

SWC OF WILLIAMS FIELD RD & RECKER RD



3945 E WILLIAMS FIELD RD | GILBERT, AZ



The GRAND OPENING Event - December 2025 for the last building.

Verde at Cooley Station is a 81,706 SF mixed use development that includes:

- Medical Office - Verde Medical Center in 39,000 SF
- Residential
 - Icon @ Cooley Station, 248-units
 - Quintana @ Cooley Station, 195-units
 - Verity @ Cooley Station, 374-units under construction just to the south
 - Trax @ Cooley Station, 568-units under review with the Town of Gilbert
- Numerous multifamily and single family developments in different stages with Town of Gilbert within a 1-mile radius including:
 - Bella Storia Apartments, 367-units at the NWC Power & Williams Field
 - Traditions at Fred's Place, 93-unit Build for Rent at the NEC of Recker and Williams Field
 - NWC of Recker & Williams Field is a 13 AC multifamily development with an approved plan at Town of Gilbert



FOR MORE INFORMATION CONTACT

JENNIFER HILL

Vice President of Leasing and Sales

602.616.4477

jhill@gpsaz.com

JORDAN MISHLOVE

Senior Associate

602.931.2191

jmishlove@gpsaz.com



4040 E. Camelback Rd, Suite 103
Phoenix, Arizona 85018

www.gpsaz.com



VERDE AT COOLEY STATION

Verde at Cooley Station boasts an extensive array of restaurants and bars suitable for any occasion; a distinctive shopping experience featuring a diverse range of shops and boutiques; everything you need for your health, wellness and beauty; and everything you need for fun with friends and family.



Hash Kitchen

ORIGEN



THE BLUE HERON
COCKTAIL LOUNGE

There's always something happening at Verde!

Over 70 events annually, including:

The Gilbert Half Marathon (over 2,000 annual participants)

Moonlit Movies on the Green

Cars & Coffee

Music on the Green

Pilates on the Green

Play Date on the Green

Girls Night Out

Miles & Mimosas

Folks can also host their own event on The Green, which has its own permit for beer and wine service.





BUILDING K

2,000 SF End Cap Available
(Former Command Cycle Studio)



BUILDING J

2,061 SF In-Line Space Available
(Adjacent to Commoner & Co - Under Construction)



BUILDING F - 1,200 SF - 3,316 SF End Cap Available
(at signalized intersection)



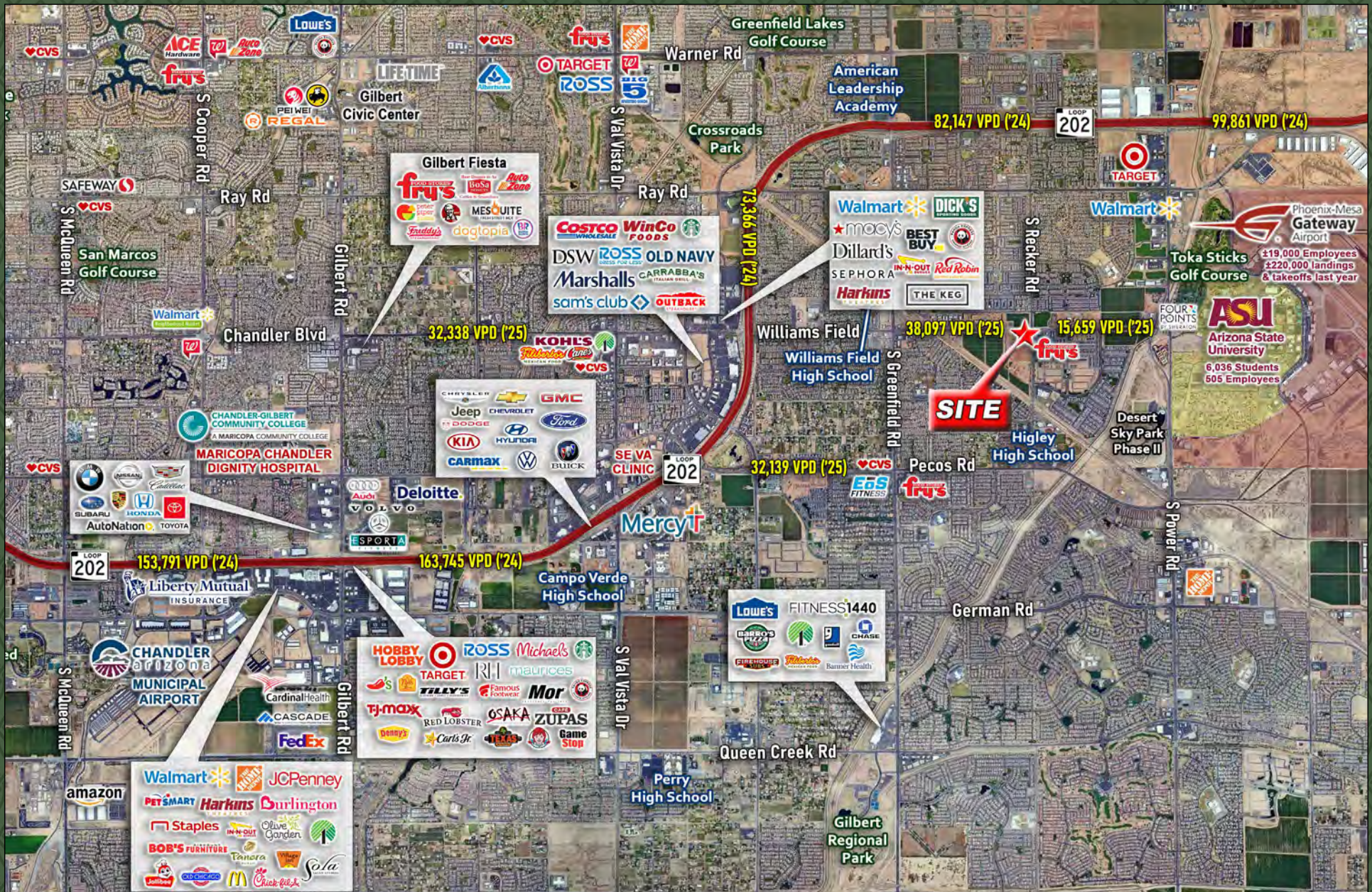
BUILDING B - 1,888 SF End Cap Available
(former OHM Fitness)



BUILDING B2 - 1,141 SF In-Line Space Available
(tenant in place, available upon negotiation)







DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2025 Total Population	12,834	100,465	287,040
2030 Total Population	13,912	113,384	303,394



	1 MILE	3 MILE	5 MILE
Average HH Income	\$158,723	\$145,659	\$132,966
Median HH Income	\$130,113	\$118,823	\$104,880



	1 MILE	3 MILE	5 MILE
Daytime Population	9,644	88,980	261,989
Daytime Residents	5,953	47,851	143,108



	1 MILE	3 MILE	5 MILE
2025 Households	4,064	33,775	106,584
2030 Households	4,461	38,461	113,350



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	70.6%	67.4%	64.0%
Renter Occupied Housing	26.3%	26.6%	24.3%



	1 MILE	3 MILE	5 MILE
2025 Median Age	31.4	35.0	38.3
2030 Median Age	32.5	35.8	39.0



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