

# GALLERY PARK



RETAIL FOR LEASE





# GALLERY PARK

NEC Power Road & Ray Road, Mesa/Gilbert, AZ 85296

## EXCLUSIVELY LISTED BY



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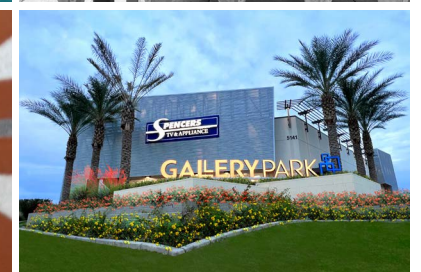
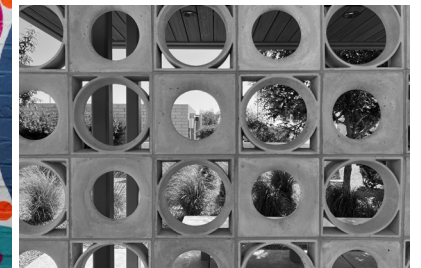
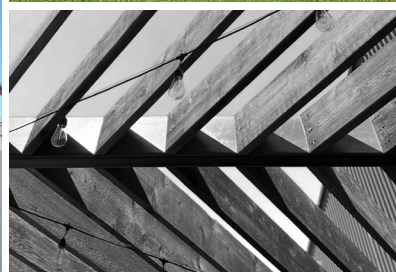
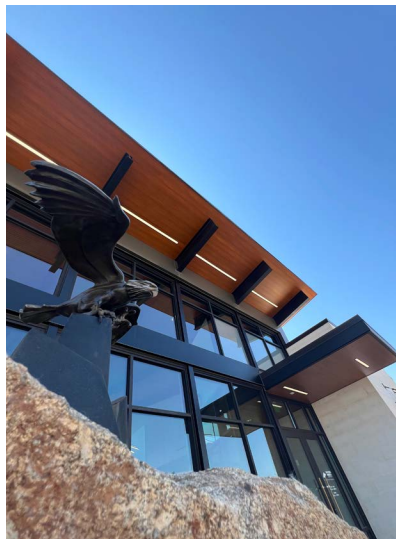
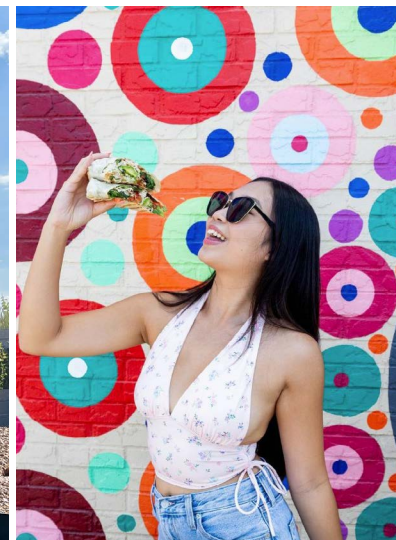
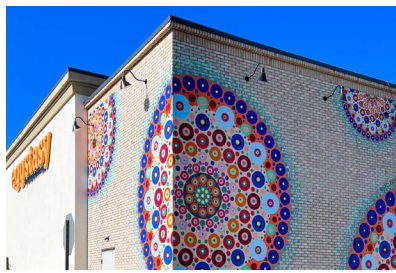


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# GALLERY PARK

A True Walkable Mixed-Use Village





## A REGIONAL HUB WITH STANDOUT VISIBILITY

Strategically located at the intersection of Power Road and the Loop 202 San Tan Freeway, Gallery Park features outstanding visibility and unparalleled exposure for its tenants. Positioned at the west-most freeway interchange leading to the Mesa Gateway Airport and Arizona State University's East campus, Gallery Park is a vibrant hub for community interaction, blending thoughtful placemaking with authentic architectural design and art to create a regional destination unlike any other in this part of the Southeast Valley.

## INTRODUCTION





# INTRODUCTION

## VIBRANT OFFERINGS FOR WORK, LIFE & PLAY

Gallery Park will feature a dynamic mix of chef-driven restaurants, specialty retail, family-friendly entertainment, and Class A office space—all centered around engaging open spaces. Whether grabbing coffee on the way to work, meeting coworkers for happy hour, or enjoying a night out with friends, Gallery Park will be the preferred destination. For those looking to stay longer, the center also offers upscale apartment homes, urban-style residences, and lifestyle and extended stay hotel accommodations.





# PROPERTY HIGHLIGHTS

## UNMATCHED LOCATION & VISIBILITY

Situated at Power Road and Loop 202, Gallery Park boasts rare freeway frontage, offering tenants maximum brand exposure and easy access to one of the Southeast Valley's most traveled corridors.

## DYNAMIC MIXED-USE ENVIRONMENT

Gallery Park's seamless integration of Class A office, retail, dining, residential, and hotel space creates a high-energy, walkable destination that encourages extended visits and cross-traffic between uses.

## ACCESS TO A GROWING REGIONAL MARKET

With reach across Mesa, Gilbert, Chandler, Queen Creek, and San Tan Valley, the project is positioned at the center of one of Arizona's fastest-growing and most affluent population zones.

## BUSINESS-READY GROWTH CORRIDOR

Located within Mesa's Gateway employment area and adjacent to ASU Polytechnic and the Phoenix-Mesa Gateway Airport, Gallery Park is primed for companies seeking access to top talent and expanding infrastructure.

## BUILT-IN DAILY TRAFFIC

From morning commuters grabbing coffee to families attending events and professionals working onsite, the project's diverse offerings ensure a steady stream of activity from dawn to dusk.

## INTEGRATED LIVING & HOSPITALITY

Onsite luxury apartments, condominiums, and two Hilton-branded hotels provide residents, travelers, and business guests with lifestyle-driven convenience that supports long-term tenant synergy.





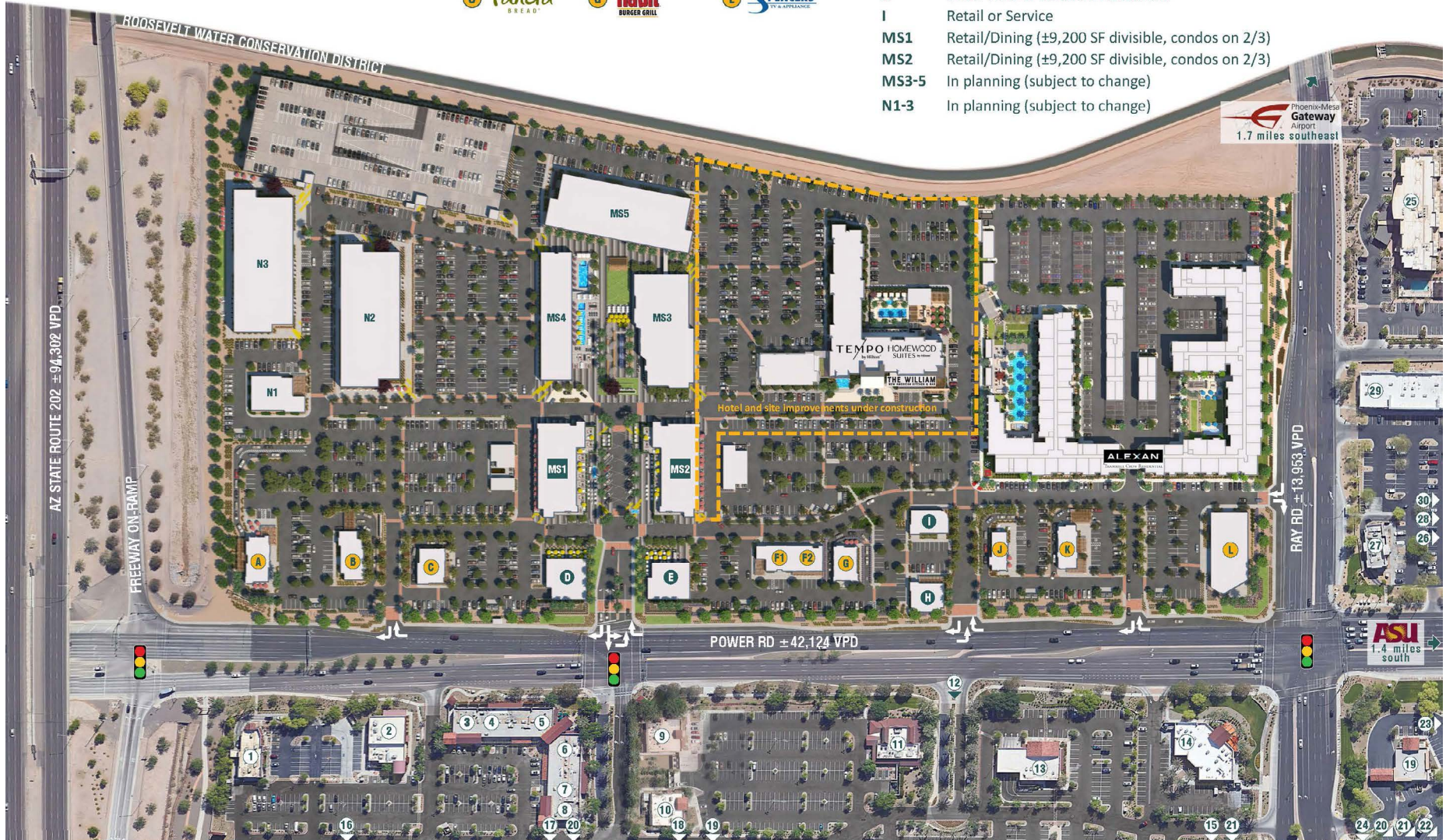
# SITE PLAN

## GALLERY PARK



### REMAINING SPACES AVAILABLE

- D** Sit down restaurant at signalized entry
- E** Sit down restaurant at signalized entry
- H** Drive-Thru or Sit down restaurant
- I** Retail or Service
- MS1** Retail/Dining (±9,200 SF divisible, condos on 2/3)
- MS2** Retail/Dining (±9,200 SF divisible, condos on 2/3)
- MS3-5** In planning (subject to change)
- N1-3** In planning (subject to change)



### NWC OF POWER AND RAY (FROM SR-202 TO RAY RD)

- |               |               |           |                 |                    |                 |             |
|---------------|---------------|-----------|-----------------|--------------------|-----------------|-------------|
| 1 Chick-fil-A | 4 Jamba Juice | 7 Dunkin' | 10 Denny's      | 13 Bank of America | 16 PetSmart     | 19 Tilly's  |
| 2 Walk-On's   | 5 Starbucks   | 8 Dunkin' | 11 Texas        | 14 Rubio's         | 17 World Market | 20 GameStop |
| 3             | 6 Chipotle    | 9 Chili's | 12 Super Target | 15 Applebee's      | 18 Michaels     | 21 Wendy's  |

### SWC OF POWER AND RAY

- |                     |                   |
|---------------------|-------------------|
| 19 desert financial | 22 planet fitness |
| 20 Walmart          | 23 Carl's Jr.     |
| 21 Party City       | 24 Shell          |

### SEC OF POWER AND RAY

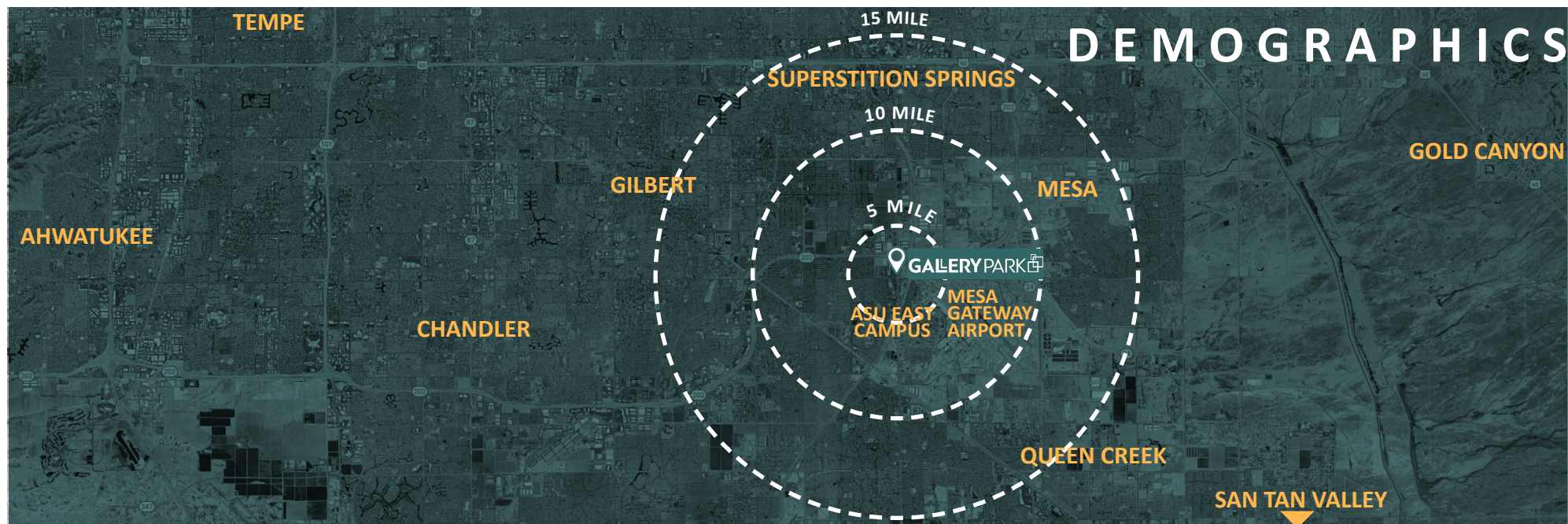
- |                  |                 |
|------------------|-----------------|
| 25 Courtyard     | 28 McDonald's   |
| 26 Comerica Bank | 29 Verizon      |
| 27 in the box    | 30 Jimmy John's |



# RETAIL MAP







## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	10,637	85,928	273,551
Current Year	9,630	79,118	250,056
2020 Population	8,253	75,653	228,576
Growth Current Year - 2029	2.10%	1.70%	1.90%
Growth 2020 - Current Year	4.20%	1.10%	2.40%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,490	26,818	90,669
Current Year	3,150	24,670	82,741
2020 Population	2,681	23,750	75,762
Growth Current Year - 2029	2.20%	1.70%	1.90%

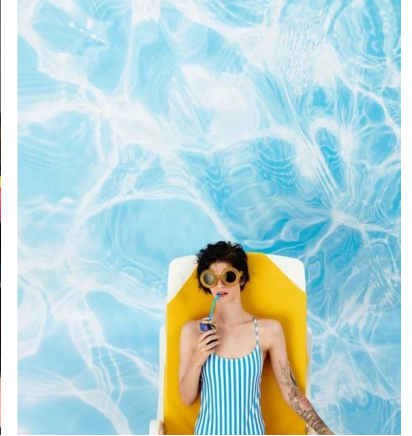
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$99,016	\$129,871	\$125,489
Median Household Income	\$84,545	\$108,758	\$105,124

### CONFIDENTIALITY STATEMENT

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# THE ESSENCE OF GALLERY PARK





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