



DESERT LANE CROSSING

**1295 N. ARIZONA AVENUE
(1295 S. COUNTRY CLUB DRIVE)**

GILBERT, AZ, 85233

S
SEC



PhoenixCommercialAdvisors.com

PROPERTY SUMMARY

AVAILABLE ±1,001 SF ZONING LC, Town of Gilbert

PRICING Call for Pricing

PROPERTY HIGHLIGHTS

- Shops anchored by Costco and Winco Foods. Costco on average has a total of 55,770 weekly visitors, drawing from fairly large regional trade area covering North Mesa and as far south as Loop 202 Santan Fwy.
- Strong traffic volumes along Country Club Dr at Desert Lane, with over 50,000 vehicles per day and on the going to work side. Approximately 1.5 Miles from US-60 Freeway with full-diamond interchange.
- Dense population, within 3-miles of intersection there are over 183,000 persons with average household incomes just under \$100,000.
- New Aldi now open near the shops building with 257-unit multi-family development behind it.
- This area offers a well-balanced mix of residential, commercial, and recreational amenities, making it a prime location for retail opportunities.



TRAFFIC COUNT

Country Club Dr

N: ±42,566 VPD (NB/SB)

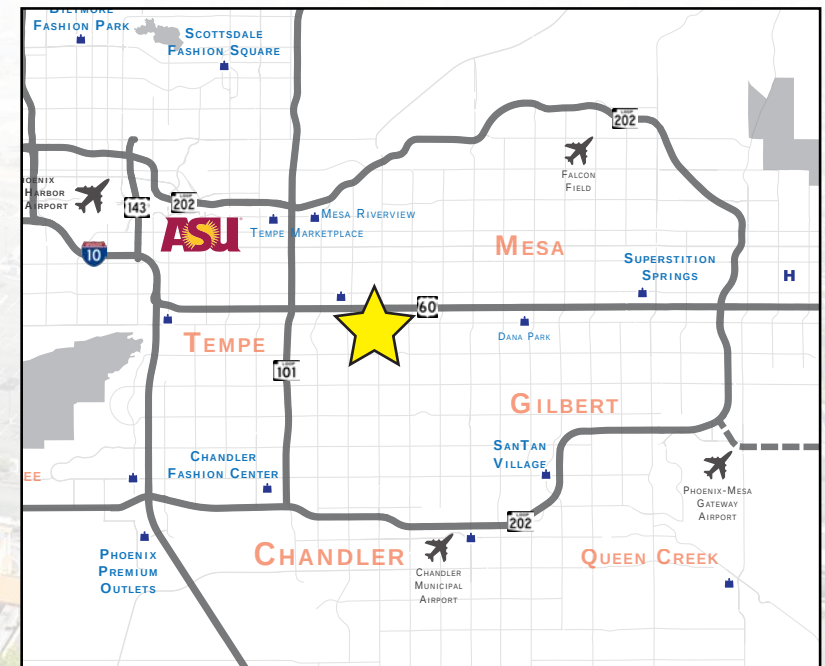
S: ±54,322 VPD (NB/SB)

BASELINE RD

E: ±27,358 VPD (EB/WB)

W: ±26,562 VPD (EB/WB)

ADOT 2025



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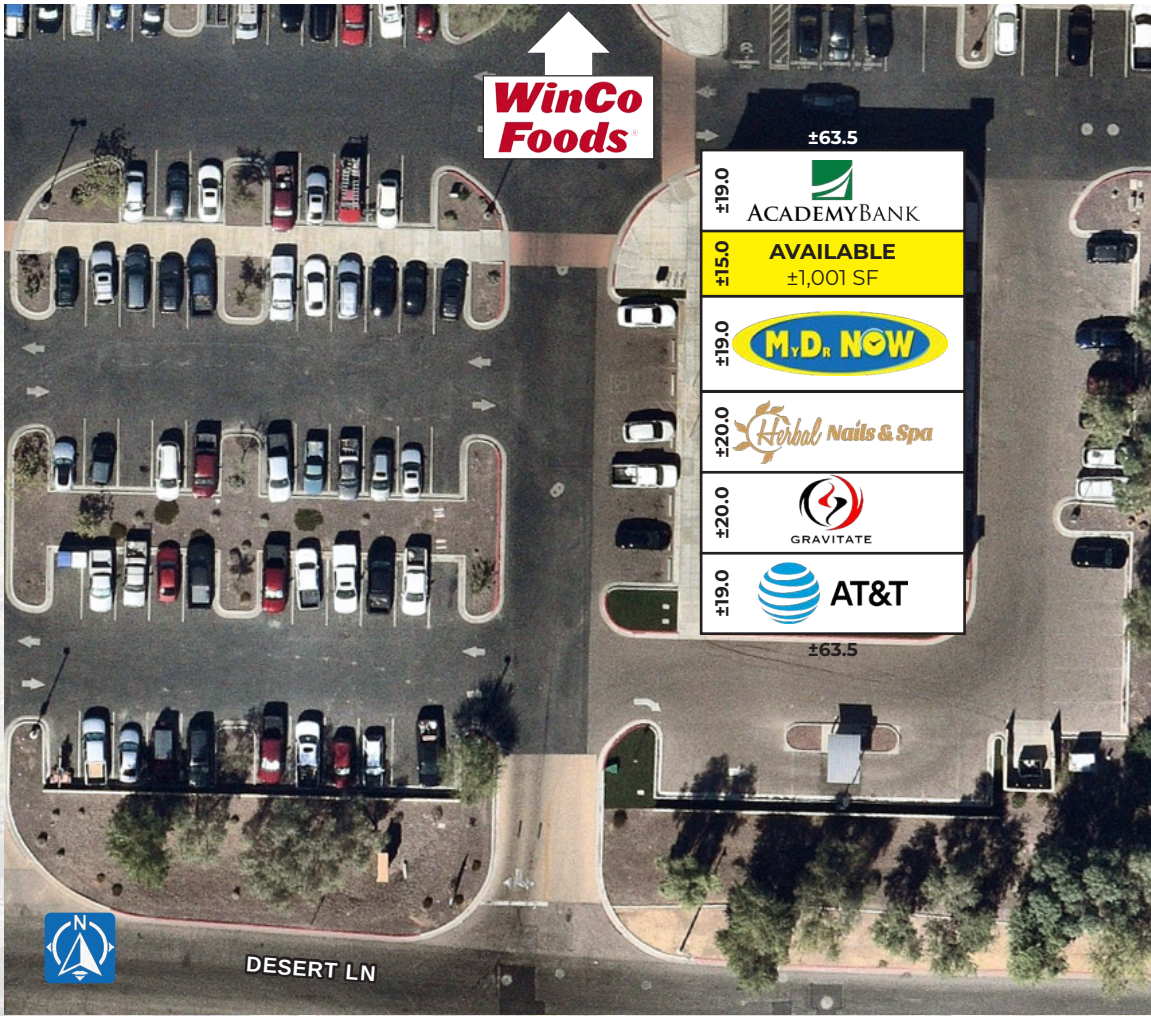
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SITE PLAN



SITE PLAN LEGEND		
SUITE 101	AT&T	±1,200
SUITE 102	GRAVITATE SMOKE SHOP	±1,300
SUITE 103	HERBAL NAILS & SPA	±1,300
SUITE 104	My Dr NOW	±1,200
SUITE 105	*AVAILABLE	±1,001
SUITE 106	ACADEMY BANK	±1,514



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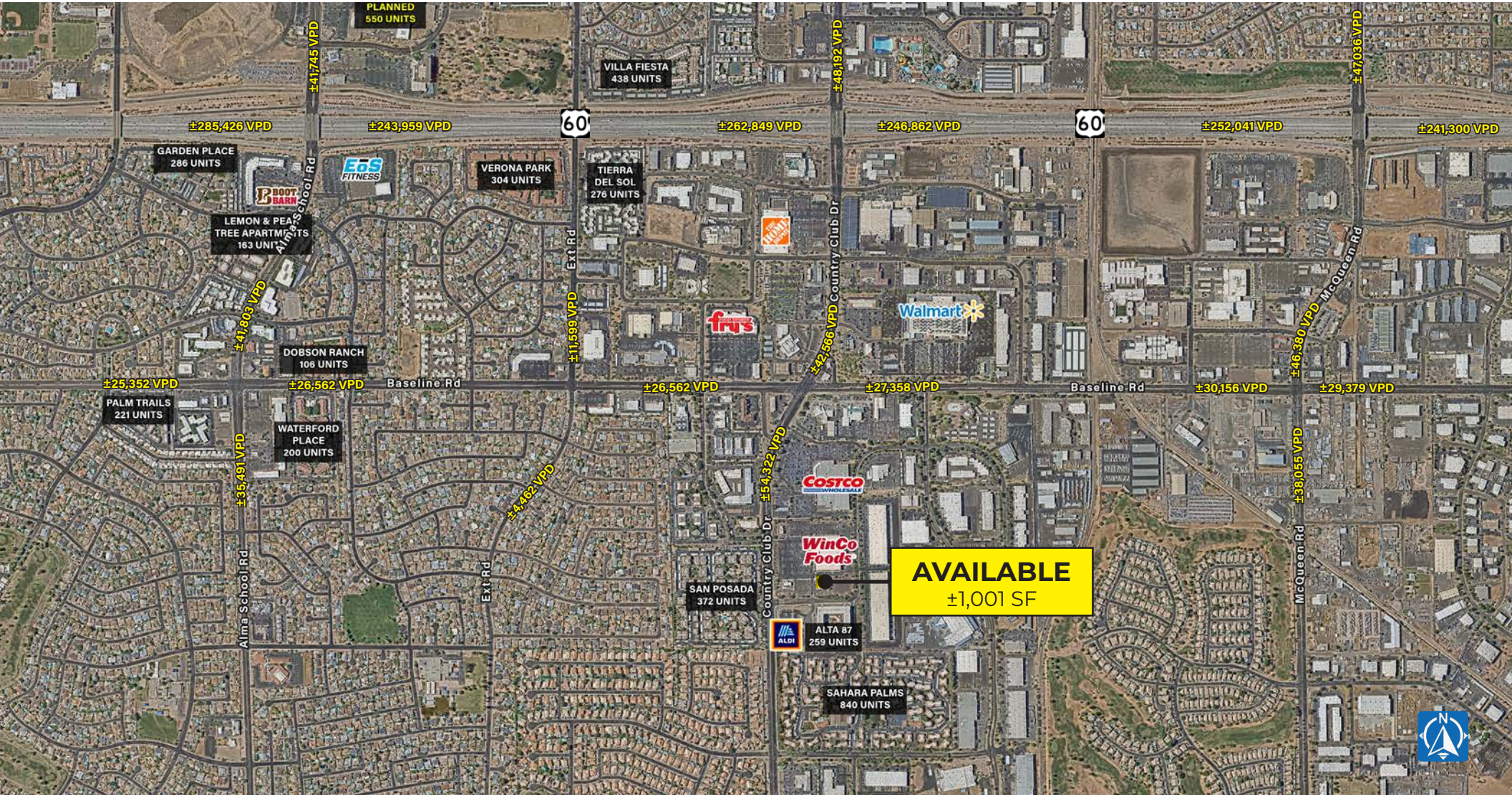
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SUITE 105



ZOOM AERIAL



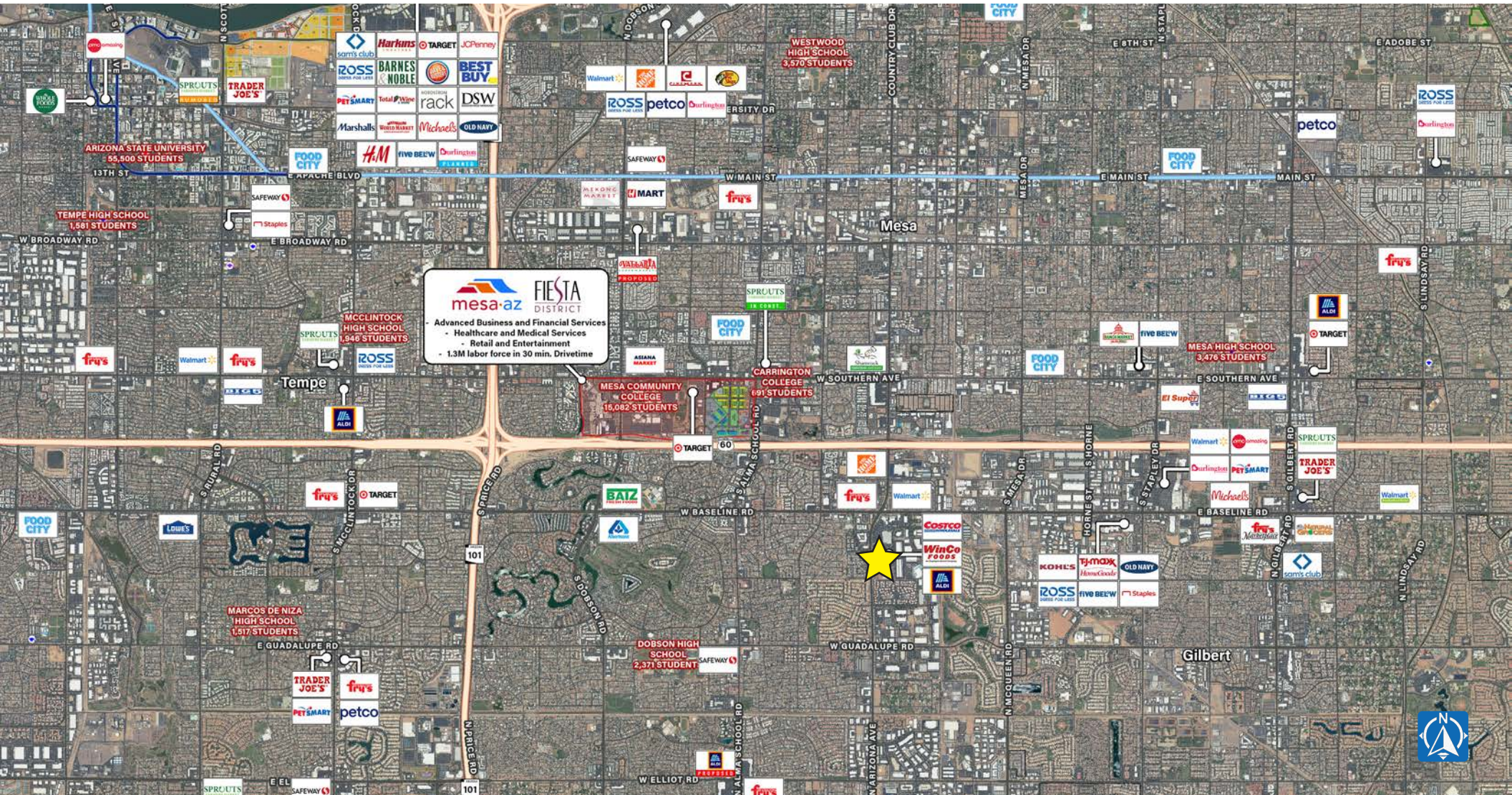
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WIDE AERIAL



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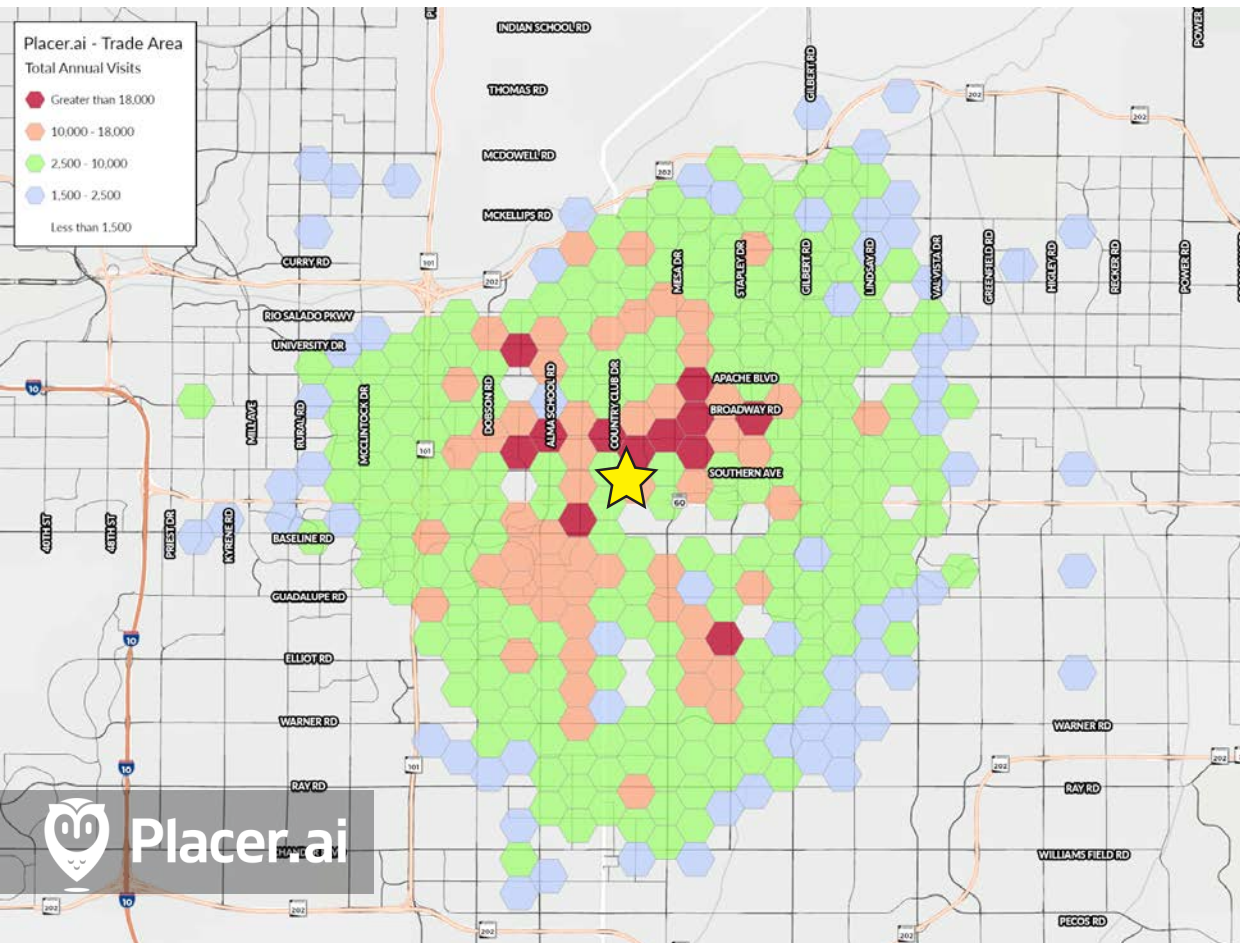
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SHOPPING CENTER TRAFFIC

- Highly trafficked center, that pulls from all over the SE Valley.
In the last 12 months:

- 805.1K unique devices were seen at the shopping center
- 5.4M visits from those devices.



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Feb 1st, 2025 - Jan 31th, 2026)



Estimated Visits
3.1 M



Estimated Visits
2.6 M



Estimated Visits
1.7 M



Estimated Visits
1.3 M



Estimated Visits
738 K



Estimated Visits
989 K



Estimated Visits
1 M



Estimated Visits
384.7 K

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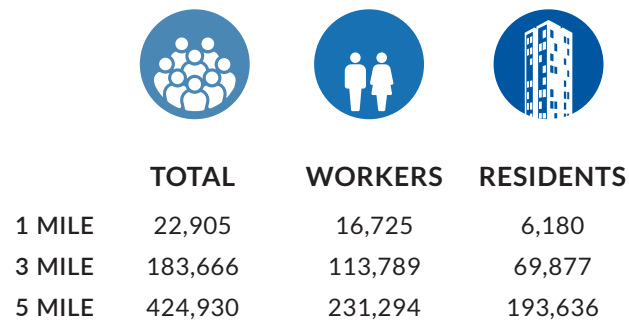
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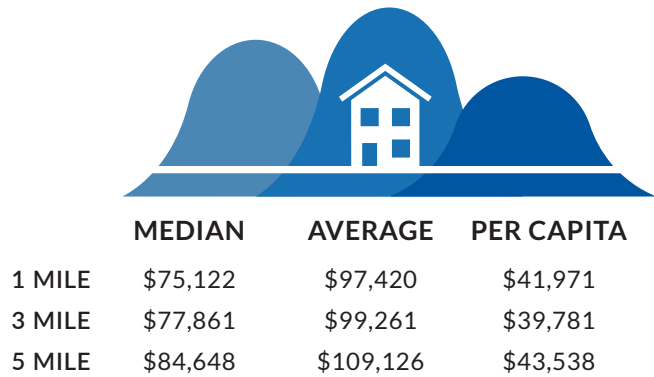
DEMOGRAPHICS

2026 ESRI

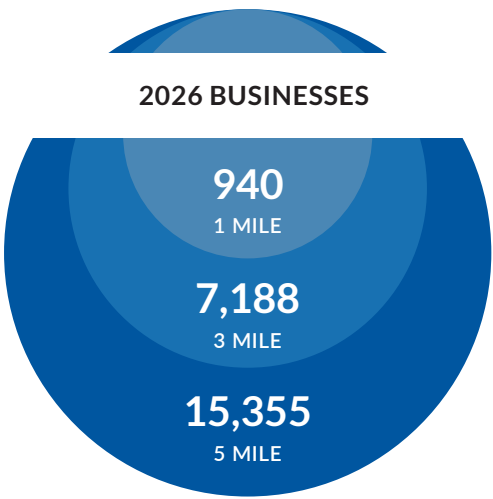
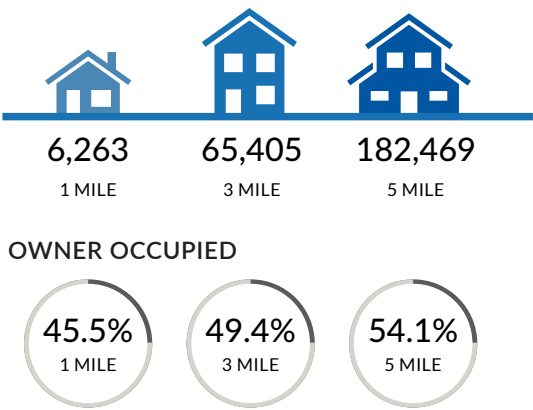
2026 DAYTIME POPULATION



2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 POPULATION
2031 POPULATION

13,619 14,431
154,165 160,970
430,502 443,365

2026 HOUSEHOLDS
2031 HOUSEHOLDS

5,870 6,350
61,200 65,088
171,082 178,983



exclusively listed by

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