

\*Call for details

# Loop 202 & S Gilbert Rd

## **Property Highlights**

- > Largest power center in Southeast Valley
- > Anchored by Super Target & Walmart Supercenter
- > High growth area with strong demographics and traffic counts

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Accelerating success.

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# JOIN the following Anchor Tenants:













**Burlington** 







## **Property Details**

Site Area	±1,262,000 SF
Location	Loop 202 and South Gilbert Rd.
Zoning	C-2

## Area Highlight

Crossroads Towne Center is a 140-acre regional entertainment and power center with approximently 1,300,000 square feet of leasable space. The shopping center consists of three phases. Phase 1 is a 48-acre parcel at the southeast corner of the Loop 202 and Gilbert Road located within the Town of Gilbert. This phase is anchored by a Super Target. Other tenants include Ross, Linens N Things, Barnes & Noble, Michaels, Pier 1 Imports, Famous Footwear, Red Lobster and Chili's. Phase II is a 75-acre parcel at the southwest corner of the Loop 202 and Gilbert Road located wsithin the City of Chandler and is anchored by Wal-Mart Super Center, Home Depot, Harkins Theater, Petsmart, Staples, and a variety of full-service restaurants.







## Traffic Counts

Loop 202	108,000 VPD
Gilbert Road	33,000 VPD
Germann Rd	17,000 VPD

# Availability

BUILDING	±SF	COMMENTS
C-107	2,400	Premier end cap space
B-5	4,158	High profile corner end cap
C-103	4,951	High profile Germann Road end cap
Pad J-4	6,170	Pad space, divisible
Pad 1	58,075	Final pad, Germann frontage

### AREA DEMOGRAPHICS | 3-MILE RADIUS



Current Population (2017) 85,710



Projected Population (2022)



Average Household Income (2017) \$109,985

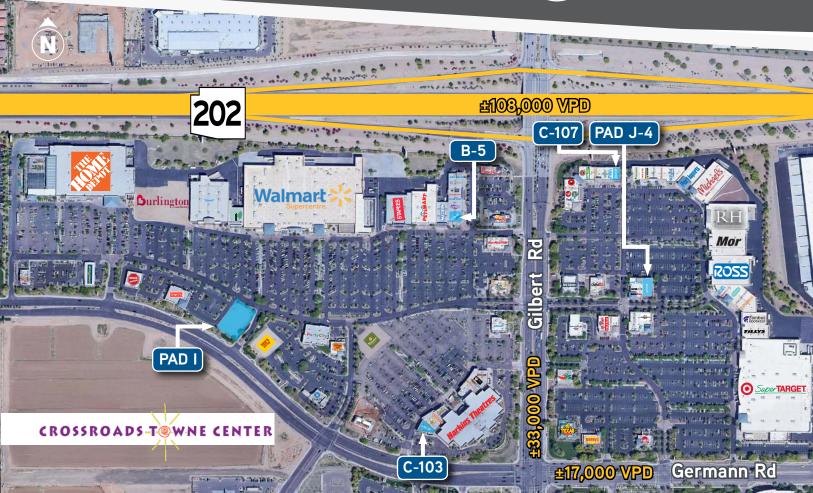


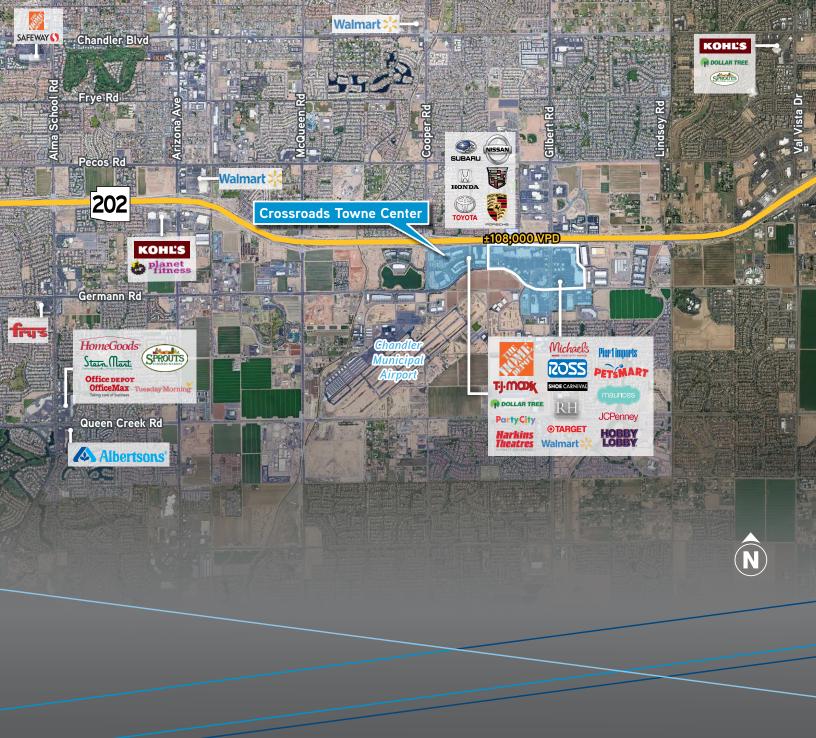
Projected Average Household Income (2022) \$125,592



Occupation

White Collar: 71.8% Blue Collar: 28.2%





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