

FOR LEASE – HIGH PROFILE SHOPPING CENTER

Gilbert & University Center
Mesa, Arizona

Jeffrey T. Ramsey
(858) 477-7734 Mobile
JRAMSEY@RREG.COM



Property Name	Property Address	City	State	Zip Code	Intersection
Gilbert & University Center	2011 East University Drive	Mesa	Arizona	85213	SEC North Gilbert Road & East University Drive

Total Square Feet	Year Built	Year Renovated	Site Parking	Major Tenants at Intersection
5,950	2007	2018	37 On-Site Parking Spaces	Petco, Panda Express, Wells Fargo Bank, Garcias

Gilbert & University Center

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

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Property Summary

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Annual Lease Rate PSF	Annual CAM Estimate PSF	Date Available
100	Mardini Multi-Services	1,151	-	-	-	Leased
101	Red Star Vapor	1,187	-	-	-	Leased
102	<i>Available</i>	1,325	1,325	\$18.00	\$10.55	<i>Available</i>
104	Cox	2,287	-	-	-	Leased



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Highlights

- High-Profile Building
- Incredible Visibility
- Signalized Intersection
- Tremendous Signage
- Multiple Points of Ingress
- Large Daytime Population
- Renovated Shopping Center
- Hub of Retail Activity
- Dominant Trade Area Location
- Huge Traffic Location
- Synergistic Tenant Mix
- Significant On-Site Parking
- Busy Weekend Traffic Area
- Dense Residential Area
- Available Suite in Clean Shell Condition
- Critical Mesa Intersection

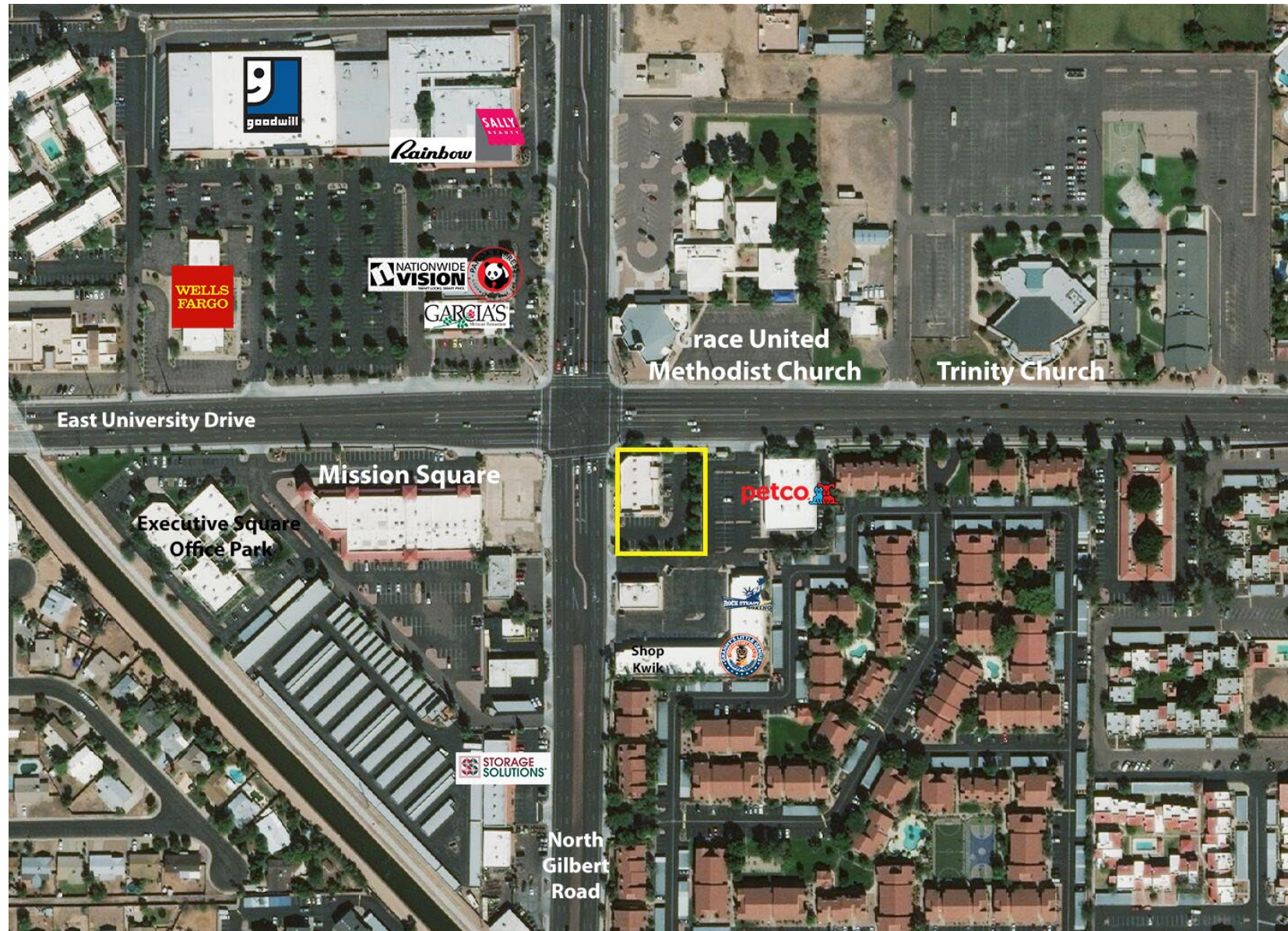
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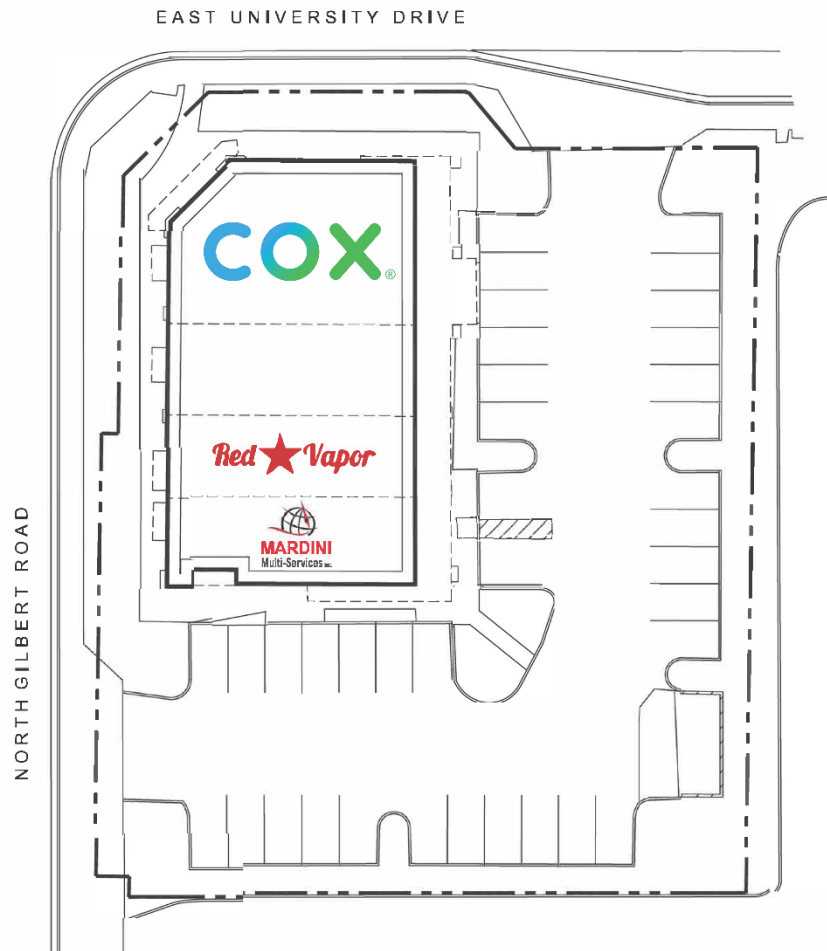


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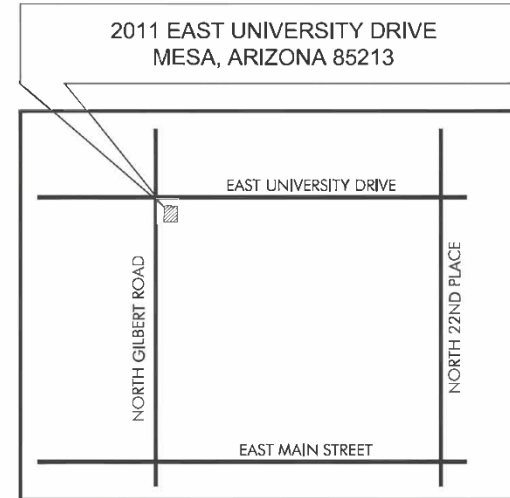
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2011 PARTNERS, LLC

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VICINITY MAP
 NOT TO SCALE



SUITE	TENANT	SF
100	Mardini Multi Services	±1,151 SF
101	Red Star Vapor	±1,187SF
102	Available	±1,325 SF
104	Cox	±2,287 SF



SITE PLAN

Scale: N.T.S.

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH.
 AREA CALCULATIONS ARE BASED UPON LEASE LINE.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

JANUARY 12, 2021
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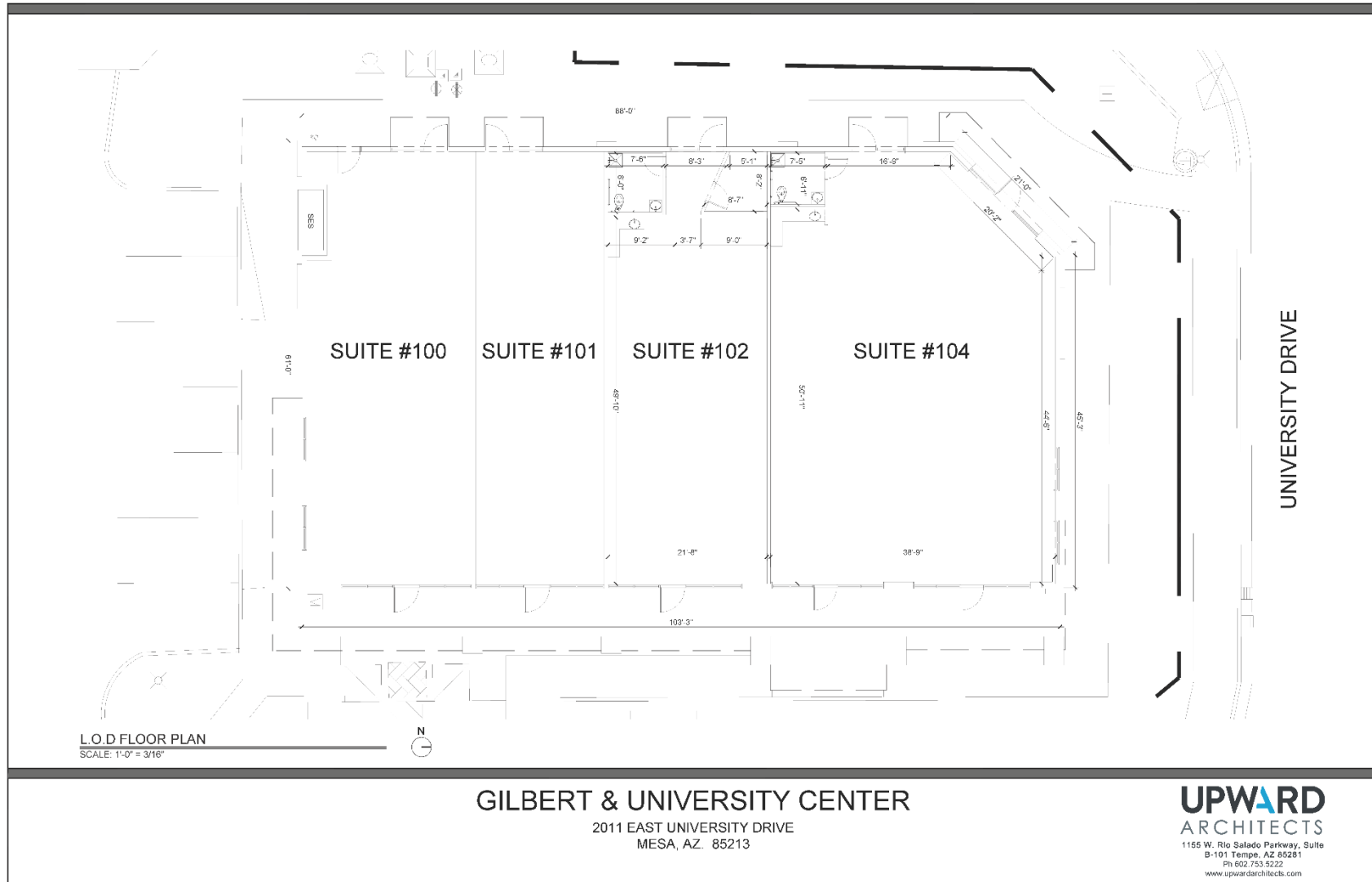
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Demographic Summary

Description	1 Mile	2 Mile	3 Mile
Population			
2010 Census	19,981	73,925	155,330
2021 Estimate	21,979	81,391	172,940
2026 Projection	23,152	85,745	182,806
Households			
2010 Census	6,983	25,400	54,511
2021 Estimate	7,843	28,392	61,782
2026 Projection	8,310	30,051	65,679
2021 Est. Average Household Income	\$ 70,122	\$ 76,799	\$ 78,566

Source: Environics Analytics

Traffic Summary

Traffic	Cars per 24 Hours	Year Conducted
North Gilbert Road (East Main Street to East University Drive)	32,129	2019
North Gilbert Road (East University Drive to East Brown Road)	30,010	2019
East University Drive (North Stapley Dr. to North Gilbert Road)	25,535	2019
East University Drive (North Gilbert Road to North Lindsay Rd.)	25,200	2019

Source: City of Mesa

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