

DRIVE-THRU PAD SITE AVAILABLE FOR SUB-LEASE

SSEC Baseline Rd & Higley Rd
Gilbert, Arizona

Darren Pitts
602.682.6050
dp@velocityretail.com

Chris Evjen
602.682.8118
chris.evjen@velocityretail.com

Shane Silver
602.682.8168
shane.silver@velocityretail.com

VELOCITY RETAILGROUP

DRIVE-THRU PAD SITE AVAILABLE





±3,198 SF FULLY BUILT DRIVE-THRU RESTAURANT ON A ±1.45 AC LOT

Property Highlights

- 3,198 SF fully built-out drive-thru restaurant situated on a 1.45-acre lot.
- Prominent frontage along Higley Road, providing excellent visibility along an established commercial corridor.
- Strategically positioned directly south of Fry's Marketplace and across Higley Road from Safeway, benefiting from two major grocery anchors that generate consistent consumer traffic.
- Convenient access to US 60 (Superstition Freeway), connecting the property to the greater Phoenix metropolitan area.

Traffic Counts

Baseline Rd	23,717 CPD
Higley Rd	34,355 CPD
US 60	181,000 CPD
Total	**239,072 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	13,492	123,285	344,885
Estimated Households	4,907	49,514	137,505
Avg Household Income	$141,500	$131,566	$123,744
Daytime Population	6,230	39,914	91,039

Source: SitesUSA

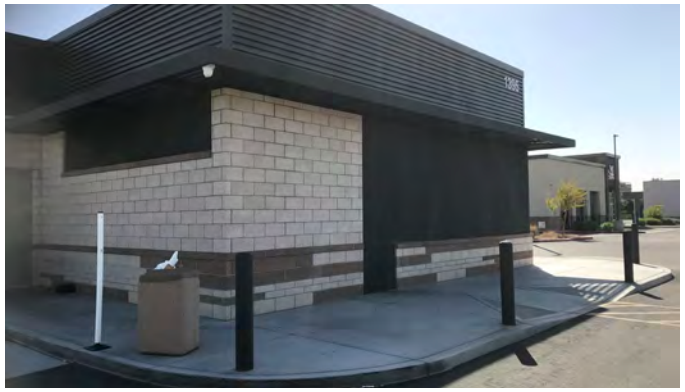
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PHOTOS



















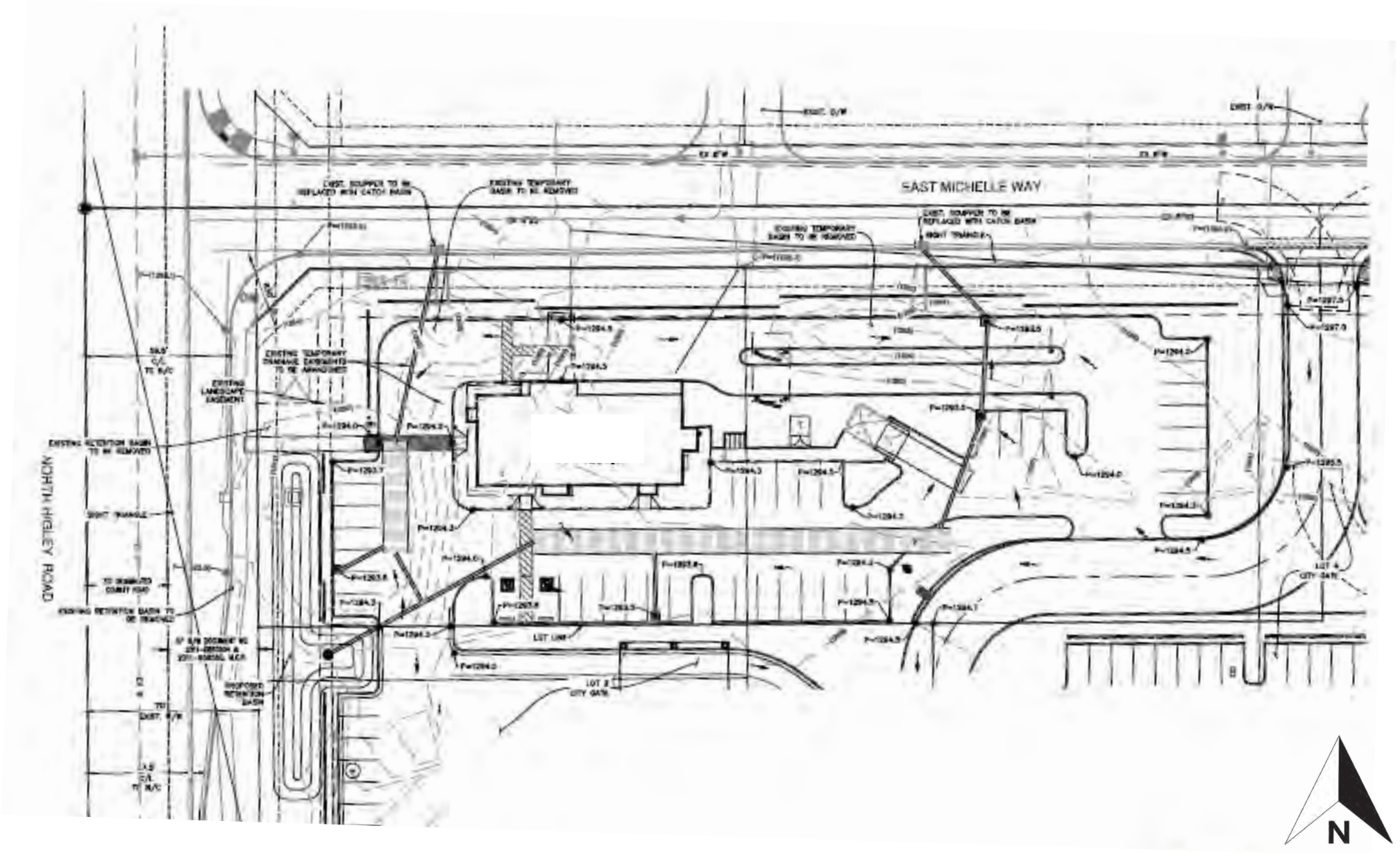
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SITE PLAN

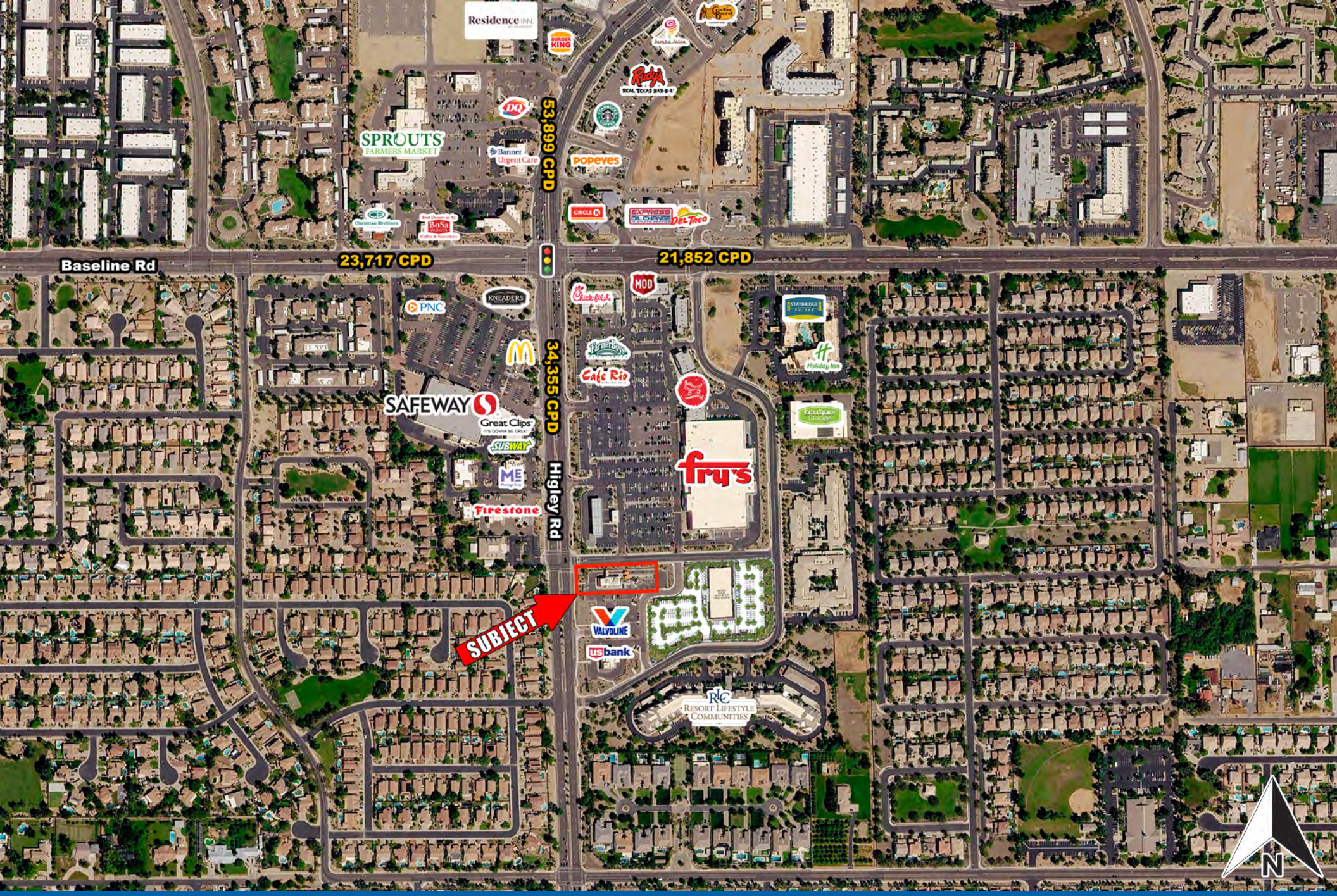


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TRADE AREA


VAL VISTA BLVD ± 30,000 VPD
US 60
± 181,000 VPD
BASELINE RD ± 29,000 VPD
fry's Walgreens
WHATABURGER
THE HOME DEPOT
DOLLAR GENERAL
SAFEWAY
DOLLAR TREE
Jack in the box
LOWE'S
SPROUTS FARMERS MARKET
Walmart
HOBBY LOBBY
DISCOUNT TIRE
DUNKIN'
AMF
ALDI
Dunn-Edwards PAINTS
AutoZone
DOLLAR TREE
Popeyes
O'Reilly AUTO PARTS
HARBOR FREIGHT TOOLS
BIG 5 SPORTING GOODS
NATURAL GROCERS
CVS pharmacy
Panera BREAD
Bath & Body Works
sauce pizza | wine
Guitar Center
LOFT
Soma
TALBOTS
SEPHORA
Kirkland's Home
Brain Balance
THE VITAMIN SHOPPE
THE V!G
Costa Vida
Chop Shop
Buca di Beppo
RODIZIO GRILL
FIREHOUSE SUBS
CAFÉ ZUPAS
JARED
Wendy's
EōS FITNESS
SPORTSMAN'S WAREHOUSE
BURGER KING
ACE Hardware
PNC
TRADER JOE'S
BLACK ROCK COFFEE BAR
NAPA
Arby's
DUTCH BROS
Little Caesars
WELLS FARGO
Firestone
CHASE
FedEx
SMOOTHIE KING
STRETCH LAB
AT&T
BIG BRAND TIRE & SERVICE
MADgreens
COLD STONE CREAMERY
FIVE GUYS
U-HAUL
SportClips HAIRCUTS
Yogurtland
Jersey Mike's SUBS
verizon
Tokyo JOE'S
TACO BELL
sleep number
MIDFIRST BANK
Filiberto's
IHOP
Comerica
Capriotti's
Leegee's
PETSMART
HANDEL'S HOMEMADE ICE CREAM SINCE 1945
DISCOUNT TIRE
at home
The Home & Holiday Décor Superstore
Walgreens

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
2026 TOTAL POPULATION	13,492	123,285	344,885
2026 TOTAL HOUSEHOLDS	4,907	49,514	137,505
MEDIAN HOUSEHOLD INCOME	$141,500	$131,566	$123,744
2026 MEDIAN HOME VALUE	$552,639	$438,698	$424,748
2026 TOTAL EMPLOYEES	6,230	39,914	91,039
2026 TOTAL BUSINESSES	885	5,851	13,721

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VELOCITYRETAILGROUP

2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

DARREN PITTS
602.682.6050
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CHRIS EVJEN
602.682.8118
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