

60



**DESERT LANE CROSSING |  $\pm 2,148$  SF AVAILABLE (948 sq.ft.  $\pm 1,200$ )**

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

S  
SEC

GILBERT, AZ, 85233

**PCA**  
PHOENIX COMMERCIAL ADVISORS

[PhoenixCommercialAdvisors.com](http://PhoenixCommercialAdvisors.com)

# property summary

**AVAILABLE** ±948 SF & ±1,200 SF  
Can be combined ±2,148 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 nearly 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 153,000 persons with average household incomes over \$133,192 and median household incomes over \$106,770 (per US Census).
- New Aldi under construction 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: ±62,339 VPD (NB/SB)

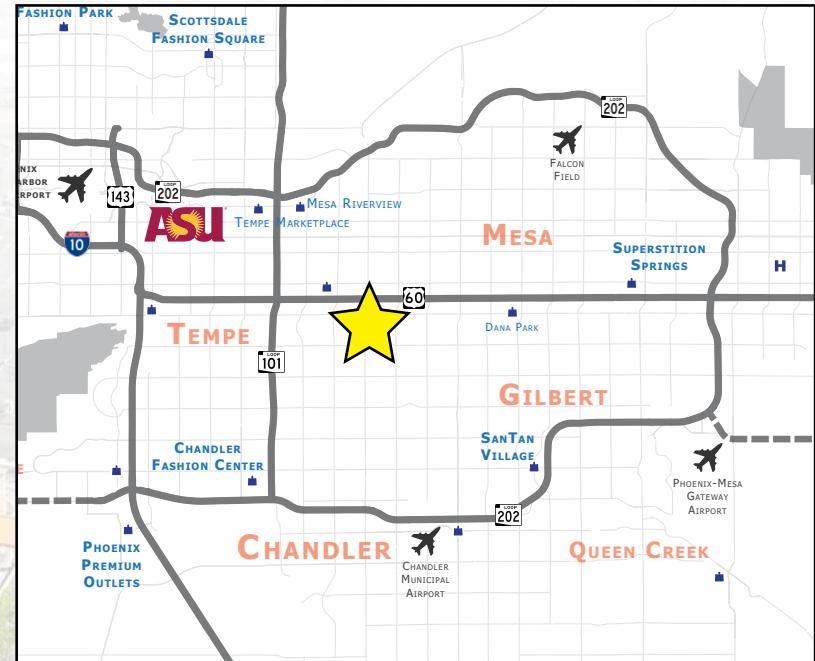
S: ±49,446 VPD (NB/SB)

## BASELINE RD

E: ±24,995 VPD (EB/WB)

W: ±25,045 VPD (EB/WB)

INRIX 2023



S  
SEC

## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR

**PCA**  
PHOENIX COMMERCIAL ADVISORS



S  
SEC

## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# 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	*AVAILABLE	±1,200
SUITE 105	*AVAILABLE	±948
SUITE 106	ACADEMY BANK	±1,514

\*CAN BE COMBINED AT ±2,148 SF



S  
SEC

## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR



# zoom aerial



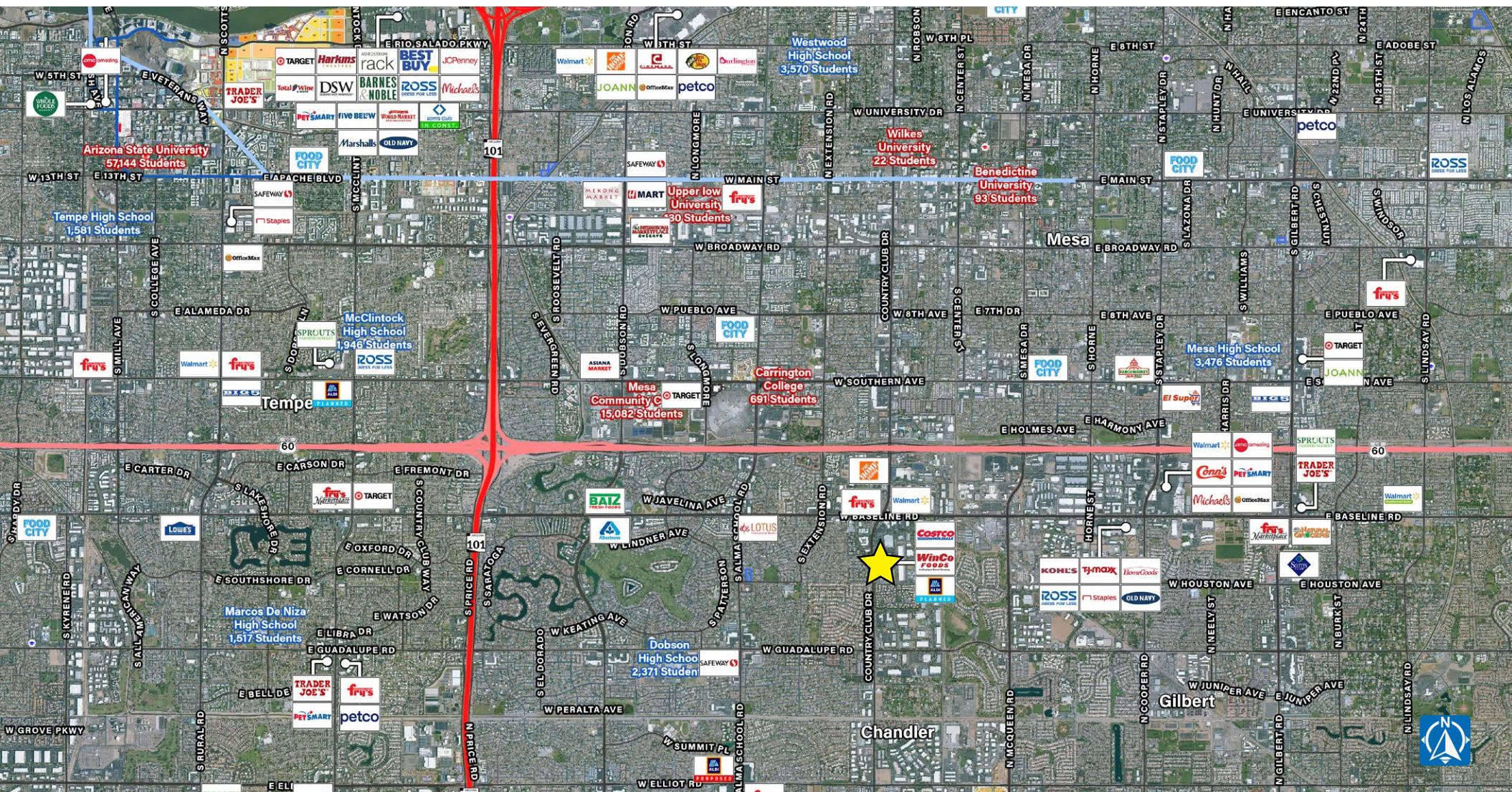
S  
SEC

## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# wide aerial



S  
SEC

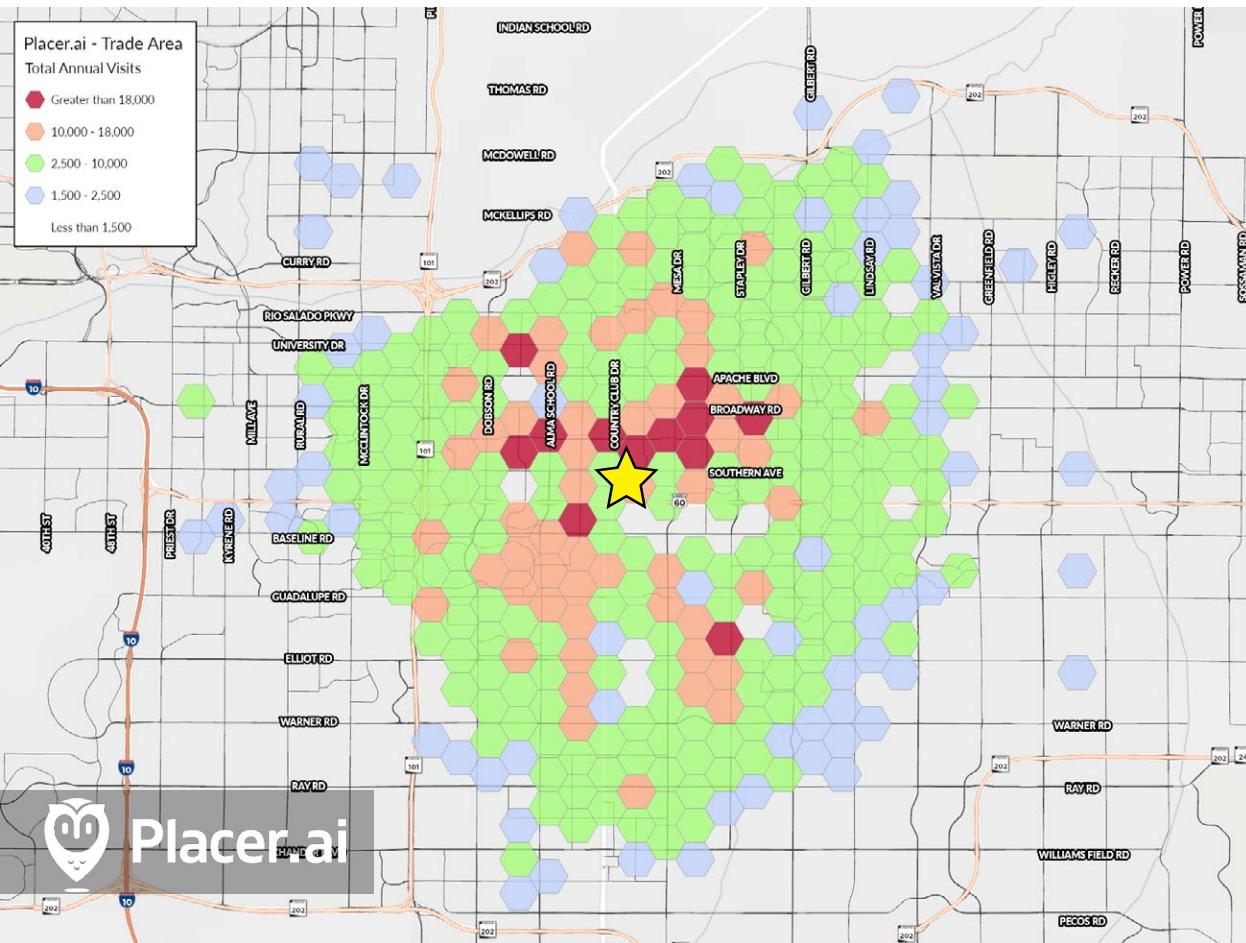
## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# SHOPPING CENTER TRAFFIC

- Highly trafficked center, that pulls from all over the NW Valley.  
In the last 12 months:
  - **588K unique devices** were seen at the shopping center
  - **5M visits** from those devices.



# NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Oct 1st, 2023 - Sept 30th, 2024)



Estimated Visits  
**2.9 M**



Estimated Visits  
**2.7 M**



Estimated Visits  
**1.5 M**



Estimated Visits  
**1.4 M**



Estimated Visits  
**905.4 K**



Estimated Visits  
**982 K**



Estimated Visits  
**1.1 M**



Estimated Visits  
**368.7 K**

S  
SEC

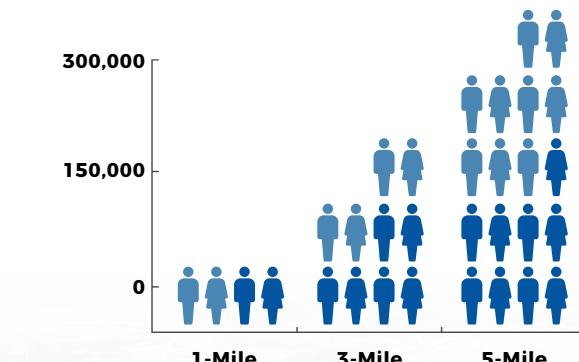
## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR

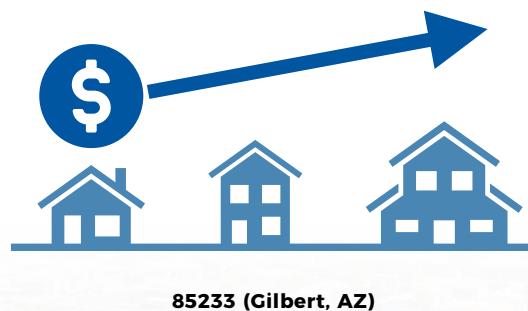


# demographics

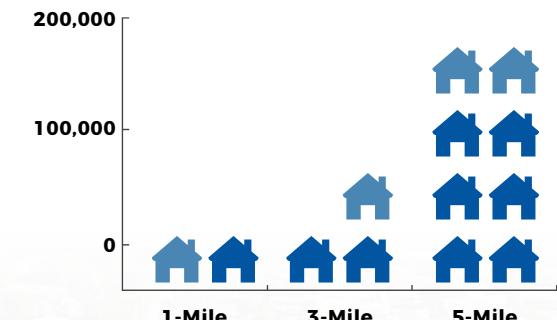
2024 ESRI



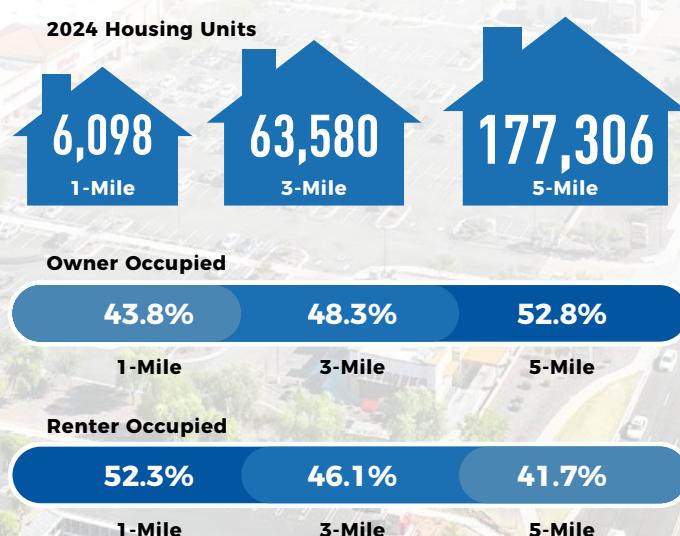
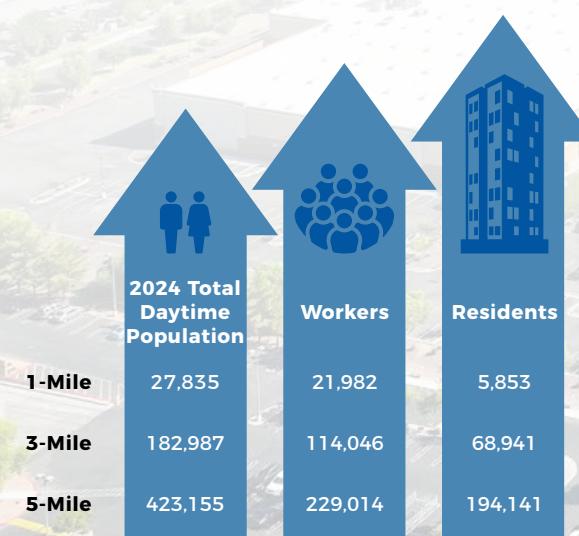
	2024 Total Population	2029 Total Population
2024 Total Population	13,806	13,820
2029 Total Population	153,749	158,016
	428,402	436,382



Distance	Median HH Income	Average HH Income
1-Mile	\$106,770	\$133,192
3-Mile		
5-Mile		



	2024 Households	2029 Households
2024 Households	5,861	5,946
2029 Households	59,960	62,969
	167,477	173,850



## DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233  
1295 S. COUNTRY CLUB DR





exclusively listed by

CHRIS SCHMITT

(602) 288.3464

cschmitt@pcemail.com

JOHN WARREN

(602) 734.7219

jwarren@pcemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 03/21/25



MEMBER OF CHAINLINKS RETAIL ADVISORS

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)