

# The COLLAB

NEC ASH ST & VAUGHN AVE

**DOWNTOWN GILBERT**  
**325 NORTH ASH STREET**  
**GILBERT, AZ 85234**



Inquiries:  
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# SEEKING RETAIL USERS GROUND FLOOR RETAIL SPACE AVAILABLE

325 NORTH ASH STREET  
GILBERT, AZ 85234

- Up to 7,713 S.F. of ground floor Retail or Restaurant
- 30,000 S.F. of Office – Floors 2 through 4
- Great Parking
- Located in the heart of Downtown Gilbert
- Over 22 high performing restaurants averaging between \$750-\$1,000 PSF in gross sales/yr.





## DOWNTOWN GILBERT'S VIBE

**The COLLAB** embodies elements of style and spark, located in the heart of Downtown Gilbert's Heritage District. The Heritage District is home to over 22 buzz-worthy restaurants, Hale Centre Theater, and trendy hangouts and hotspots. No matter how you arrive – bike, car, or rideshare – **The COLLAB** is sure to be your next level, day-to-night destination to office, shop, dine and chill.

## STRONG COMMUNITY

Gilbert was named the **“Most Prosperous City in the United States.”** During the last three decades, Gilbert has seen tremendous growth, with an estimated population expected to reach 330,000. Many recent accolades, including being named the 2nd Safest City and the 22nd Best Place to Live in the country, explain why so many want to live and do business in Gilbert. Today, you will find the downtown bustling with shops, restaurants, a theater and, now even more to come.



# AERIAL PLAN

GILBERT RD

VAUGHN AVE

PAGE AVE

PARKING GARAGE

Proposed Parking Garage  
OPEN FEB - 19

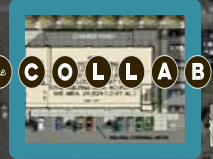
HERITAGE DISTRICT PARKING LOT

HERITAGE DISTRICT PARKING LOT

PARK & RIDE  
GILBERT FARMER'S MARKET

WATER TOWER PLAZA  
GILBERT ART WALK

HERITAGE DISTRICT PARKING LOT



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SITE PLAN

The COLLAB

SushiBrokers Cocktails • G • Sushi  
TUFT & NEEDLE  
Rocket Fizz  
SUTRA STUDIOS

Zinburger

CHSO

W. VAUGHN AVE.

N. ASH ST.

N. GILBERT RD.



OR'ganic's

TOP WHISKEY Row

Snooze

Joyride

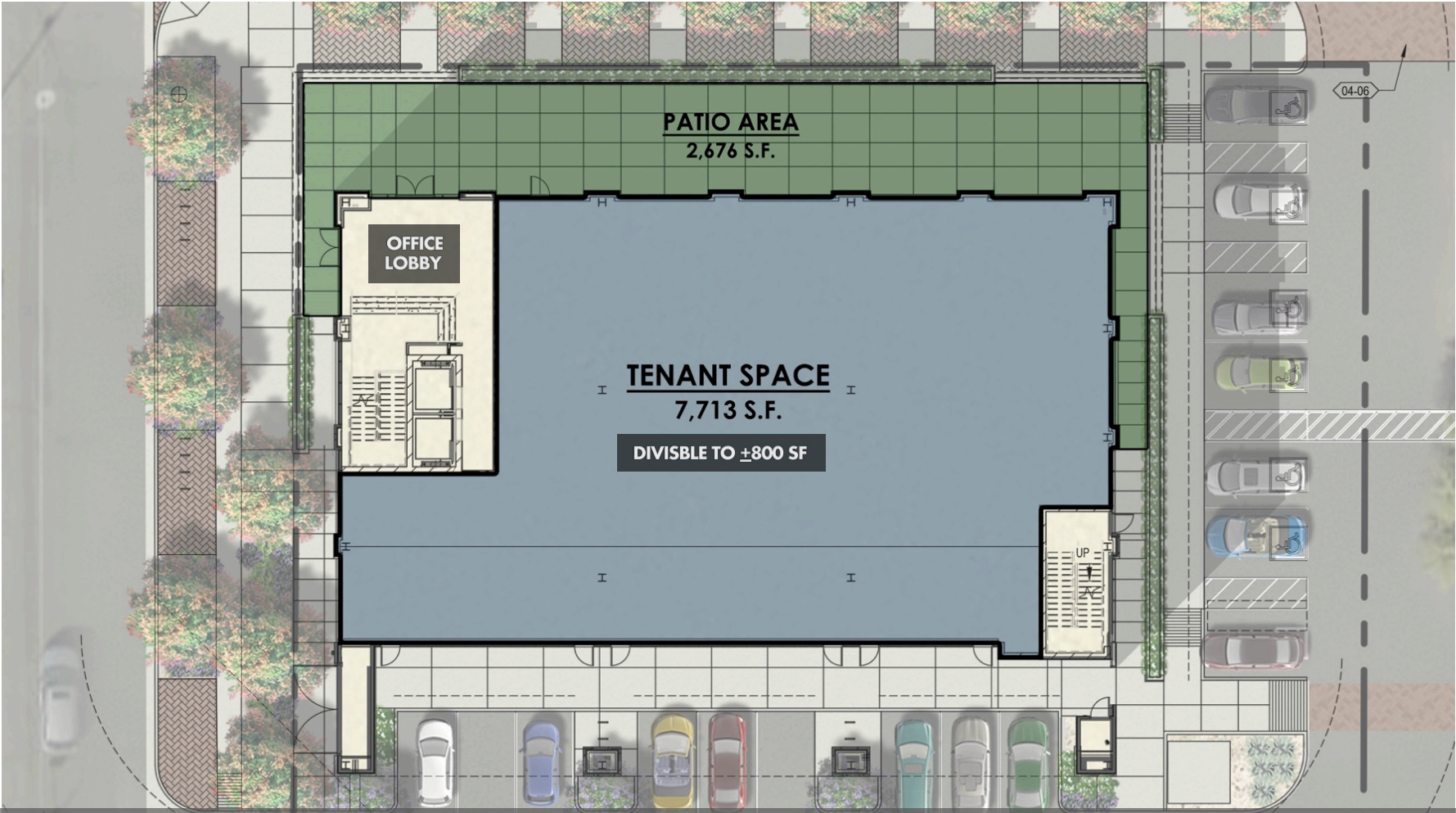
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BUILDING FLOOR PLAN

The COLLAB



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POTENTIAL DEMISING PLAN

*The* **C O L L A B**



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## MEET THE PHILLIPS

The Downtown Gilbert market attracts highly desirable clientele with an age range of 18 – 65. Typical households in Gilbert are 3 person families with an average age of 35. The Phillips here are a typical Gilbert Family with a combined income of over \$120,000 & 4 boys in private school. Dad, Brandon is in medical sales while mom, Kellie is a teacher. They adore their Downtown Gilbert lifestyle but want more of it. Weekends are commonly spent as a family having great meals out and combing through the farmers market & Gilbert Art Walk. They love their Golden doodle – Koba - and typically spoil him at the self serve dog wash in Downtown Gilbert as well as having him tag along to restaurants with dog friendly patios. The Phillips are eager for more retail and entertainment in their beloved Downtown Gilbert neighborhood and OX Urban is ready to help deliver it to them....



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## DEMOGRAPHICS



2018	1 MILE	3 MILE	5 MILE
Total Population	16,059	121,643	389,495
Daytime Population	6,808	55,965	157,447
Avg. HH Income	\$84,455	\$95,770	\$80,924
Avg. Family Size	2.70	2.80	2.80
Avg. Age	35.10	35.60	35.40

Gilbert boasts a nationally ranked K-12 education with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor's degree or higher.

Gilbert's booming housing industry is coupled with booming business. Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.

