

HIGLEY PARK COMMONS

WORKING TOGETHER TO BUILD A COMMUNITY



TENANT DIVERSITY, SHARED SUCCESS

Join Higley Park Commons – a successful tenant community with eleven uniquely designed buildings serving the surrounding neighborhood with entertainment, retail, medical, personal and professional service opportunities.

FEATURES:

- Office / Medical / Community-based Retail spaces for Lease
- 1,200 - 8,400 SF Available
- Flexible occupancy options: Lease, Purchase or Lease with an option to purchase
- Pricing inclusive of Tenant Improvements*



* When building standard finishes are selected.

Benefit from daily traffic associated with a 450 student charter school, Fresh & Easy, Wells Fargo, preschool and a U.S. Post Office. We have room for the following uses and more:

- Medical Practices
- Congregation Offices
- Boutique Clothing
- Dance Studios
- Professional Services
- Party Planning

CHAMPION
A tenant friendly development company™

FOR LEASING INFORMATION:

Project is located at the Northeast corner of Ray Road & Higley Road in Gilbert, Arizona.

Tyson Breinholt
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 **COMMERCIAL PROPERTIES**
Incorporated

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 = Available Space






Availability:

Building	Address	Available SF
Bldg 1	1489 S. Higley Rd.	2,977
Bldg 2	1485 S. Higley Rd.	7,428
Bldg 3	1495 S. Higley Rd.	8,616
Bldg 4	1525 S. Higley Rd.	6,331
Bldg 5	1519 S. Higley Rd.	4,587
Bldg 6	1515 S. Higley Rd.	Leased
Bldg 7	1511 S. Higley Rd.	Leased
Bldg 8	1475 S. Higley Rd.	Leased
Bldg 9	1465 S. Higley Rd.	Leased
Bldg 10	1461 S. Higley Rd.	Leased
Bldg 11	1459 S. Higley Rd.	2,888

Additional Info:

- Parking ratio of 5:1,000
- Building & monument signage available
- Covered reserved parking available
- Client parking at your door

General Demographics 3 Mile

 Population 2009 (est.)	68,835
 Average Household Income 2009 (\$)	\$109,711
 Average Household Spending 2009 (\$) Apparel, Entertainment, Eat Out, Gifts, & Furnishings	\$58,794

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

INVESTING IN YOUR SUCCESS

Experience the benefits of Champion's Tenant Advocacy Experience™

It is time that you worked with a landlord who will help you develop and implement a strategic plan to move into your new Champion premise faster, more efficiently, and more profitably.

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