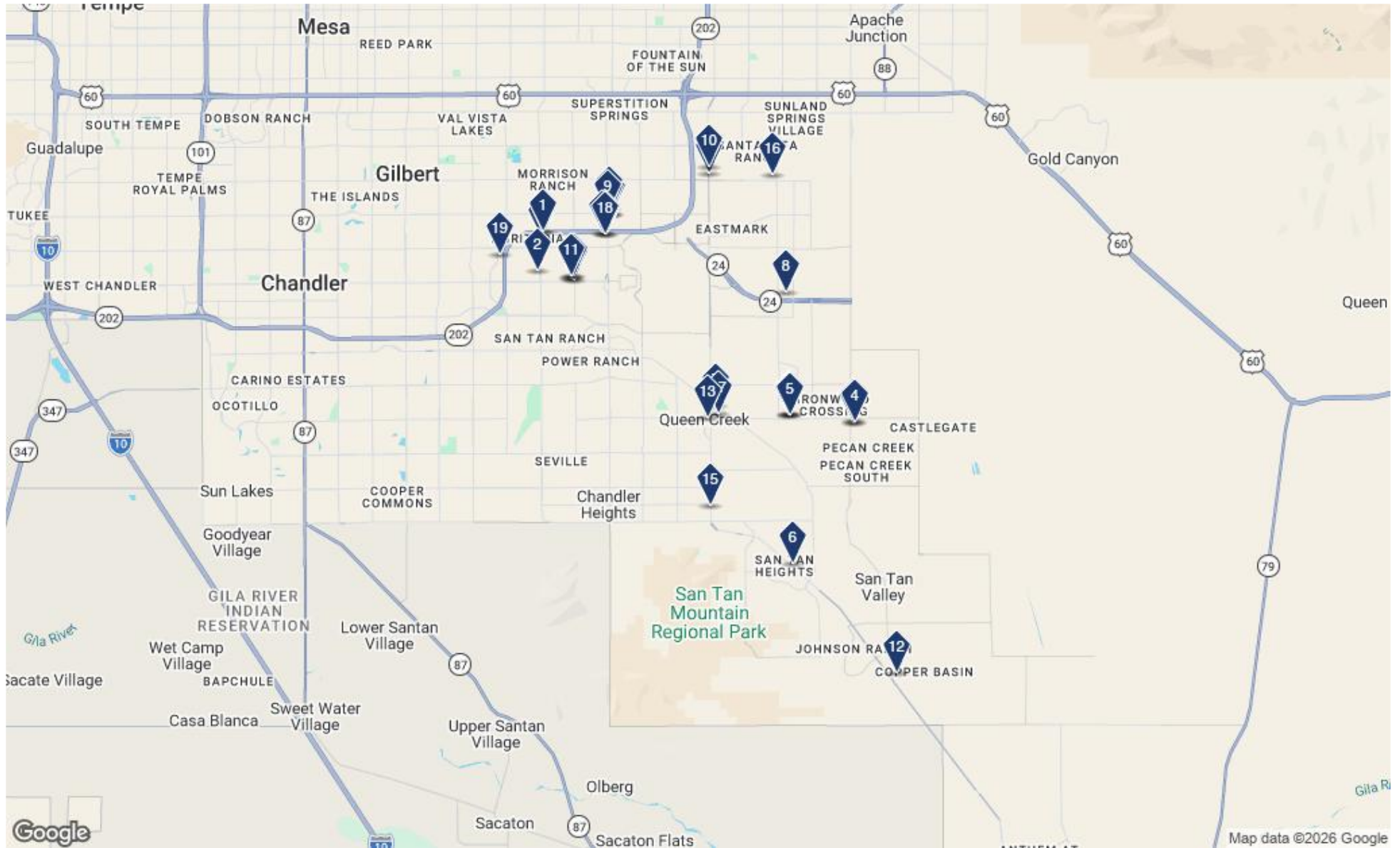




2026 CoStar Group - Licensed to AK Commercial Properties - 475568

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8/4/2026

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Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
- Building 5 1355 S Higley Rd Gilbert, AZ , 85296	Office ★★★★☆	Office/Medical	2,250	\$36.00/SF NNN/Year	Commercial Properties, Inc.
- 2366 S Higley Rd Gilbert, AZ , 85295	Retail ★★★★☆	Retail	1,500 - 5,729	Rent Not Disclosed	Velocity Retail Group
- Building 5 1355 S Higley Rd Gilbert, AZ , 85296	Office ★★★★☆	Office/Medical	2,200	Rent Not Disclosed	Menlo Group Commercial Real Estate
- Terraza Medical Village SEC Gantzel Rd San Tan Valley, AZ , 85140	Office ★★★★☆	Office/Medical	3,165 - 49,296	Rent Not Disclosed	ORION Investment Real Estate
- The Collective on Ocotillo SEC 226th St & Ocotillo Rd Queen Creek, AZ , 85142	Office ★★★★☆	Multiple Space Uses	2,500 - 46,289	Rent Not Disclosed	Kidder Mathews
- New Retail/Restaurant/Office/Medica... 2515 W Hunt Hwy Queen Creek, AZ , 85242	Retail ★★★★☆	Multiple Space Uses	950 - 68,750	Rent Not Disclosed	Abbott Commercial Real Estate
- Heritage Town Square NEC of Ellsworth Rd & Heritage Loop Queen Creek, AZ , 85142	Retail ★★★★☆	Retail	3,048 - 6,288	Rent Not Disclosed	Diversified Partners, LLC
- DESTINATION AT GATEWAY Signal Butte & Williams Field Rd Mesa, AZ , 85212	Retail ★★★★☆	Retail	1,000 - 68,510	Rent Not Disclosed	Diversified Partners, LLC
- Cannon Beach SEC Power Rd & Warner Rd Mesa, AZ , 85296	Retail	Retail	900 - 18,921	Rent Not Disclosed	Diversified Partners, LLC
- East Gate Plaza NEC Ellsworth & Elliot Rd Mesa, AZ , 85212	Retail ★★★★☆	Retail	1,563 - 38,786	Rent Not Disclosed	Diversified Partners, LLC
- Verde at Cooley Station 3919 E Williams Field Rd Gilbert, AZ , 85295	Retail	Retail	1,141 - 14,406	\$50.00/SF NNN/Year	GPS Commercial Advisors
- Copper Basin II Offices 2474-2500 E Hunt Hwy Queen Creek, AZ , 85143	Office ★★★★☆	Office/Medical	3,000	\$24.00/SF/Year	East Valley Diabetes & En- docrinology
- Bldg B 22148 S Ellsworth Rd Queen Creek, AZ , 85142	Retail ★★★★★	Retail	3,089 - 7,176	\$55.00/SF NNN/Year	JR Team Real Estate
- 1493 S Higley Rd Gilbert, AZ , 85296	Retail ★★★★☆	Retail	1,000 - 3,000	Rent Not Disclosed	West Valley Properties
- 26214 S Ellsworth Rd Queen Creek, AZ , 85142	Office ★★★★☆	Office/Medical	17,070	Rent Not Disclosed	Lee & Associates
- P5 NWC Signal Butte Rd & Elliot Rd Mesa, AZ , 85212	Retail ★★★★☆	Retail	7,000	Rent Not Disclosed	Phoenix Commercial Ad- visors
- Magma Plaza SWC of Ocotillo & Heritage Loop Rd Queen Creek, AZ , 85142	Retail ★★★★☆	Retail	1,000 - 3,500	Rent Not Disclosed	Ignite Commercial Real Estate
- Gilbert Gateway Towne Center Loop 202 Fwy Mesa, AZ , 85212	Retail	Multiple Space Uses	1,660 - 19,306	Rent Not Disclosed	Avison Young
- Northside S/SWC Ray Rd Gilbert, AZ , 85295	Retail ★★★★☆	Retail	1,164 - 18,220	Rent Not Disclosed	Western Retail Advisors, LLC



1355 S Higley Rd • Higley Park Professional Village



2,250 SF • For Lease • Office/Medical • Gateway Airport/Loop 202 Submarket • Gilbert, AZ 85296

Listing Details

Available Size	2,250 SF
Asking Rent	\$36.00/SF/year
Total Asking Rent	\$81,000/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	13 Days



Property Overview

1355 S Higley Road is located within Higley Park Professional Village in Gilbert, Arizona, offering a professional office and medical environment with convenient access to Loop 202 and the surrounding Southeast Valley. The property benefits from proximity to Gilbert Medical Center, Arizona State University's Polytechnic Campus, the Agritopia community, and the extensive shopping and dining amenities at SanTan Village, creating a well-connected setting for healthcare and professional service users.

The currently marketed space is configured as a fully built-out dental office designed to support immediate occupancy. The layout includes operatories, a laboratory area, reception and waiting areas, a private office, a server room, and restrooms. The efficient floor plan can help reduce startup time for a dental practice seeking a turnkey location. Monument and building signage opportunities, along with convenient parking, further support patient and visitor accessibility.

Building Details

Primary Property Type	Office	Building Size	8,035 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	8,035 SF
Building Class	B	Parking	7 Spaces
Year Built	2006	Tenancy	Multi

Leasing Highlights

- Convenient access to Loop 202 and Higley Road.
- Near Gilbert Medical Center and ASU Polytechnic Campus.
- Existing medical office buildout supports immediate occupancy.
- Located within an established professional office village.
- Surrounded by retail, dining, and neighborhood amenities.

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	114	Office/Medical	Direct	2,250	2,250	2,250	\$36.00 NNN	Immediately	Negotiable

Dental office consisting of 1 reception area, 2 restrooms, 1 private office, 1 break room, 2 dental lab areas, 4 dental treatment bays (exam rooms), 1 computer room, and 1 storage closet.



2366 S Higley Rd



1,500 - 5,729 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85295

Listing Details

Available Size	1,500 - 5,729 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Sep 2026
Lease Type	Direct
Term	Negotiable
Time On Market	6 Days



Building Details

Primary Property Type	Retail	Building Size	10,000 SF
Secondary Type	Storefront	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	10,000 SF
Building Class	B	Tenancy	Multi
Year Built	Sep 2026		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500 - 5,729	5,729	5,729	Not Disclosed	Sep 2026	Negotiable



1355 S Higley Rd • Higley Park Professional Village



2,200 SF • For Lease • Office/Medical • Gateway Airport/Loop 202 Submarket • Gilbert, AZ 85296

Listing Details

Available Size	2,200 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Negotiable
Time On Market	3 Months 12 Days



Building Details

Primary Property Type	Office	Building Size	8,035 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	8,035 SF
Building Class	B	Parking	7 Spaces
Year Built	2006	Tenancy	Multi

Leasing Highlights

- Located adjacent to the Loop 202 Freeway

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Office/Med-ical	Sublet	2,200	2,200	2,200	Not Disclosed	Immediately	Negotiable

This 2,200-square-foot dental office is available for sublease in Gilbert, Arizona, and features a fully built-out layout designed for professional dental operations. The space includes five operatories, a lab area, a reception and waiting room, private office, server room, and two restrooms. Modern design and an efficient floor plan provide a turnkey solution for dental practitioners seeking to minimize setup time and costs.

The property is situated in the Higley Park Professional Village Condominium Association, offering a professional environment with ample visitor and tenant parking. Located adjacent to the Loop 202 Freeway, the site ensures convenient regional connectivity and easy access for patients traveling from nearby communities. Surrounded by established residential neighborhoods and close to retail and business centers, the location offers strong visibility and accessibility within a growing area of Gilbert.



Listing Details

Available Size	3,165 - 49,296 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Months 15 Days



Property Overview

Terraza Medical Village is a premier Class A medical campus strategically positioned at the high-visibility southeast corner of Gantzel Road and Ocotillo Road, serving one of Arizona’s fastest-growing communities. Designed to meet the region’s accelerating demand for healthcare services, this thoughtfully planned medical village delivers modern medical office environments surrounded by established healthcare providers, major hospitals, and expansive residential growth.

Located just minutes from thousands of newly developed homes and within a 10-mile trade area boasting more than 346,000 residents with average household incomes exceeding \$144,000, Terraza Medical Village offers providers a uniquely advantageous opportunity to establish or expand their presence in Northern Pinal County. The campus sits near scenic San Tan Mountain Regional Park, with convenient proximity to the Phoenix-Mesa Gateway Airport and a variety of leading medical centers including Banner Ironwood Medical Center, Dignity Health Mercy Gilbert, Banner Gateway, and HonorHealth Mountain Vista Medical Center.

The multi-building medical development features contemporary architecture, efficient floorplates, and a wide range of suites, including first-generation shell spaces and contiguous configurations suitable for specialized healthcare practices. Several suites are already leased to leading cardiology and oncology groups, demonstrating proven medical tenancy and patient draw.

With strong regional economic momentum driven by Pinal County’s expanding advanced manufacturing and technology industries, as well as San Tan Valley’s continuing population boom, Terraza Medical Village stands as a compelling location for providers seeking long-term growth, visibility, and access to a robust patient base.

Building Details

Primary Property Type	Office
Secondary Type	Medical
CoStar Rating	★★★★☆
Building Class	B
Year Built	Apr 2027

Building Size	88,061 SF
Stories	1
Typical Floor	8,212 SF
Tenancy	Multi

Leasing Highlights

- Class A medical office campus positioned at a premier, high-visibility intersection in one of Arizona’s fastest-growing communities
 - Strong regional demographics with a rapidly expanding residential base and high household incomes driving long-term medical demand
 - Convenient access to Phoenix-Mesa Gateway Airport and key medical hubs across the East Valley, enhancing provider reach and patient convenience
- Surrounded by an established cluster of major hospitals, specialty practices and regional healthcare providers, offering exceptional referral synergy
 - Modern medical building design with efficient floorplates, first-generation spaces and professional medical tenancy already in place
 - Located minutes from large-scale master-planned housing developments and scenic mountain recreation areas that continue to fuel area growth



SEC Gantzel Rd • Terraza Medical Village



3,165 - 49,296 SF • For Lease • Office/Medical • Gateway Airport/Loop 202 Submarket • San Tan Valley, AZ 85140

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
40245 North Gantzel Rd • Building 4	P 1st	101	Office/Medical	Direct	3,165	3,165	3,165	Not Dis-closed	Immediately	Nego-tiable

San Tan Valley is currently one of the fastest growing cities in Arizona, with a 44% increase in population from 2010 to 2020



SEC 226th St & Ocotillo Rd • The Collective on Ocotillo



2,500 - 46,289 SF • For Lease • Multiple Space Uses • Gateway Airport/Loop 202 Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	2,500 - 46,289 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	TBD
Lease Type	Direct
Term	Negotiable
Time On Market	6 Months 14 Days



Property Overview

The Collective on Ocotillo is a brand-new medical office development located at the highly visible southeast corner of Ocotillo Road and 226th Street among one of Queen Creek's fastest growing corridors. This premier location offers excellent visibility, convenient access, covered parking, and nearby high-income earning communities. Designed to support strong medical co-tenancy and consistent customer traffic, the development features prominent monument and building signage to maximize exposure.

Building Details

Primary Property Type	Office	Year Built	Feb 2027
Secondary Type	Medical	Building Size	47,919 SF
CoStar Rating	★ ★ ★ ☆ ☆	Stories	1
Building Class	B	Typical Floor	17,967 SF

Leasing Highlights

- ±43,000 RSF Class A medical office condo project available for sale or lease (divisible to 2,500 SF)
- Frontage on Ocotillo Road, with prominent building and monument signage opportunities
- Excellent ingress/egress from Ocotillo Road and 226th Street with on-site planned retail on the hard corner
- Within minutes to Banner Ironwood Medical Center, a 47 room center that focuses on emergency services, obstetrics, surgery and general medical care
- 5:1,000 parking ratio with 1:1,000 covered parking stalls available for physicians

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
SEC 226th St & Ocotillo Rd • Bldg 1	P 1st	Office/Medical	Direct	2,500 - 17,000	17,000	17,000	Not Disclosed	TBD	Negotiable
Lease premier medical office space with frontage on Ocotillo Road and monument signage opportunities. Enjoy a 5:1,000 parking ratio, covered stalls for physicians, and quick access to Banner Ironwood Medical Center. Flexible layouts starting at ±2,500 SF make this ideal for modern healthcare practices.									
SEC 226th St & Ocotillo Rd • Bldg 2	P 1st	Office/Medical	Direct	2,500 - 10,677	10,677	10,677	Not Disclosed	TBD	Negotiable
Position your practice in a vibrant growth area with flexible medical office space. Benefit from high visibility, covered parking, and proximity to Queen Creek's retail and residential communities. Delivered Q2 2027 with zoning for all medical and dental uses.									
SEC 226th St & Ocotillo Rd • Bldg 3	P 1st	Office/Medical	Direct	2,500 - 9,612	9,612	9,612	Not Disclosed	TBD	Negotiable
Lease medical space in a premier Queen Creek location. Enjoy excellent connectivity, covered physician parking, and flexible layouts starting at ±2,500 SF. Ideal for practices seeking visibility and convenience.									



Available Spaces (Continued)

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
SEC 226th St & Ocotillo Rd • Bldg 4	P 1st	Office/Retail	Direct	2,500 - 9,000	9,000	9,000	Not Dis-closed	TBD	Negotiable

Join a thriving medical hub with flexible space options and covered parking. Located near Banner Ironwood Medical Center and major retail centers, this property ensures consistent patient traffic and brand exposure.



2515 W Hunt Hwy • Shoppes & Offices at San Tan Heights



950 - 68,750 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Queen Creek, AZ 85242

Listing Details

Available Size	950 - 68,750 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Multiple
Time On Market	2 Years 4 Months



THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

NWC Hunt Highway & Village Lane, San Tan Valley, Arizona

**Booming Area –
Among The Best Housing Growth Areas In The Country!!**

CONTACT:

Greg Abbott
Abbott Commercial, LLC
602-486-3348
greg@abbottcommercial.com
Presented by owner/agent

Property Overview

Introducing an exciting new mixed-use development featuring Retail, Restaurants, and Office/Medical Office space for lease and pads for sale or ground lease in the heart of the rapidly growing San Tan Valley/Queen Creek/SE Valley area. This prime property is very well located in the center of this booming and outstanding trade area, at a signalized intersection, offering excellent exposure and accessibility to Hunt Highway. Hunt Highway serves as the main artery connecting Metropolitan Phoenix to a wave of new housing developments and master-planned communities in the area, including San Tan Heights, Skyline Ranch, Johnson Ranch, Copper Basin, Anthem at Merrill Ranch, etc., etc.) as well as the other towns to the southeast such as Cooledge, Florence, etc.

Shopping Center Details

Center	Shoppes & Offices at San Tan Heights	Retail Available	41,250 SF
Type	Neighborhood Center	Available Spaces	1
GLA	34,375 SF	Land Area	6.44 AC / 280,526 SF
Number of Properties	2	Year Built	2026
Floors	1		

Leasing Highlights

- **Prime Location:** Situated in the heart of the San Tan Valley development boom (one of the strongest development areas in the entire country).
- **High Population Density:** Approximately 17,300 existing residents within a one-mile radius, with significant housing projects currently underway.
- **Signalized Intersection:** Provides easy and convenient access, bolstered by strong traffic counts.
- **Expansive Growth Area:** Over 6,300 homes planned or under construction within 1.75 miles, adding an expected +/- 20,300 more people to the area
- **Major Thoroughfare:** Hunt Highway is the primary and busiest roadway servicing the entire San Tan Valley area.
- **Outstanding Visibility and Exposure:** Exceptional exposure and accessibility ensure a prominent presence in this rapidly growing & thriving market.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	980 - 13,750	13,750	13,750	Not Disclosed	Immediately	Negotiable

Excellent site in the center of the San Tan Valley development boom (one of the strongest in the country)

- Easily accessible site at a signalized intersection on Hunt Highway
- Pads available for sale, ground lease, or build to suit
- Space for lease (Retail, Office, and Mixed Use)

P 1st	Office/Med-ical	Direct	950 - 13,750	13,750	13,750	Not Disclosed	Immediately	Negotiable
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2515 W Hunt Hwy • Shoppes & Offices at San Tan Heights



950 - 68,750 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Queen Creek, AZ 85242

Available Spaces (Continued)

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
Excellent site in the center of the San Tan Valley development boom (one of the strongest in the country)								
• Easily accessible site at a signalized intersection on Hunt Highway								
• Pads available for sale, ground lease, or build to suit								
E 1st	Retail	Direct	950 - 41,250	41,250	41,250	Not Disclosed	Immediately	1 - 20 Years
Space can be demised to fit individual users' requirements.								
±60,000 SF retail, restaurant, office/medical office development sitting on ±6.40 AC zoned CB-1 ideal for Retail use. Space for lease or PADs available for ground lease, sale or build-to-suit.								



NEC of Ellsworth Rd & Heritage Loop



3,048 - 6,288 SF • For Lease • Retail • Queen Creek Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	3,048 - 6,288 SF
Asking Rent	Not Disclosed
Service Type	Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	2 Years 4 Months



Property Overview

A new DesignBuild Project

Building Details

Primary Property Type	Retail	Building Size	14,193 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	14,193 SF
Building Class	B	Tenancy	Multi
Year Built	Jun 2027		

Leasing Highlights

- Construction underway!
- Huge Average Household Incomes of over \$160,000
- Prime Queen Creek trade area, home to dozens of National and Regional Tenants
- Last remaining retail opportunities | Queen Creek
- Shadow-anchored by Walmart, Petco, Staples and more!

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,048	3,048	3,048	Not Disclosed	TBD	Negotiable
P 1st	Retail	Direct	3,240	3,240	3,240	Not Disclosed	Immediately	Negotiable

Join Rumble Boxing and more!

- Shadow-anchored by Walmart, Petco, Staples and more!
- Prime Queen Creek trade area, home to dozens of National and Regional Tenants
- Huge Average Household Incomes of over \$160,00



Signal Butte & Williams Field Rd



1,000 - 68,510 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	1,000 - 68,510 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 9 Months



Property Overview

New Power Center Development. Over 40 Acres of commercial retail space available for Build to Suit or Ground Lease

Building Details

Primary Property Type	Retail	Building Size	250,000 SF
Secondary Type	Freestanding	Stories	1
CoStar Rating	★★★★☆	Typical Floor	250,000 SF
Building Class	B	Elevators	None
Year Built	Nov 2027	Tenancy	Multi

Leasing Highlights

- Adjacent to Gateway Auto Mall - planned auto mall development coming 2024
- Brand new SR-24 Interchange exit at Signal Butte
- Commercial zoning, City of Mesa
- Located south of Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in the nation!
- Over 10,000 new residences within a 5-mile radius
- Nearby industrial centers such as Apple, Facebook, Intel, CyrusOne and more!

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Shops B	Retail	Direct	1,000 - 9,280	9,280	9,280	Not Disclosed	Immediately	Negotiable
P 1st	Shops D	Retail	Direct	1,000 - 6,080	6,080	6,080	Not Disclosed	Immediately	Negotiable
Drive-thru Pad Available									
P 1st	Shops E2	Retail	Direct	1,000 - 3,580	3,580	3,580	Not Disclosed	Immediately	Negotiable
Drive-thru space available									
P 1st	Shops F	Retail	Direct	1,000 - 6,080	6,080	6,080	Not Disclosed	Immediately	Negotiable
P 1st	Shops J	Retail	Direct	1,000 - 6,080	6,080	6,080	Not Disclosed	Immediately	Negotiable
Drive-thru Pad Available									



SEC Power Rd & Warner Rd • Cannon Beach

900 - 18,921 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85296

Listing Details

Available Size	900 - 18,921 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	5 Years



Property Overview

Welcome to Cannon Beach (<https://cannonbeachaz.com/>) located at the southeast corner of Power Road and Warner Road on the front door to Mesa just north of Loop 202. Cannon Beach is located in the heart of all of the future development on the border of Gilbert and Mesa and will service a vast market of consumers.

The mixed-use project will offer office, hospitality, residential, retail, industrial assets and more! Cannon Beach will also be anchored by Revel Surf Park (www.revelsurf.com) a premier surf park resort geared toward creating a surf and beach life experience for surfers of all ages and abilities. The entertainment venue will yield a fun, interactive, community driven environment for young kids, families, adults and everything in between.

The property will also service one of the southeast valley's most affluent customers bases found within the master planned communities of Morrison Ranch, Cooley Station and Eastmark.

Demographic snap shot (5-mile radius):

- Total annual spending \$7.8 Billion
- Total annual retail spending \$3.68 Billion
- \$1.14Billion in meals and beverage spending
- \$452.77M in entertainment spending
- 251,164 Population
- 88,780 Households
- \$135,691 Average HH Income
- \$1,491/month per household— consumer spending on meals and entertainment alone
- \$1.59Billion combined annual spending on food and beverages and entertainment alone

With thousands of residential units underway around Cannon Beach the density in close proximity will see significant influx in the next 18 months as a value add to the existing customer pool!

With a combined daily traffic count in excess of 190,000 vehicles per day Cannon Beach's exposure in the marketplace is situated for exciting growth!

Key Entertainment and Destination Drivers to the Corridor:

- ASU polytechnic campus – over 5,000 students – plans underway to expand university that would triple the student population
- Phoenix- Mesa Gateway Airport – over 1M passengers traveling through each year – with a major expansion of the airport underway we imagine that the employment base along will double
- Mesa Elliot Technology Park – 174 AC master planned business park that will bring thousands of job to the corridor (<http://www.mesaelliottechnology-park.com>)
- Legacy Sports USA – 320 AC sports facility – that will by far be the largest in the valley drawing professional athletes, families, and students (<https://www.legacysportsusa.com/>)
- Five miles from "SanTan" – largest retail corridor in the southeast valley



SEC Power Rd & Warner Rd • Cannon Beach

900 - 18,921 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85296

Shopping Center Details

Center	Cannon Beach	Available Spaces	6
Type	Strip Center	Percent Leased	77.5%
GLA	74,765 SF	Frontage	1,300' on Power Road
Number of Properties	11	Land Area	150.59 AC / 6,559,798 SF
Floors	1 - 4	Year Built	2023
Retail Available	18,921 SF		

Leasing Highlights

- Great visibility along Loop 202 SanTan Freeway and Power Road.
- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies.
- ASU Polytechnic Campus with 4,500+ students.
- Approximately 1,300 feet frontage along Power Road.
- 350+ Acre development to include 3.5M SF of industrial & 270,000 SF of commercial.
- Skybridge - International air cargo hub with joint USA-Mexico customs inspection center.

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
4631 S Power Rd • Restaurant A	P 1st	Retail	Direct	900 - 9,407	9,407	9,407	Not Disclosed	Immediately	Negotiable
Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 98,851 VPD Approximately 1,300 feet of frontage along Power Road									
4631 S Power Rd • Restaurant B	P 1st	Retail	Direct	900 - 2,414	2,414	2,414	Not Disclosed	Immediately	Negotiable
Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 98,851 VPD Approximately 1,300 feet of frontage along Power Road									
SEC Power Rd & Warner Rd • PAD C	E 1st	Retail	Direct	2,100	2,100	2,100	Not Disclosed	Immediately	Negotiable
This 2,100 SF proposed retail drive-thru is now for lease and set to be delivered in Q2 of 2022. Call for additional details.									



NEC Ellsworth & Elliot Rd • East Gate Plaza



1,563 - 38,786 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	1,563 - 38,786 SF
Asking Rent	Not Disclosed
Service Type	Negotiable, Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	6 Years 4 Months



Property Overview

East Gate Plaza is a proposed mixed-use center with retail fronting Ellsworth. Eastern portion proposed uses include residential, medical office, office, hotel.

Shopping Center Details

Center	East Gate Plaza	Available Spaces	8
Type	Neighborhood Center	Frontage	Elliot Rd
GLA	34,817 SF	Parking	728 Surface Spaces
Number of Properties	4	Land Area	24.05 AC / 1,047,618 SF
Floors	1	Year Built	2026
Retail Available	149,429 SF		

Leasing Highlights

- Strategically located at confluence of a 3,200 acre DMB award-winning Master Planned Community with 15,000 units at completion
- Approximately three miles Northeast of the Phoenix-Mesa Gateway Airport
- Strong trade area with Household Incomes averaging at \$113,184 within 3 miles
- Close proximity to 3 major freeways (1/2 mile to Loop 202, 1.5 miles to SR 24, 2.5 miles to US 60)
- Directly adjacent to Dignity Health, the new Arizona General Hospital with a 24/hour ER, and 500 employees on 92,000 SF
- Located in the booming new housing market with over 200,000 residents and continues to grow at 2% annually

Available Spaces

Address	Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
NEC Ellsworth & Elliot Rd • Proposed Retail Center	P 1st	Retail	Direct	2,171	2,171	2,171	Not Disclosed	Immediately	Negotiable

Video Tour: <https://spaces.hightail.com/space/UNngBVjRYY>

Inline space suitable for retail or service

NEC Ellsworth & Elliot Rd • Proposed Retail Center	P 1st	Retail	Direct	1,612 - 3,783	3,783	3,783	Not Disclosed	Immediately	Negotiable
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plus patio

Divisible option available



3919 E Williams Field Rd • Verde at Cooley Station

1,141 - 14,406 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85295

Listing Details

Available Size	1,141 - 14,406 SF
Asking Rent	\$50.00/SF/year
Service Type	Triple Net, TBD
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months 28 Days



Shopping Center Details

Center	Verde at Cooley Station	Available Spaces	6
Type	Neighborhood Center	Percent Leased	80.6%
GLA	68,477 SF	Parking	110 Surface Spaces
Number of Properties	10	Land Area	90.95 AC / 3,961,940 SF
Floors	1 - 2	Year Built	2022
Retail Available	14,406 SF		

Leasing Highlights

- Central Location
- Easily Accessible

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
2486 S Recker Rd • Building J	P 1st	-	Retail	Direct	2,061	2,061	2,061	Not Dis- closed	Immediately	Nego- tiable
2490 S Recker Rd • Building K	P 1st	-	Retail	Direct	2,000	2,000	2,000	\$50.00 NNN	Immediately	Nego- tiable
SWC Williams Field & Recker Rd • Building F	P 1st	-	Retail	Direct	1,500 - 3,316	3,316	3,316	Not Dis- closed	Immediately	Nego- tiable
Newly constructed retail space for lease.										
3919 E Williams Field Rd • B1	P 1st	B1	Retail	Direct	1,888	1,888	1,888	Not Dis- closed	Immediately	Nego- tiable



2474-2500 E Hunt Hwy • Copper Basin II Offices



3,000 SF • For Lease • Office/Medical • Pinal County Submarket • Queen Creek, AZ 85143

Listing Details

Available Size	3,000 SF
Asking Rent	\$24.00/SF/year
Total Asking Rent	\$72,000/year
Service Type	TBD
Occupancy	Immediately
Lease Type	Sublet
Term	Thru Jan 2027
Time On Market	8 Months 3 Days



Property Overview

Located in Queen Creek, AZ, this 700 SF office/medical space offers a turnkey solution for healthcare providers or businesses seeking a short-term lease. The property features a fully operational medical office with exam rooms, a kitchen, and a functional layout designed for efficiency. With easy access to major roads and a strategic location off E Hunt Hwy and Gantzel Rd, this space ensures convenience for both staff and clients. Available immediately for a one-year sublease, it's an excellent opportunity for practices looking to expand or establish a presence in a growing area.

Building Details

Primary Property Type	Office	Building Size	14,780 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★ ★ ★ ☆ ☆	Typical Floor	13,883 SF
Building Class	B	Tenancy	Multi
Year Built	2008		

Leasing Highlights

- Excellent accessibility and visibility
- Prime location off E Hunt Hwy and Gantzel Rd

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Office/Medical	Sublet	3,000	3,000	3,000	\$24.00 TBD	Immediately	Thru Jan 2027

2474-2500 E Hunt Hwy offers a fully equipped medical office sublease in a prime Queen Creek location. This 3000 SF space is available immediately for a one-year term and includes 7 exam rooms, a kitchen, and a professional layout ideal for healthcare or office use. Positioned off E Hunt Hwy and Gantzel Rd, the property provides excellent accessibility and visibility for patients and clients.



22148 S Ellsworth Rd • Bldg B



3,089 - 7,176 SF • For Lease • Retail • Queen Creek Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	3,089 - 7,176 SF
Asking Rent	\$55.00/SF/year
Total Asking Rent	\$169,895 - 224,785/year
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	10 Months 20 Days



Property Overview

Just 2 spaces left in the heart of the Downtown Queen Creek District. 2 restaurant spaces available. 3100 sq. ft. or 4200 sq. ft. both come with patio.

Shopping Center Details

Type	Strip Center	Available Spaces	2
GLA	27,194 SF	Percent Leased	73.6%
Number of Properties	4	Parking	142 Surface Spaces
Floors	BSMT - 3	Land Area	10.28 AC / 447,797 SF
Retail Available	7,176 SF	Year Built	2026

Leasing Highlights

- Downtown District

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	101	Retail	Direct	3,089	3,089	3,089	\$55.00 NNN	Immediately	Negotiable

In the heart of the Downtown Queen Creek District.



1493 S Higley Rd



1,000 - 3,000 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85296

Listing Details

Available Size	1,000 - 3,000 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	3 Months 27 Days



Property Overview

This freestanding retail property is strategically positioned along Higley Road in the East Gilbert area, offering excellent exposure and accessibility in a high-traffic corridor. Built in 2008, the property features a modern exterior and is part of a vibrant commercial zone that attracts strong daily traffic from surrounding residential neighborhoods and established retail destinations.

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Freestanding	Typical Floor	5,000 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	S Higley Rd
Building Class	B	Parking	20 Spaces
Year Built	2008	Tenancy	Multi
Building Size	5,000 SF		

Leasing Highlights

- Frontage along Higley Road

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	103/104	Retail	Direct	1,000 - 3,000	3,000	3,000	Not Disclosed	Immediately	Negotiable

± 3,000 SF (demisable) retail space available in highly infill area



26214 S Ellsworth Rd



17,070 SF • For Lease • Office • Gateway Airport/Loop 202 Submarket • Queen Creek, AZ 85142

Listing Details

Available Size	17,070 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	4 Months 17 Days



Building Details

Primary Property Type	Office	Building Size	17,070 SF
Secondary Type	Medical	Stories	1
CoStar Rating	★★★★☆	Typical Floor	17,070 SF
Building Class	B	Tenancy	Multi
Year Built	Aug 2026		

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Office/Medical	Direct	2,500 - 17,070	17,070	17,070	Not Disclosed	Immediately	Negotiable

Project delivery estimate - August 2026.



NWC Signal Butte Rd & Elliot Rd • P5



7,000 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

Listing Details

Available Size	7,000 SF
Asking Rent	Not Disclosed
Service Type	Triple Net
Occupancy	Immediately
Lease Type	Direct
Term	Negotiable
Time On Market	8 Months



Building Details

Primary Property Type	Retail	Building Size	7,000 SF
CoStar Rating	★ ★ ★ ☆ ☆	Stories	1
Building Class	B	Typical Floor	7,000 SF
Year Built	2026	Tenancy	Multi

Leasing Highlights

- Central Location
- Easily Accessible and Visible

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
E 1st	Pad	Retail	Direct	2,800 - 7,000	7,000	7,000	Not Disclosed	Immediately	Negotiable

Located at the northwest corner of Signal Butte Road and Elliot Road in Mesa, Arizona, this land opportunity is positioned within one of the East Valley's most active development corridors. The surrounding area has experienced significant residential, commercial, and employment growth, creating a dynamic environment supported by expanding population trends and ongoing investment. The property's location offers convenient access to major transportation routes that connect businesses, residents, and visitors throughout the greater Phoenix metropolitan area.



SWC of Ocotillo & Heritage Loop Rd

1,000 - 3,500 SF • For Lease • Retail • Queen Creek Submarket • Queen Creek, AZ 85142



Listing Details

Available Size	1,000 - 3,500 SF
Asking Rent	Not Disclosed
Service Type	TBD
Occupancy	Immediately
Lease Type	Direct
Term	1 - 10 Years
Time On Market	8 Months 2 Days



Property Overview

Located at the southwest corner of Ocotillo Rd and Heritage Loop Rd in Queen Creek, Arizona. Proposed build-to-suit opportunity at signalized intersection of E Ocotillo Rd and S 200th Way.

Building Details

Primary Property Type	Retail	Stories	1
Secondary Type	Storefront Retail/Office	Typical Floor	8,500 SF
CoStar Rating	★ ★ ★ ☆ ☆	Frontage	305' on East Ocotillo Road
Building Class	B	Parking	38 Spaces
Year Built	Oct 2026	Tenancy	Multi
Building Size	8,500 SF		

Leasing Highlights

- Situated at a signalized intersection.
- Close Proximity to Phoenix-Mesa Gateway Airport.
- Easy access to Rittenhouse Rd and Ellsworth Rd.

Available Spaces

Floor	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,000 - 3,500	3,500	3,500	Not Disclosed	Immediately	1 - 10 Years

1,000-3,500 SF plus Patio available for lease!



Loop 202 Fwy • Gilbert Gateway Towne Center

1,660 - 19,306 SF • For Lease • Multiple Space Uses • Gilbert Submarket • Mesa, AZ 85212

Listing Details

Available Size	1,660 - 19,306 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Multiple
Lease Type	Direct
Term	Negotiable
Time On Market	1 Year 3 Months



Shopping Center Details

Center	Gilbert Gateway Towne Center
Type	Power Center
GLA	708,515 SF
Anchor GLA	403,022 SF
Anchor Tenant	Michaels, PetSmart, Target, Walmart
Number of Properties	19
Floors	1

Retail Available	16,806 SF
Available Spaces	3
Percent Leased	98.3%
Parking	3,420 Surface Spaces
Land Area	83.13 AC / 3,621,032 SF
Year Built	2005

Leasing Highlights

- Centrally Located
- Major Tenants Nearby

Available Spaces

Address	Floor	Suite	Use	Type	SF Avail	SF Flo- or Con- tig	SF Bldg Contig	Rent	Occupancy	Term
5022 S Power Rd	P 1st	PE102	Office	Direct	2,500	2,500	2,500	Not Dis- closed	Immediately	Nego- tiable

The project features a tenant mix of over 40 national retailers including Target, PetSmart, Michael's, World Market, and Ross.



S/SWC Ray Rd • Northside



1,164 - 18,220 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85295

Listing Details

Available Size	1,164 - 18,220 SF
Asking Rent	Not Disclosed
Service Type	Negotiable
Occupancy	Dec 2026
Lease Type	Direct
Term	Negotiable
Time On Market	3 Years 1 Month



Property Overview

Northside at San Tan Village is a brand-new, mixed use development that will be home to ± 32,000 SF of boutique retail and restaurants, 134-key custom Marriott branded hotel and additional proposed multifamily and commercial development. The project is anchored by a shared paseo and large courtyard, plaza, lawns & indoor/outdoor patio, shaded courtyard to enhance connectivity and walkability

Building Details

Primary Property Type	Retail	Building Size	32,000 SF
Secondary Type	Storefront Retail/Office	Stories	1
CoStar Rating	★ ★ ★ ★ ☆	Typical Floor	32,000 SF
Building Class	A	Tenancy	Multi
Year Built	Dec 2026		

Leasing Highlights

- 32,000 SF retail / restaurant space
- New Retail Development in regional trade area

Available Spaces

Floor	Suite	Use	Type	SF Avail	SF Floor Contig	SF Bldg Contig	Rent	Occupancy	Term
P 1st	-	Retail	Direct	2,500	2,500	2,500	Not Disclosed	Dec 2026	Negotiable

Northside at San Tan Village is a brand-new, mixed use development that will be home to ± 32,000 SF of boutique retail and restaurants, 134-key custom Marriott branded hotel and additional proposed multifamily and commercial development.

P 1st	R3	Retail	Direct	2,990	2,990	2,990	Not Disclosed	Dec 2026	Negotiable
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Northside at San Tan Village is a brand-new, mixed use development that will be home to ± 32,000 SF of boutique retail and restaurants, 134-key custom Marriott branded hotel and additional proposed multifamily and commercial development

