



Shaping a new tomorrow, today.

As one of the Southwest's fastest growing communities, Gilbert, Arizona is earning praise as the #1 City for Economic Growth, pop. 250K-500K. *Coworking Cafe, 2025*



292,116
2024 Population
Estimate*



\$578,419
Median Single Family
Home Sales Price**



49.7%
Population Age 25+ with
Bachelor's Degree or
Higher***



\$133,955
Median HHI***



36.2
Median Age***

Aerospace & Aviation

”

Our Gilbert location is integral because it is tied to a legacy business started here. The abundance of technical resources in Phoenix's East Valley, most notably the specialized workforce from the progressive STEM education initiatives, gives this area a significant advantage over other competitive markets in the science and technology industries.

~Rick Kettner, Former Director of Operations, Northrop Grumman

[Aerospace & Aviation Data](#)

Highly Educated Workforce

Diverse Water Portfolio

Reliable Power Grid

Pro-Business Climate

Gilbert boasts a highly educated and youthful population, with 49.7% of residents aged 25+ holding a bachelor's degree or higher—well above the national average. The median age is 36.2, and nearly a third of residents fall between 25 and 44, offering a prime talent pool for growing companies. As one of Arizona's fastest-growing municipalities, Gilbert remains vibrant and future-focused. The town supports workforce development through a strong K-12 system and expanding higher education options. Park University and the University of Arizona operate programs in nursing and liberal arts in Gilbert's Heritage District. Chandler-Gilbert Community College educates over 17,000 students annually, offering career-focused programs in pharmacy tech, biomedical research, solar installation, and more. This robust educational ecosystem ensures a steady pipeline of skilled professionals ready to meet the demands of business and industry.

gilbertedi.com

Sources: *Maricopa Association of Governments 2024 Population Estimate. For national comparison purposes, Gilbert may alternatively reference ESRI Business Analyst current year estimate of 289,542; **Cromford Report; *** ESRI Business Analyst 2025



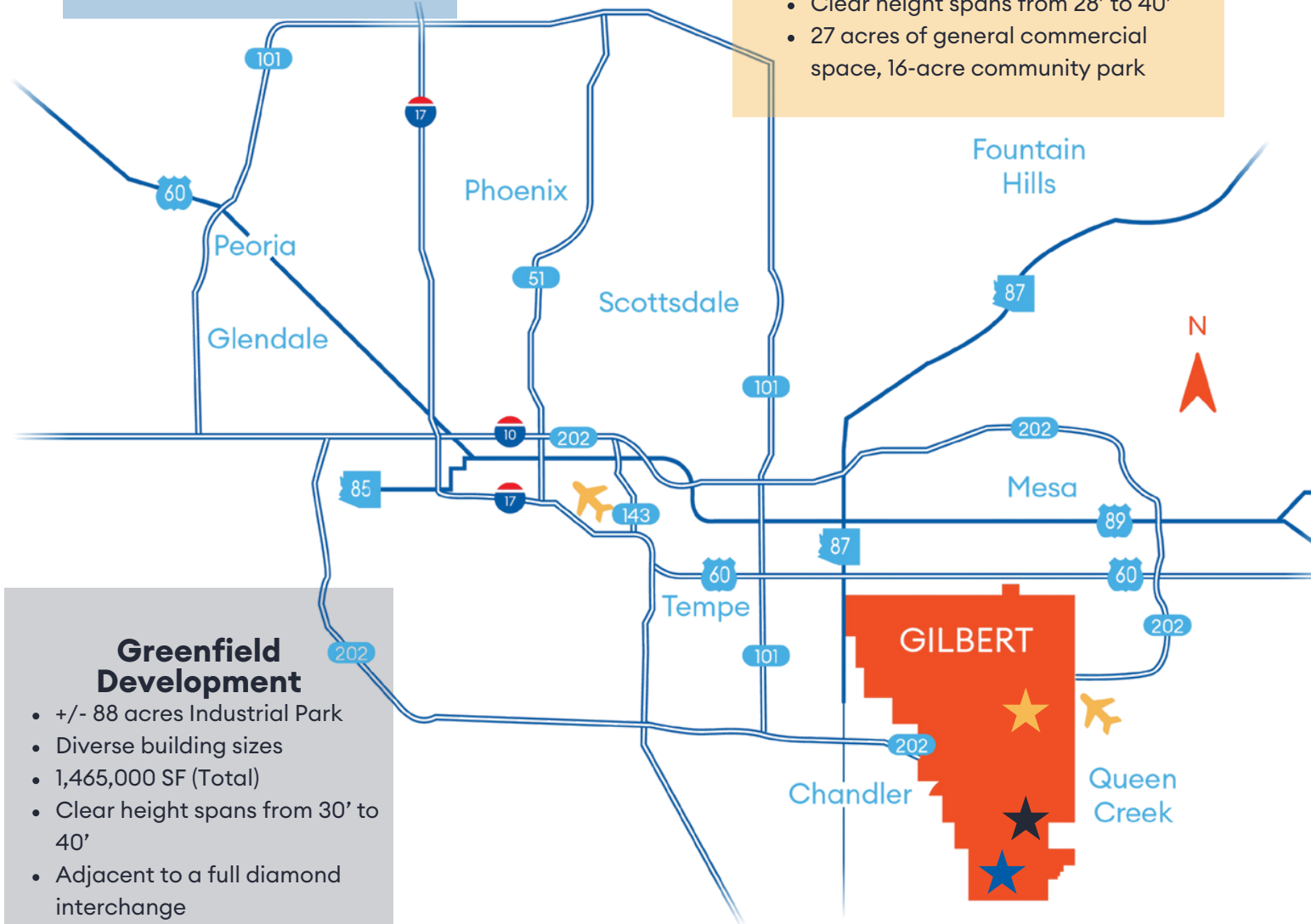
Development Spotlight

Park Lucero

- +/- 317,058 SF
- Clear height span, 36'
- Building dimensions, 450' x 704'
- +/- 6,500 SF office space

The Ranch

- Diverse building sizes, 66,000 SF to 881,000 SF
- Clear height spans from 28' to 40'
- 27 acres of general commercial space, 16-acre community park



Greenfield Development

- +/- 88 acres Industrial Park
- Diverse building sizes
- 1,465,000 SF (Total)
- Clear height spans from 30' to 40'
- Adjacent to a full diamond interchange



Available Sites



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