



YOUR NEIGHBORHOOD

DISCOVERING GILBERT ARIZONA

guide



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THE BEST *place to live*



Gilbert has transformed from an agricultural community into a contemporary, urban community with a relaxed but vibrant atmosphere.

THE VOTES ARE IN!

- #1 Best City for Early Retirement
- #1 Place to Live in Arizona
- #1 Median Household Income in Arizona
- #2 Safest Place Among 100 Largest Cities
- #2 Best City for Renters
- #2 America's Best Cities to Start a Side Hustle
- #4 Safest City in America
- Healthiest 100 Workplaces in America

JOB OPPORTUNITIES FUELING GILBERT:

- Clean Technology & Renewable Energy
- Aerospace
- Aviation
- Advanced manufacturing.
- Gilbert is also advancing life sciences and is leading the way in stem-cell therapies and regenerative medicines.
- As a testament to the innovation, the community nabs nearly 260 patents a year.

TOP RANKED SCHOOLS:

- Gilbert boasts a nationally ranked K-12 education system including public schools, unique magnet, charter and private schools.
- Average graduation rate of 96%.
- Nearly 45% of Gilbert residents hold a bachelor's degree or higher (National Average 33%)

THE SCENIC

offerings



A DESERT OASIS

- Northeast of Gilbert are the Superstition Mountains, the location of the legendary Lost Dutchman's Gold Mine, as well as the Tonto National Forest.
- In the South lies Saguaro National Park, home to the giant saguaro, a cactus found in only a small portion of the United States.
- The Riparian Preserve located within Gilbert features hiking and equestrian trails and provides an opportunity for wildlife and bird watching.
- Six golf courses
- Five Major Parks
- Four Community Pools
- Four community recreation centers
- Three theaters
- Indoor Ice arena.
- Throughout the year, Gilbert is the host to numerous festivals, youth and amateur sporting events, academic conferences, sports tournaments, an art walk, and farmers markets.

THE LOCAL *Scene*

RESTURANTS & SHOPPING



HERITAGE DISTRICT: DOWNTOWN GILBERT

Downtown Gilbert is known by the locals as the Heritage District. It is now a collection over 30 restaurants in a fun and vibrant space, adding some of the top restaurants in the metro Phoenix food scene to the best of Gilbert's locally grown creations.

- Joyride Taco
- Snooze
- Postino East
- Liberty Market
- OHSO
- Culinary Dropout
- Whisky Row
- Barrio Queen
- Lo-Lo's
- Zinburger
- Prep & Pastry
- Sushi Brokers
- AND MORE!



VERDE AT COOLEY STATION

Verde at Cooley Station brings to the Gilbert community an exciting new development for family and friends of all ages to work, live, shop and play! Located in one of Gilbert's most popular areas, the 23 acre project include restaurants, retail, offices, health and wellness facilities, apartment residences and a central park gathering place called, "The Green!" Around this will be an array of inviting restaurants featuring various cuisines, artwork, outdoor patios and entertainment.

- Hash Kitchen
- Crust & The Blue Heron
- Brass Tap
- Vitality Bowls
- Frost Tails
- Sneaky Bird
- Decadent Macaron
- Sophie May's Botique
- Pixie Sticks Dog Boutique
- AND MORE!



SAN TAN VILLAGE

SanTan Village is an open-air shopping center featuring a diverse mix of stores including Apple, Best Buy, Dillard's, Macy's, lululemon, Harkins, Athleta, HomeGoods, Nordstrom Rack, Dick's Sporting Goods and delicious restaurants like Bourbon & Bones, SALT Tacos y Tequila, Blue Wasabi Sushi & Martini Bar, The Keg Steakhouse, Thirsty Lion Gastropub, Kona Grill, Grimaldi's Pizza and Shake Shack.

EPICENTER AT AGRITOPIA

This mixed-use, upscale development forms the urban core of Agritopia. Epicenter promoting feel-good living with a high-end touch. Ground-level spaces offer shops, health clubs, yoga centers, retail, restaurants, and cocktail bars. Above the retail and dining storefronts you'll find luxury apartments, from studios to penthouses. Sidewalks and pathways connect the Epicenter to the rest of Agritopia.

- Buck & Rider
- Beer Barn
- Gadzooks
- Matt's Big Breakfast
- Peixoto
- Spinatos Pizzeria
- Air Guitar
- UnderTow
- Wylde Hair Salon
- Belly Kitchen
- The Collective
- Barre3



THE LOCAL *Scene*

ENTERTAINMENT:

TOP GOLF

Topgolf is a game that anyone can play (and win). Score points by hitting micro-chipped golf balls from climate-controlled hitting bays at giant dartboard-like targets on an outfield. Or simply enjoy the great food and drinks while you play!

AZ ICE GILBERT

Two amazing ice rinks in one building bringing together figure skating, hockey, pro shop, restaurant, bar, ice events and so much more.

MAIN EVENT

A one stop shop for all your entertainment needs! The offerings are extensive, it features billiards, bowling, arcade games, virtual reality games, laser tag, rock climbing, mini golf, gravity ropes course, and karaoke!

Main Event is your go to for birthday party, corporate events and meetings and any type of gathering with amazing food and drink offerings!

CLUEMASTER ESCAPE ROOM

Escape rooms are a fantastic form of mind-bending entertainment for all ages! Whether you're a local in search of something new and exciting or a traveler looking for challenging mysteries to solve, you'll find plenty of adventure at Cluemaster.

HALE THEATER

The Hale Centre Theatre has been dedicated to providing patrons with the finest theatrical experience possible in an atmosphere as intimate and friendly as their own homes.

URBAN AIR

WAY more than a trampoline park! Ultimate Indoor Adventure Park where kids of all ages (and kids at heart) can explore thrilling attractions, challenge their body and mind, and most importantly...have a blast!



MORRISON RANCH

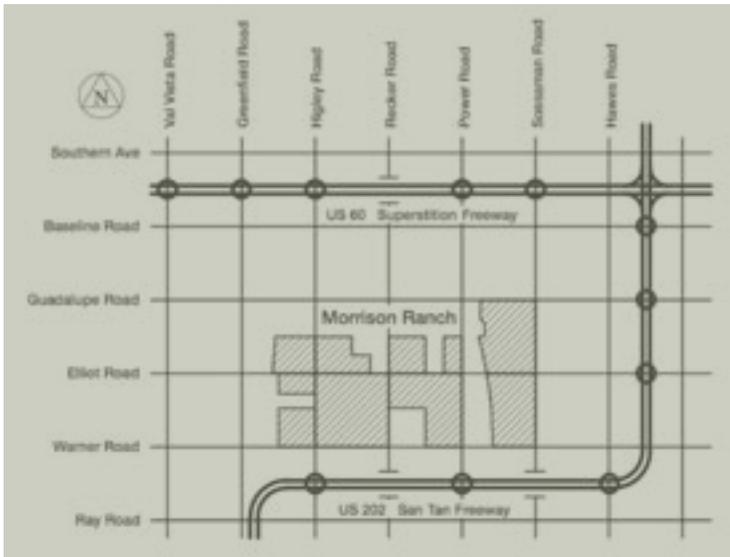
Overview



There's no mistaking a Morrison Ranch neighborhood, this mixed use, master-planned community offers quality living environments where people can live, work, play, shop and learn. With wide, residential parkways and tree-lined streets, set back sidewalks and broad expanses of grass encourage residents to walk, jog, or bike from home to school or work. With extensive system of interconnected open spaces and walking trails, encouraging residents to venture outdoors and experience all that their community has to offer.

NEIGHBORHOODS:

- | | |
|-----------------------|---------------------|
| Lakeview Trails South | Warner Groves |
| Lakeview Trails North | Highland Groves |
| Higley Estates | Elliot Groves |
| Higley Groves | Desert Place (Mesa) |



COMMUNITY AMENITIES:

- 3 Large Lakes
- Miles of tree-lined footpaths & walking trails
- Numerous Parks, Basketball & Sand Volleyball Courts
- Pickle Ball Courts (Lakeview Trails North)
- Watermark-Assisted Living & Memory Care Community (Lakeview Trails)
- Lakeview Village Shops- Grocery Store, Restaurants & Retail
- Elementary School (Higley Groves-East)

AGRITOPIA *Overview*



At Agritopia, they've built a place you can call home—whether you live here or if you're just stopping by for a visit. This planned community offers a modern village life surrounding 11 acres of urban farmland, where a tree-lined sidewalk leads you to a chef-driven restaurant, where creative spaces encourage craftsmanship, and where charming homes nestle close. Here, people live, work, eat, shop, create, and come together. This is home, however you choose to define it.



Agritopia is located at the northwest corner of Higley and Ray Roads, in Gilbert, Arizona.

COMMUNITY AMENITIES:

- Urban Farmland-160 acres certified organic
- Numerous Parks and walking paths
- Joe's Farm Grill Restaurant
- The Coffee Shop
- Barnone- Artisan Shops & Restaurateurs
- Generations Senior Living Community
- Epicenter- Loft Living, Retail &
- Gilbert Christian-Elementary & Middle Private School



POWER RANCH

Overview

Power Ranch is comprised of 11 neighborhoods that provides residents with resort-style amenities, top-rated public schools, and easy access to local attractions in the area.

There are two main hubs of activity within Power Ranch: The 4,000 sq/ft Ranch House Clubhouse and Community Park and The Barn and Trailside Community Park. Each clubhouse and park offer an assortment of amenities and recreational facilities that keep residents active and social.

COMMUNITY AMENITIES:

- 200 Acres of Open Space
- 26 Miles of Trails
- 2 Elementary Schools within Power Ranch
- 25 pocket parks

The Ranch Clubhouse & Community Park

- Resort Style Outdoor Pool
- Catch & Release Fishing Lake
- Playground
- Sand Volleyball & Basketball Courts
- Picnic & Event Pavillion
- 10 acre Soccer Complex

The Barn & Trailside Community

- Resort Style Outdoor Pool
- Meeting Room
- Catering Kitchen
- 2 Shaded Picnic Pavilions
- Catch & Release Fishing Lake
- Lakeside Trails
- Greenbelts and Spacious Event Lawn



LYON'S GATE *Overview*

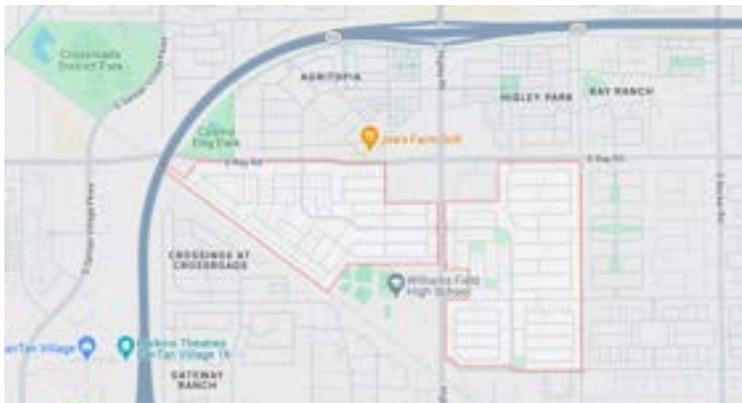


Lyon's Gate is a large master-planned community consisting of 1,936 homes located in the Town of Gilbert, Arizona. Gilbert is a fast-growing and sought out suburb of Phoenix, Arizona.



COMMUNITY AMENITIES:

- 3 Community Pools
- 8 Playgrounds
- Clubhouse
- Basketball & Sand Volleyball Courts
- Numerous greenbelts
- Picnic & Grill Amenities



SEVILLE *Overview*

Seville is a beautiful community that's a virtual "wish list" for families. Here, every detail has been thoughtfully planned to provide a warm, friendly setting where neighbors can become friends and families can grow and flourish. With its unique Mediterranean flavor, Seville is simply one of the finest family communities in the East Valley.

- Walking Paths
- Multiple Parks and Greenbelts
- Sportcourts



COUNTRY CLUB AMENITIES

The Seville Golf and Country Club in the heart of the Seville community has many wonderful amenities for those who choose to purchase memberships to the country club. Both Golf and Social Memberships available.

- 18-hole Golf Course & Driving Range
- Restaurants
- Racquet Sport Courts
- Multi-use sports zone
- Splashpad and Waterpark
- 2 Pools (lap & play pool)
- Gaming Room with Virtual Golf & Video Games
- Premier Fitness Facility with group class options



THE BRIDGES

Overview



The Bridges at Gilbert is a charming 480-acre community in Gilbert, Arizona. The community consists of 1,600 single-family homes built by various builders. The Bridges at Gilbert is also near several public schools that fall within the highly rated Chandler Unified School District. Residents also enjoy easy access to nearby retail stores, golf courses, parks, restaurants, and other daily conveniences. With a diverse collection of homes as well as a rich lineup of amenities and recreational areas, The Bridges at Gilbert has much to offer homebuyers in the valley.

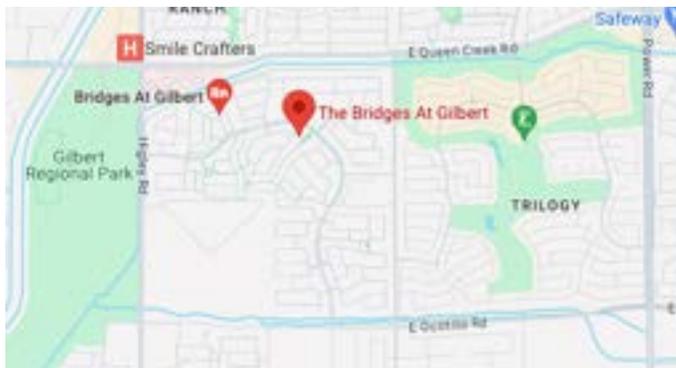


COMMUNITY AMENITIES:

- Numerous walking trails
- Lakes and streams with gorgeous bridges throughout
- Catch and release fishing,
- Waterfall entrance monuments,
- Picnic Ramadas with BBQ grills
- Volleyball, Basketball and Bocce courts,
- Chess Game Tables
- 3 Splash Pads and a Misting Tunnel,
- 8 tot lots features pirate-themed play area & chalk walls
- 18 acres of greenbelt space
- Neighborhood Elementary School
- Conveniently located across from Gilbert Regional Park



Located at Higley Rd & Queen Creek Rd



MARBELLA VINEYARDS

Overview



Marbella Vineyards is located in the heart of the thriving community of Gilbert. The community boasts amenities which are harmonious to the style of living that the residents expect and are accustomed to. Marbella Vineyards is close to Gilbert Regional Park, San Tan Village Mall, Arizona State University (East Campus), Phoenix-Mesa Gateway Airport, hospitals, and top-rated schools.



COMMUNITY AMENITIES:

- Numerous walking trails
- Lakes with walking trails
- Picnic Ramadas with BBQ grills
- Volleyball and Basketball courts
- Shaded Play structures throughout
- Large Green belt
- Conveniently located near Gilbert Regional Park



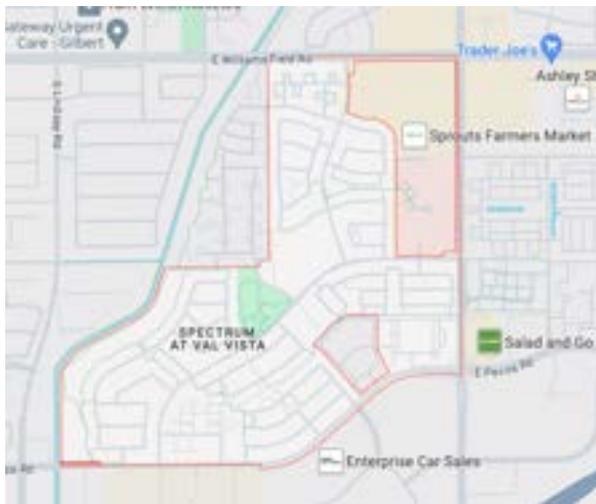
Located at Higley Rd & Ocotillo Rd



THE SPECTRUM AT VAL VISTA

Overview

The Spectrum at Val Vista offers both the intimacies of a friendly neighborhood and the amenities of a master-planned community. An abundance of community features allow residents to enjoy a wide range of activities.



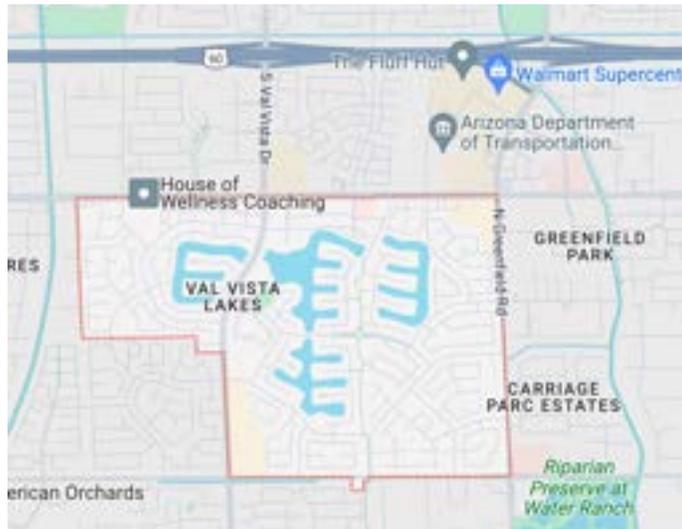
COMMUNITY AMENITIES:

- 13 Distinct Neighborhoods
- 12 Playgrounds/Tot Lots
- 2 Neighborhood Pools
- Miles of Walking & Running Trails
- Acres of Green Space
- Community Center
- Outdoor Sport Amenities
 - 2 full court basketball courts
 - 2 tennis courts
 - 1 Bocce Ball Court
 - 1 Pickleball Court
 - Sand Volleyball
 - 1/2 Court Basketball courts sprinkled throughout



VAL VISTA LAKES *Overview*

Val Vista Lakes is more than just a great master-planned community. The community offers 24 Residential Subdivisions, several which are custom gated communities, offering both lakefront and off-lake homes. Also included within the master association are a variety of commercial businesses, that consist of restaurants, grocery stores, medical facilities, pre-schools, retail clothing, insurance agencies, banking facilities and automotive needs, just to name a few of the conveniences right in your own neighborhood.



COMMUNITY AMENITIES:

- 4 spacious sports parks
- Meandering bicycle paths
- Event & Wedding Space
- Luxurious clubhouse

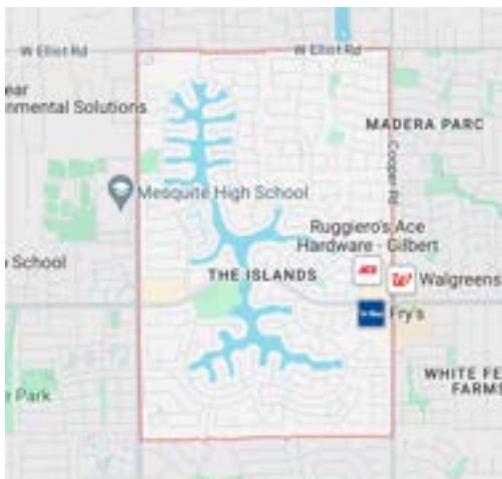
CLUBHOUSE AMENITIES:

- 8 court championship tennis complex
- Indoor racquetball courts
- Cardio and weight training facilities
- Junior Olympic swimming pool and spa
- Banquet and meeting rooms
- Waterfalls & Lagoon Swimming Pool with Sandy Beach



THE ISLANDS *Overview*

The Islands is an oasis community located in Gilbert, Arizona. This community offers homebuyers a variety of attached and single-family homes, many of which rest along scenic lakes. The Islands is made up of 80 acres of lakes and 30 acres of lush landscape, providing residents with ample outdoor space and natural beauty. The community is also home to a variety of commercial properties that provide residents with quick access to basic necessities.



COMMUNITY AMENITIES:

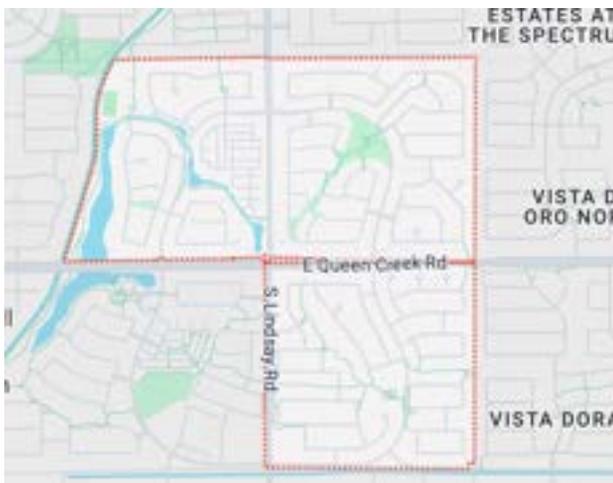
- Community Parks
- Basketball Courts
- Bocce ball
- Sand Volleyball Courts
- Playground
- Community dock
- Full-size exercise track
- Picnic pavilion
- Ample lakes and greenspace
- Schools within the Chandler Unified District & Gilbert Public Schools.



LAYTON LAKES *Overview*



Layton Lakes is more than just a collection of homes--it's a lifestyle. The community was expertly planned with the residents' needs in mind. In addition to the parks and amenities within the neighborhoods, Layton Lakes also hosts various events and celebrations in its parks and facilities. The lakes are well maintained for catch and release fishing and horse-friendly trails.



COMMUNITY AMENITITES:

- Catch & Release Fishing
- Parks & Large Playgrounds
- Ramada & Picnic Areas
- Sand Volleyball Court
- Open Greenspace
- 2 Baseball Fields
- Basketball Court
- Soccer Field
- 2 Tennis Courts
- Extensive Network of Walking & Running Trails
- Equestrian Trails

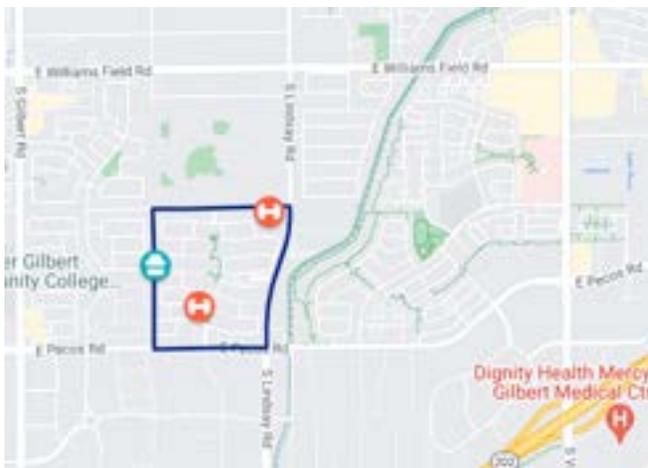


VINTAGE RANCH

Overview



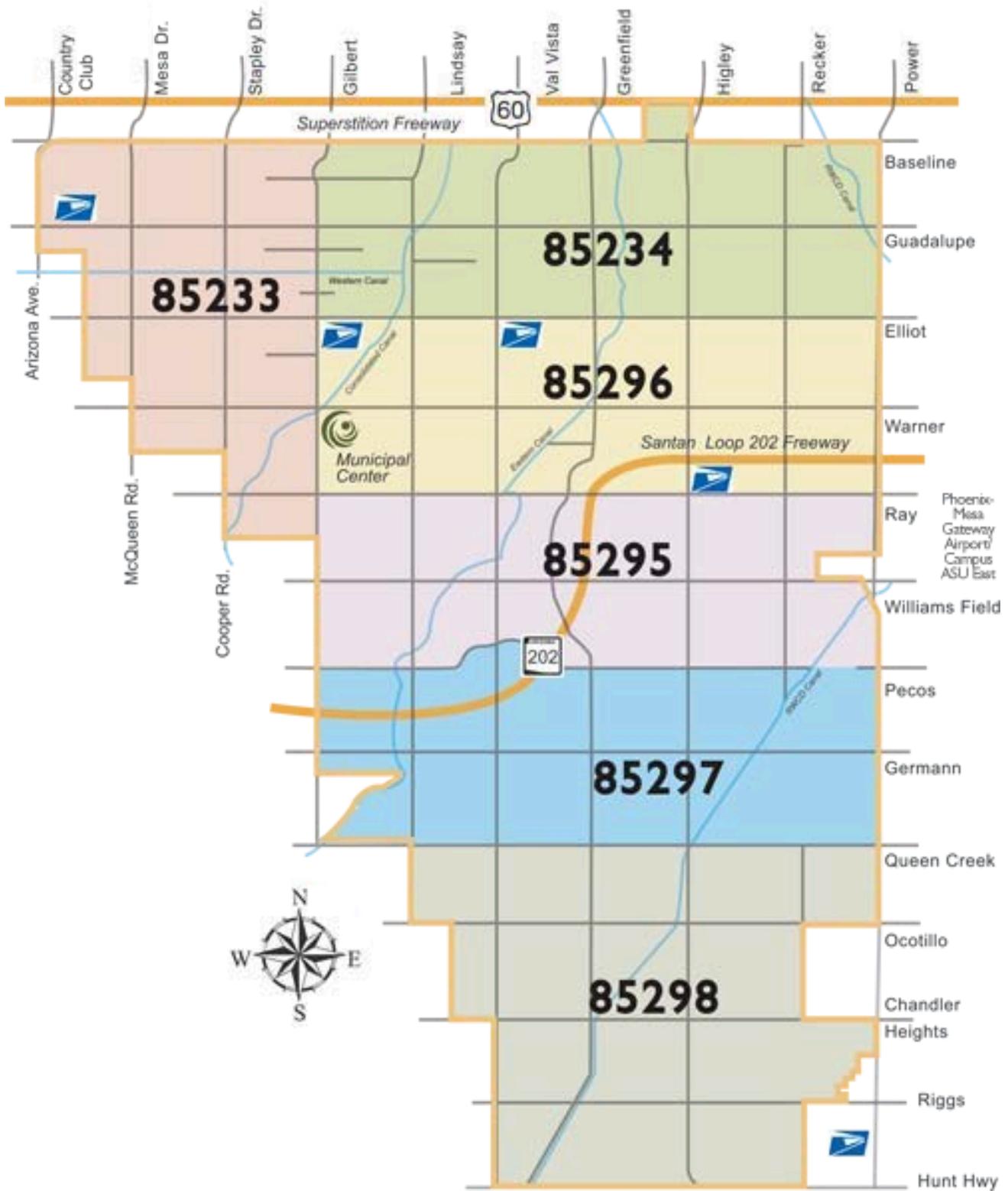
Vintage Ranch offers an idyllic residential setting that combines suburban tranquility with modern convenience. This charming neighborhood is celebrated for its prime location, providing residents with easy access to major freeways, facilitating effortless commutes and adventures beyond the community's borders. Just a stone's throw away, the SanTan Village stands as a shopping haven, offering an extensive range of retail outlets. The culinary scene near Vintage Ranch is equally impressive, with a multitude of restaurants to choose from. Near by Discovery Park offers 5 multi use fields, basketball courts, sand volleyball pits, 2 ponds which are stocked as part of the community fishing program, a playground and more!



Vintage Ranch is not just a neighborhood; it's a gateway to a lifestyle filled with convenience, community, and the best of Gilbert living.

GILBERT

ZIPCODES



SCHOOL OFFERINGS

Gilbert has some of the best schools with public, charter, and private options.

GILBERT PUBLIC SCHOOLS

“A Rated” Gilbert Public Schools offers an extensive range of academic opportunities for PreK-12, designed to meet the needs of every student while inspiring excellence in supportive learning environments.

All Gilbert Public Schools can be found below:
<https://www.gilbertschools.net/ourschools>

CHARTER SCHOOLS:

There are 22 Public Charter schools in Gilbert.
The top 5 according to Great Schools.org:

Leading Edge Online Academy
Public charter, 6-12

Legacy Traditional School - Gilbert
Public charter, K-8

Great Hearts Academies - Archway Arete
Public charter, K-5

Benjamin Franklin Charter School - Power
Public charter, K-6

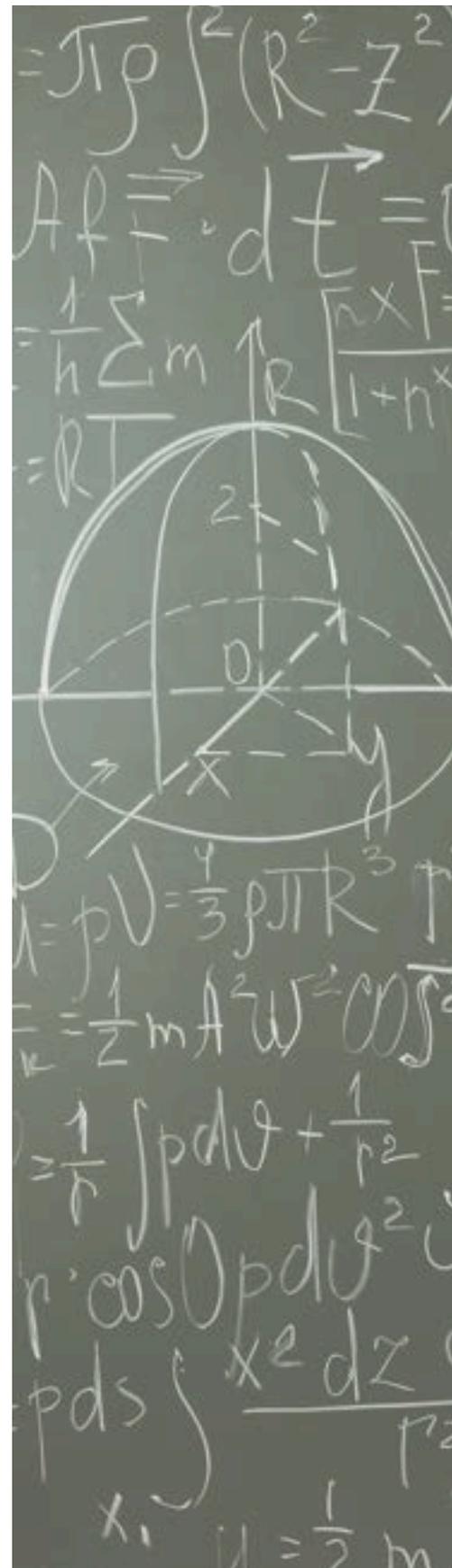
Great Hearts Academies - Arete Prep
Public charter, 6-12

PRIVATE SCHOOLS:

Currently 14 private schools in Gilbert. Here are the top 2 highest rated:

Christ's Greenfield Lutheran School
Private, NS-8

Gilbert Christian Schools
Private, PK-12,



WANT TO KNOW MORE?



Gilbert, Arizona, is the perfect blend of community, convenience, and quality of life, making it the ultimate living destination. If you're drawn to any of the neighborhoods we've highlighted, or if you're curious about exploring other wonderful communities, we're here to help. Our team is dedicated to providing personalized assistance, answering any questions you may have, and offering expert insights to help discover the perfect fit for you and your family!



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