,000 cars per day

NOTABLE TENANTS



2010 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,746	120,914	326,363
Avg. Household Income	\$93,159	\$78,427	\$72,422
Daytime Employment	3,633	37,461	85,852

EXCLUSIVELY REPRESENTED BY



JAMES DECREMER
602.778.3840
jamesd@srgaz.com

MATT MILINOVICH
602.778.3830
mattm@srgaz.com

NATHAN SCHILLERSTROM
602.792.5200
nathans@srgaz.com

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Baseline Road



#	TENANT	SQ. FT.
100	Reflexology	1,497 sf
101	Available	1,200 sf
102	MailBox Store	1,200 sf
103	Great Clips	1,200 sf
104	Softouch Dental	2,518 sf
105	Nail Salon	1,188 sf
106	Dry Cleaners	1,200 sf
107	Subway	1,464 sf

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1,200 sf



Higley Road

6,400 sf Available



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STRATEGIC
RETAIL GROUP

JAMES DECREMER
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jamesd@srgaz.com

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602.778.3830
mattm@srgaz.com

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nathans@srgaz.com

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.37929/-111.7225

Higley Road & Baseline Road

Gilbert, AZ

	1 Mile		3 Miles		5 Miles	
Population (2010)						
Estimated Population	13,746		120,914		326,363	
Census Population (1990)	2,013		42,185		149,087	
Census Population (2000)	7,658		90,648		252,878	
Projected Population (2015)	16,626		141,491		363,834	
Forecasted Population (2020)	21,606		169,715		425,420	
Historical Annual Growth (1990 to 2000)	5,645	28.04%	48,463	11.49%	103,791	6.96%
Historical Annual Growth (2000 to 2010)	6,087	7.95%	30,266	3.34%	73,485	2.91%
Projected Annual Growth (2010 to 2015)	2,880	4.19%	20,577	3.40%	37,471	2.30%
Estimated Population Density	4,379	<i>psm</i>	4,278	<i>psm</i>	4,158	<i>psm</i>
Trade Area Size	3.14	<i>sq mil</i>	28.26	<i>sq mil</i>	78.49	<i>sq mil</i>
Households (2010)						
Estimated Households	4,102		41,653		112,622	
Census Households (1990)	572		17,122		56,185	
Census Households (2000)	2,384		33,978		93,053	
Projected Households (2015)	4,947		47,661		123,552	
Forecasted Households (2020)	6,370		55,258		140,491	
Households with Children	2,015	49.13%	15,150	36.37%	40,997	36.40%
Average Household Size	3.35		2.86		2.88	
Average Household Income (2010)						
Est. Average Household Income	\$93,159		\$78,427		\$72,422	
Proj. Average Household Income (2015)	\$98,077		\$86,209		\$80,015	
Average Family Income	\$101,389		\$90,008		\$83,060	
Median Household Income (2010)						
Est. Median Household Income	\$74,821		\$63,207		\$60,083	
Proj. Median Household Income (2015)	\$76,963		\$67,187		\$63,939	
Median Family Income	\$79,624		\$72,761		\$68,839	
Per Capita Income (2010)						
Est. Per Capita Income	\$27,878		\$27,820		\$25,519	
Proj. Per Capita Income (2015)	\$29,244		\$29,754		\$27,664	
Per Capita Income Est. 5 year change	\$1,366	4.90%	\$1,934	6.95%	\$2,145	8.41%
Other Income (2010)						
Est. Median Disposable Income	\$60,729		\$51,805		\$49,531	
Proj. Median Disposable Income (2015)	\$61,988		\$54,578		\$52,297	
Disposable Income Est. 5 year change	\$1,260	2.07%	\$2,773	5.35%	\$2,766	5.58%
Est. Average Household Net Worth	\$569,834		\$526,753		\$486,598	
Daytime Demos (2010)						
Total Number of Businesses	366		3,237		7,887	
Total Number of Employees	3,633		37,461		85,852	
Company Headqtrs: Businesses	-	0.03%	1	0.03%	3	0.04%
Company Headqtrs: Employees	1	0.02%	6	0.02%	410	0.48%
Unemployment Rate	4.09%		3.76%		3.78%	
Employee Population per Business	9.9 to 1		11.6 to 1		10.9 to 1	
Residential Population per Business	37.5 to 1		37.4 to 1		41.4 to 1	

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Higley Road & Basalien Road

Gilbert, AZ

	1 Mile		3 Miles		5 Miles	
Race & Ethnicity (2010)						
White	12,514	91.04%	111,335	92.08%	298,347	91.42%
Black or African American	443	3.23%	3,574	2.96%	10,327	3.16%
American Indian & Alaska Native	171	1.24%	1,299	1.07%	4,054	1.24%
Asian	453	3.30%	3,289	2.72%	8,931	2.74%
Hawaiian & Pacific Islander	25	0.18%	281	0.23%	859	0.26%
Other Race	87	0.63%	678	0.56%	2,615	0.80%
Two or More Races	52	0.38%	457	0.38%	1,229	0.38%
Not Hispanic or Latino Population	10,976	79.85%	98,267	81.27%	255,425	78.26%
Hispanic or Latino Population	2,770	20.15%	22,647	18.73%	70,938	21.74%
Not of Hispanic Origin Population (1990)	1,855	92.13%	40,107	95.07%	137,124	91.98%
Hispanic Origin Population (1990)	159	7.87%	2,078	4.93%	11,963	8.02%
Not Hispanic or Latino Population (2000)	6,856	89.52%	82,644	91.17%	220,541	87.21%
Hispanic or Latino Population (2000)	802	10.48%	8,004	8.83%	32,337	12.79%
Not Hispanic or Latino Population (2015)	12,691	76.34%	109,983	77.73%	273,143	75.07%
Hispanic or Latino Population (2015)	3,934	23.66%	31,508	22.27%	90,691	24.93%
Hist. Hispanic Ann Growth (1990 to 2010)	2,611	82.36%	20,569	49.48%	58,975	24.65%
Proj. Hispanic Ann Growth (2015 to 2010)	1,165	8.41%	8,861	7.82%	19,753	5.57%
Age Distribution (2010)						
0 to 4 yrs	1,330	9.67%	9,524	7.88%	26,713	8.19%
5 to 9 yrs	1,351	9.83%	10,103	8.36%	26,910	8.25%
10 to 14 yrs	1,196	8.70%	9,295	7.69%	24,420	7.48%
15 to 19 yrs	978	7.12%	7,870	6.51%	21,389	6.55%
20 to 24 yrs	757	5.51%	5,898	4.88%	17,807	5.46%
25 to 29 yrs	1,081	7.87%	7,271	6.01%	21,335	6.54%
30 to 34 yrs	1,215	8.84%	8,549	7.07%	23,790	7.29%
35 to 39 yrs	1,178	8.57%	8,931	7.39%	23,492	7.20%
40 to 44 yrs	1,064	7.74%	8,436	6.98%	22,057	6.76%
45 to 49 yrs	905	6.59%	7,622	6.30%	20,237	6.20%
50 to 54 yrs	800	5.82%	6,615	5.47%	18,163	5.57%
55 to 59 yrs	595	4.33%	5,633	4.66%	15,825	4.85%
60 to 64 yrs	429	3.12%	5,048	4.17%	14,278	4.37%
65 to 74 yrs	489	3.56%	8,861	7.33%	24,462	7.50%
75 to 84 yrs	264	1.92%	7,356	6.08%	17,544	5.38%
85 yrs plus	112	0.82%	3,902	3.23%	7,941	2.43%
Median Age	29.80 yrs		37.38 yrs		36.28 yrs	
Gender Age Distribution (2010)						
Female Population	6,720	48.89%	62,085	51.35%	166,028	50.87%
0 to 19 yrs	2,343	34.86%	18,127	29.20%	49,059	29.55%
20 to 64 yrs	3,924	58.40%	32,229	51.91%	88,547	53.33%
65 yrs plus	453	6.74%	11,729	18.89%	28,423	17.12%
Female Median Age	30 yrs		39 yrs		37 yrs	
Male Population	7,026	51.11%	58,829	48.65%	160,335	49.13%
0 to 19 yrs	2,512	35.76%	18,666	31.73%	50,372	31.42%
20 to 64 yrs	4,101	58.37%	31,773	54.01%	88,439	55.16%
65 yrs plus	413	5.88%	8,390	14.26%	21,523	13.42%
Male Median Age	29.52 yrs		35.79 yrs		34.98 yrs	

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EXPANDED PROFILE

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Higley Road & Basalien Road

Gilbert, AZ

1 Mile

3 Miles

5 Miles

Household Income Distribution (2010)

\$200,000 or More	162	3.94%	1,244	2.99%	2,574	2.29%
\$150,000 to \$199,999	151	3.69%	1,685	4.05%	3,791	3.37%
\$100,000 to \$149,999	950	23.17%	6,549	15.72%	16,055	14.26%
\$75,000 to \$99,999	774	18.88%	6,926	16.63%	18,226	16.18%
\$50,000 to \$74,999	1,166	28.43%	9,637	23.14%	25,194	22.37%
\$35,000 to \$49,999	453	11.04%	5,532	13.28%	17,144	15.22%
\$25,000 to \$34,999	203	4.95%	3,760	9.03%	11,338	10.07%
\$15,000 to \$24,999	158	3.86%	3,152	7.57%	9,703	8.62%
\$0 to \$14,999	84	2.04%	3,169	7.61%	8,597	7.63%
\$35,000+	3,657	89.15%	31,573	75.80%	82,984	73.68%
\$75,000+	2,038	49.68%	16,404	39.38%	40,647	36.09%

Housing (2010)

Total Housing Units	4,342		51,996		141,351	
Housing Units, Occupied	4,102	94.46%	41,653	80.11%	112,622	79.67%
<i>Housing Units, Owner-Occupied</i>	3,400	82.88%	32,552	78.15%	86,093	76.44%
<i>Housing Units, Renter-Occupied</i>	702	17.12%	9,102	21.85%	26,529	23.56%
Housing Units, Vacant	240	5.54%	10,343	19.89%	28,730	20.33%
Median Years in Residence	2 yrs		3 yrs		3 yrs	

Marital Status (2010)

Never Married	2,160	21.97%	17,113	18.64%	48,321	19.48%
Now Married	6,431	65.41%	57,052	62.13%	153,075	61.72%
Separated	182	1.86%	2,666	2.90%	7,262	2.93%
Widowed	174	1.77%	6,664	7.26%	16,055	6.47%
Divorced	885	9.00%	8,339	9.08%	23,314	9.40%

Household Type (2010)

Population Family	12,608	91.72%	104,521	86.44%	282,502	86.56%
Population Non-Family	1,130	8.22%	14,813	12.25%	41,496	12.71%
Population Group Qtrs	8	0.06%	1,580	1.31%	2,365	0.72%
Family Households	3,165	77.15%	28,672	68.83%	77,902	69.17%
<i>Married Couple With Children</i>	1,603	24.92%	11,415	20.01%	29,844	19.50%
<i>Average Family Household Size</i>	4.0		3.6		3.6	
Non-Family Households	937	22.85%	12,981	31.17%	34,720	30.83%

Household Size (2010)

1 Person Household	691	16.84%	10,950	26.29%	28,777	25.55%
2 Person Households	867	21.14%	10,699	25.68%	29,501	26.19%
3 Person Households	569	13.87%	4,596	11.03%	12,697	11.27%
4 Person Households	1,081	26.35%	8,050	19.33%	21,833	19.39%
5 Person Households	502	12.23%	4,212	10.11%	11,092	9.85%
6+ Person Households	393	9.57%	3,145	7.55%	8,722	7.74%

Household Vehicles (2010)

Total Vehicles Available	8,559		77,089		205,613	
Household: 0 Vehicles Available	74	1.81%	1,668	4.00%	4,491	3.99%
Household: 1 Vehicles Available	982	23.94%	15,025	36.07%	41,560	36.90%
Household: 2+ Vehicles Available	3,046	74.25%	24,960	59.92%	66,570	59.11%
Average Vehicles Per Household	2.1		1.9		1.8	

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EXPANDED PROFILE

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Higley Road & Baselian Road

Gilbert, AZ

	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	9,623		90,064		243,380	
Est. Civilian Employed	7,045	73.20%	54,549	60.57%	148,740	61.11%
Est. Civilian Unemployed	393	4.09%	3,390	3.76%	9,201	3.78%
Est. in Armed Forces	20	0.20%	92	0.10%	216	0.09%
Est. not in Labor Force	2,166	22.51%	32,033	35.57%	85,223	35.02%
Occupation (2000)						
Occupation: Population Age 16+	4,069		39,065		111,334	
Mgmt, Business, & Financial Operations	672	16.51%	6,077	15.56%	16,300	14.64%
Professional and Related	1,036	25.46%	8,566	21.93%	22,259	19.99%
Service	354	8.70%	4,384	11.22%	14,149	12.71%
Sales and Office	1,249	30.70%	12,576	32.19%	35,094	31.52%
Farming, Fishing, and Forestry	-	-	35	0.09%	238	0.21%
Construct, Extraction, & Maintenance	359	8.83%	3,468	8.88%	11,534	10.36%
Production, Transp. & Material Moving	399	9.80%	3,958	10.13%	11,761	10.56%
<i>Percent White Collar Workers</i>		72.67%		69.68%		66.15%
<i>Percent Blue Collar Workers</i>		27.33%		30.32%		33.85%
Consumer Expenditure (2010)						
Total Household Expenditure	\$276 M		\$2.47 B		\$6.32 B	
<i>Total Non-Retail Expenditures</i>	\$160 M	58.01%	\$1.43 B	57.77%	\$3.65 B	57.72%
<i>Total Retail Expenditures</i>	\$116 M	41.99%	\$1.04 B	42.23%	\$2.67 B	42.28%
Apparel	\$13.3 M	4.81%	\$119 M	4.80%	\$303 M	4.79%
Contributions	\$10.1 M	3.66%	\$91.1 M	3.69%	\$228 M	3.62%
Education	\$6.81 M	2.46%	\$59.5 M	2.41%	\$149 M	2.35%
Entertainment	\$15.6 M	5.65%	\$139 M	5.62%	\$354 M	5.60%
Food And Beverages	\$41.9 M	15.16%	\$377 M	15.27%	\$969 M	15.35%
Furnishings And Equipment	\$12.6 M	4.54%	\$110 M	4.47%	\$280 M	4.44%
Gifts	\$7.31 M	2.64%	\$64.9 M	2.63%	\$163 M	2.59%
Health Care	\$16.1 M	5.81%	\$148 M	6.00%	\$383 M	6.07%
Household Operations	\$10.2 M	3.70%	\$89.6 M	3.63%	\$226 M	3.58%
Miscellaneous Expenses	\$4.52 M	1.64%	\$40.9 M	1.65%	\$105 M	1.66%
Personal Care	\$3.99 M	1.44%	\$35.8 M	1.45%	\$91.6 M	1.45%
Personal Insurance	\$2.88 M	1.04%	\$25.4 M	1.03%	\$64.0 M	1.01%
Reading	\$896 K	0.32%	\$8.06 M	0.33%	\$20.6 M	0.33%
Shelter	\$53.4 M	19.32%	\$477 M	19.29%	\$1.22 B	19.25%
Tobacco	\$1.66 M	0.60%	\$15.6 M	0.63%	\$40.9 M	0.65%
Transportation	\$56.5 M	20.42%	\$500 M	20.23%	\$1.28 B	20.29%
Utilities	\$18.7 M	6.78%	\$171 M	6.90%	\$441 M	6.98%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	8,133		78,223		209,125	
Elementary (0 to 8)	262	3.22%	2,767	3.54%	8,069	3.86%
Some High School (9 to 11)	303	3.73%	4,624	5.91%	13,889	6.64%
High School Graduate (12)	1,518	18.67%	19,769	25.27%	55,734	26.65%
Some College (13 to 16)	2,180	26.80%	20,966	26.80%	56,041	26.80%
Associate Degree Only	812	9.98%	6,859	8.77%	19,020	9.10%
Bachelor Degree Only	2,250	27.67%	15,967	20.41%	37,937	18.14%
Graduate Degree	808	9.93%	7,271	9.30%	18,435	8.82%

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Gilbert, AZ

	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
1 Detached Unit	2,238	90.94%	24,745	58.78%	65,496	57.38%
1 Attached Unit	4	0.16%	2,236	5.31%	6,214	5.44%
2 to 4 Units	25	1.00%	993	2.36%	3,765	3.30%
5 to 9 Units	42	1.69%	1,279	3.04%	3,711	3.25%
10 to 19 Units	81	3.28%	1,384	3.29%	3,787	3.32%
20 to 49 Units	-	-	488	1.16%	1,233	1.08%
50 or more Units	56	2.29%	1,805	4.29%	4,811	4.21%
Mobile Home or Trailer	16	0.63%	8,540	20.29%	23,763	20.82%
Other Structure	-	-	626	1.49%	1,369	1.20%

Homes Built By Year

1999 to 2000	288	11.71%	1,831	4.35%	5,842	5.12%
1995 to 1998	1,352	54.93%	10,380	24.66%	24,086	21.10%
1990 to 1994	365	14.85%	7,075	16.81%	15,711	13.76%
1980 to 1989	352	14.31%	14,140	33.59%	39,127	34.28%
1970 to 1979	77	3.13%	6,806	16.17%	21,194	18.57%
1960 to 1969	11	0.46%	1,122	2.67%	5,772	5.06%
1950 to 1959	1	0.04%	462	1.10%	1,625	1.42%
Built Before 1949	14	0.57%	281	0.67%	792	0.69%

Home Values (2000)

\$1,000,000 or More	-	-	5	0.02%	30	0.05%
\$500,000 to \$999,999	-	-	107	0.47%	288	0.48%
\$400,000 to \$499,999	11	0.56%	153	0.68%	376	0.63%
\$300,000 to \$399,999	153	7.53%	819	3.63%	1,623	2.72%
\$200,000 to \$299,999	355	17.52%	2,812	12.48%	6,108	10.24%
\$150,000 to \$199,999	412	20.33%	4,736	21.01%	11,347	19.02%
\$100,000 to \$149,999	1,014	50.08%	10,769	47.77%	26,886	45.07%
\$70,000 to \$99,999	60	2.98%	2,696	11.96%	11,086	18.59%
\$50,000 to \$69,999	4	0.20%	303	1.34%	1,398	2.34%
\$25,000 to \$49,999	6	0.29%	59	0.26%	303	0.51%
\$0 to \$24,999	10	0.50%	85	0.38%	204	0.34%
Owner Occupied Median Home Value	\$159,116		\$144,892		\$136,511	
Renter Occupied Median Rent	\$822		\$766		\$682	
Average Property Value (2010)	\$195,083		\$218,700		\$186,774	

Transportation To Work (2000)

Drive to Work Alone	3,314	80.98%	31,743	81.07%	88,057	78.98%
Drive to Work in Carpool	460	11.24%	4,632	11.83%	15,021	13.47%
Travel to Work - Public Transportation	13	0.32%	232	0.59%	844	0.76%
Drive to Work on Motorcycle	22	0.54%	134	0.34%	503	0.45%
Walk or Bicycle to Work	47	1.16%	604	1.54%	2,264	2.03%
Other Means	14	0.33%	207	0.53%	737	0.66%
Work at Home	222	5.43%	1,603	4.09%	4,069	3.65%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	821	21.22%	7,604	20.25%	23,120	21.52%
Travel to Work in 14 to 29 Minutes	1,264	32.66%	12,914	34.39%	36,337	33.82%
Travel to Work in 30 to 59 Minutes	1,468	37.92%	14,223	37.88%	40,270	37.49%
Travel to Work in 60 Minutes or More	317	8.20%	2,811	7.49%	7,699	7.17%
Average Travel Time to Work	25.6 mins		26.6 mins		26.4 mins	

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