



FOR LEASE | RETAIL SUITES

RETAIL SHOPS AT AGRITOPIA

1440 S Higley Road, Ste 103, Gilbert, AZ 85296

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Building Size:	10,800 SF
Zoning:	GC - General Commercial
Cross Streets:	S Higley Rd & E Ray Rd

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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PROPERTY OVERVIEW

Suite 103 is available for lease at The Retail Shops at Agritopia. The 1,200 SF office buildout includes a reception, 2 private offices, a conference room, 5 private booths, break area with fridge, bathroom, and a storage room.

The Retail Shops at Agritopia is located in the nationally recognized Agritopia district at E Ray Rd and Higley Rd. This 166-acre community in Gilbert is among the nation's first "agrihoods" an effort to design and build a neighborly community around an urban farm. Agritopia features housing, mixed and civic uses as well as commercial retail centered around the farm. Agritopia is home to Joe's Farm Grill, The Coffee House, Gilbert Christian School and Epicenter, a mixed use development. The Shops at Agritopia Village South is adjacent to Loop 202 SanTan Fwy, within minutes to SanTan Village Mall.

PROPERTY HIGHLIGHTS

- Located within Agritopia and adjacent to the Agritopia Epicenter Mixed Use Development
- Strong demographic area w/200,000+ population in 5 mile radius & high income households
- Excellent exposure and frontage visibility on S Higley Rd
- Building and monument signage is available

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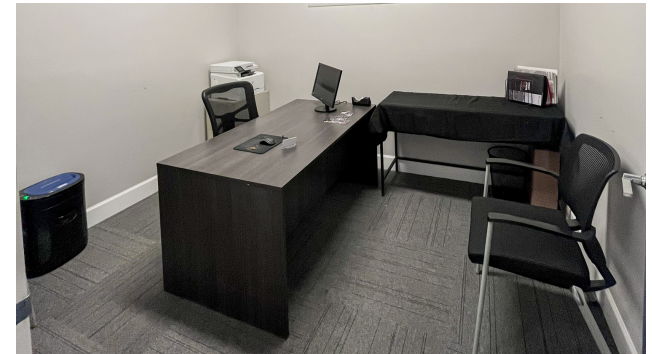
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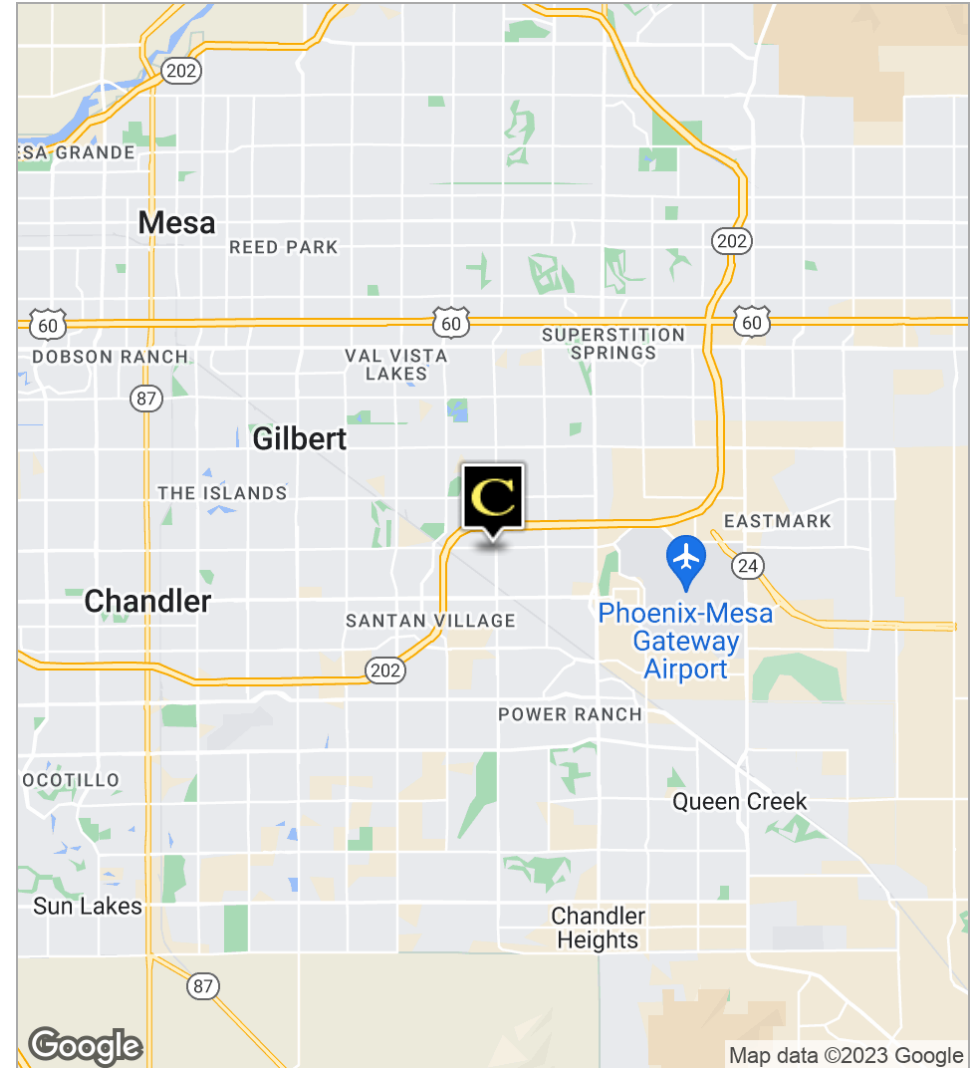
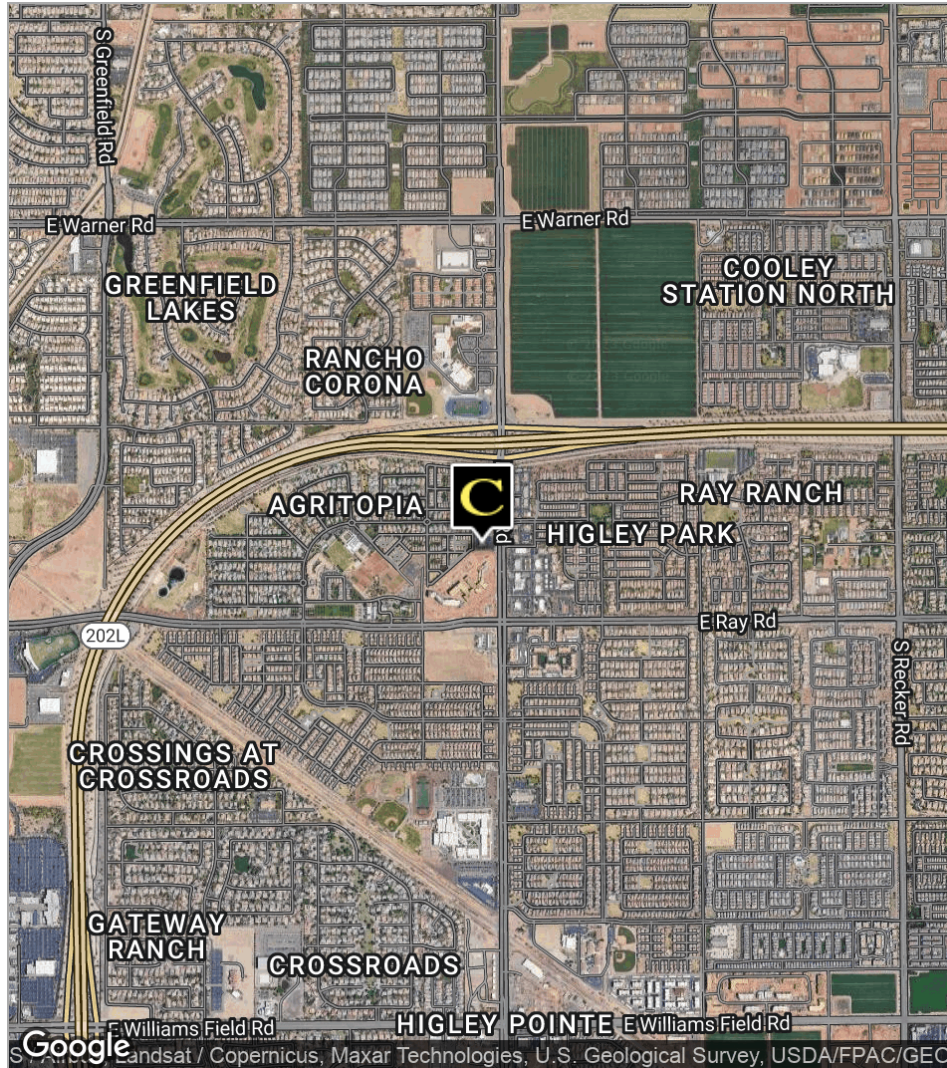
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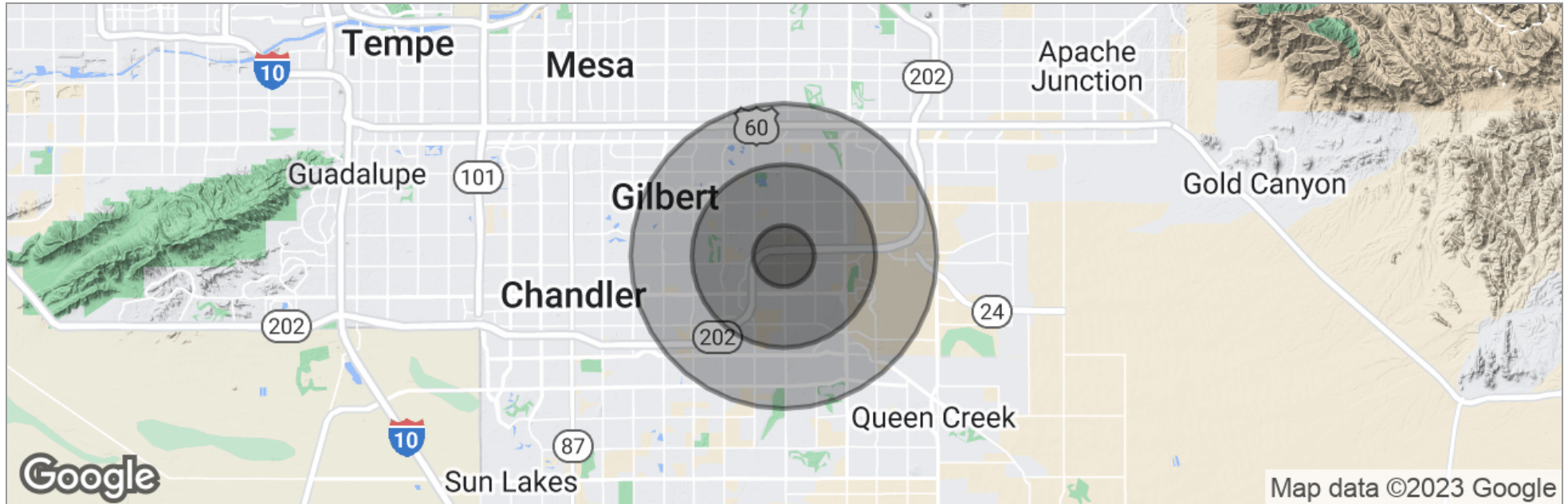
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	1 Mile	3 Miles	5 Miles
Total Population	9,704	75,710	205,902
Population Density	3,089	2,678	2,622
Median Age	29.1	30.2	31.9
Median Age (Male)	28.1	30.1	31.4
Median Age (Female)	29.5	30.0	32.1
Total Households	3,180	23,648	68,034
# of Persons Per HH	3.1	3.2	3.0
Average HH Income	\$90,676	\$98,020	\$89,734
Average House Value	\$293,397	\$386,492	\$368,843

* Demographic data derived from 2020 ACS - US Census

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