

60

AVAILABLE

±948 SF & ±1,200 SF
CAN BE COMBINED ±2,148 SF

COSTCO
WHOLESALE

Freddy's
STEAKBURGERS

WinCo
Foods
(OPEN 24 HRS)

POPEYES
LOUISIANA KITCHEN

DESERT LN



COMING SOON

MULTI-FAMILY
UNDER CONSTRUCTION
(257 UNITS)

SAN POSADA
(372 UNITS)

COUNTRY CLUB DR
±49,446 VPD

SAHARA PALMS
APARTMENTS
(840 UNITS)

DESERT LANE CROSSING | ±2,148 SF AVAILABLE (948 sq.ft. ±1,200)

S
SEC

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

GILBERT, AZ, 85233



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)

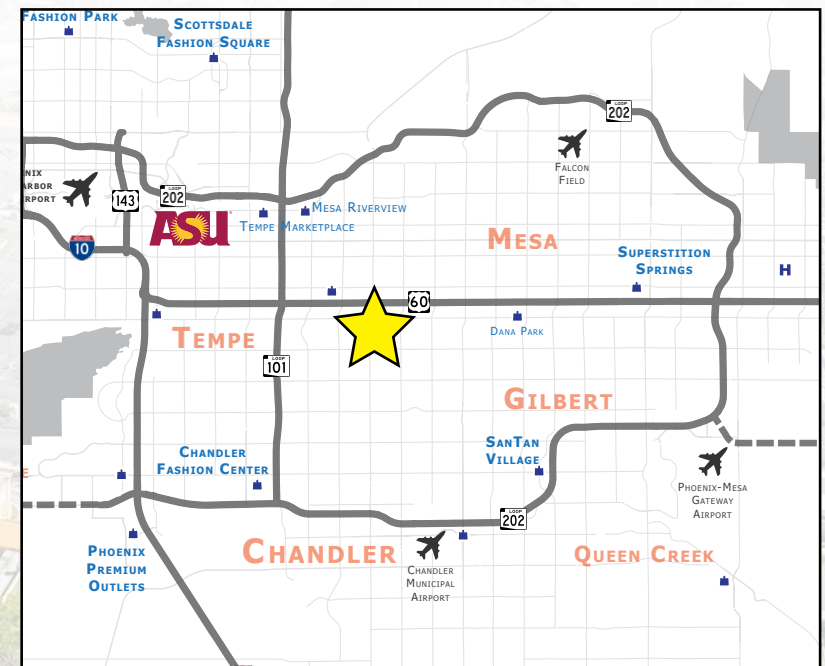
S: ±49,446 VPD (NB/SB)

BASELINE RD

E: ±24,995 VPD (EB/WB)

W: ±25,045 VPD (EB/WB)

INRIX 2023



S
SEC

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



AVAILABLE
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Foods**
(OPEN 24 HRS)

Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

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1295 S. COUNTRY CLUB DR



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



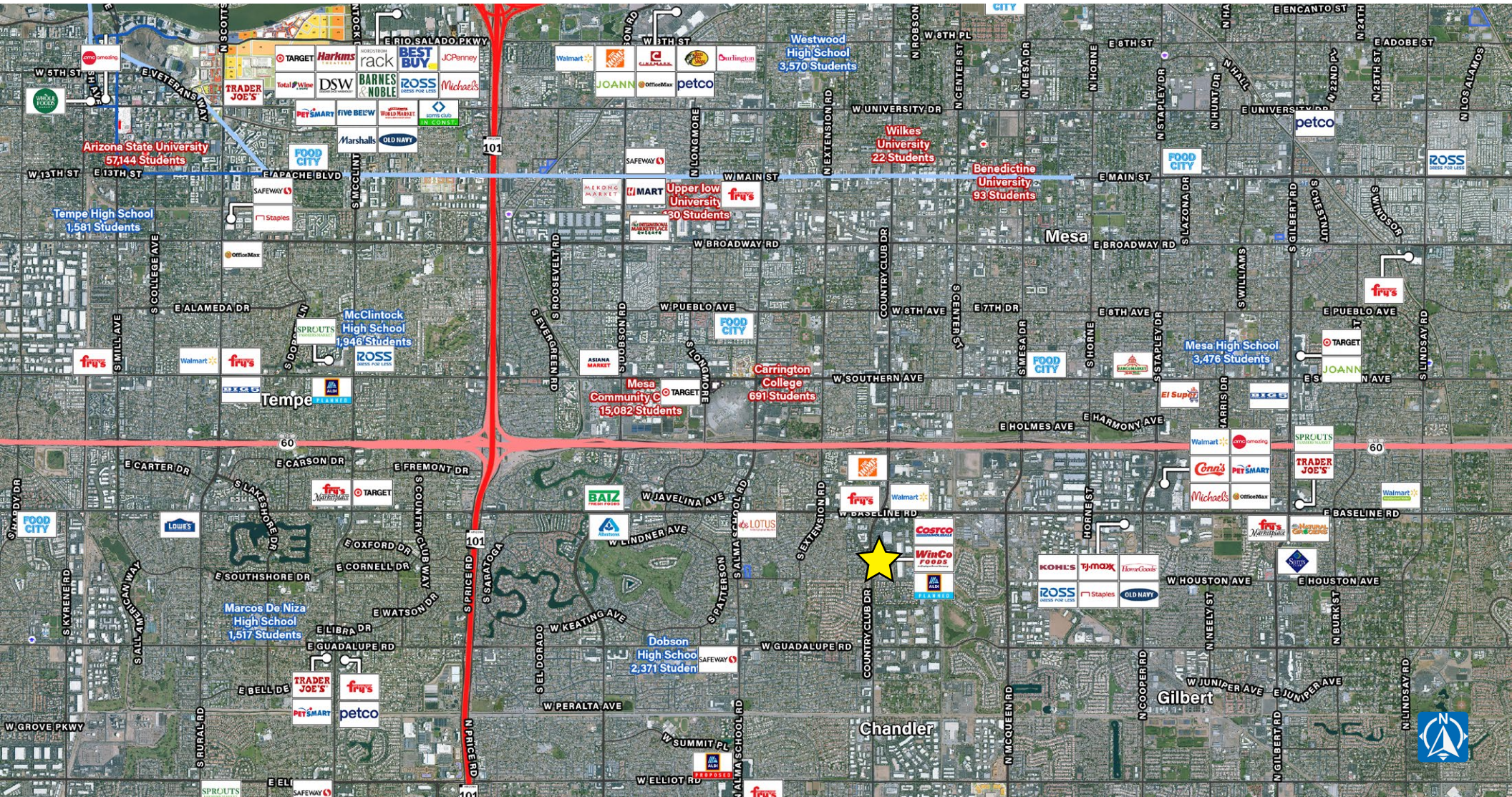
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DESERT LANE CROSSING

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wide aerial



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SEC

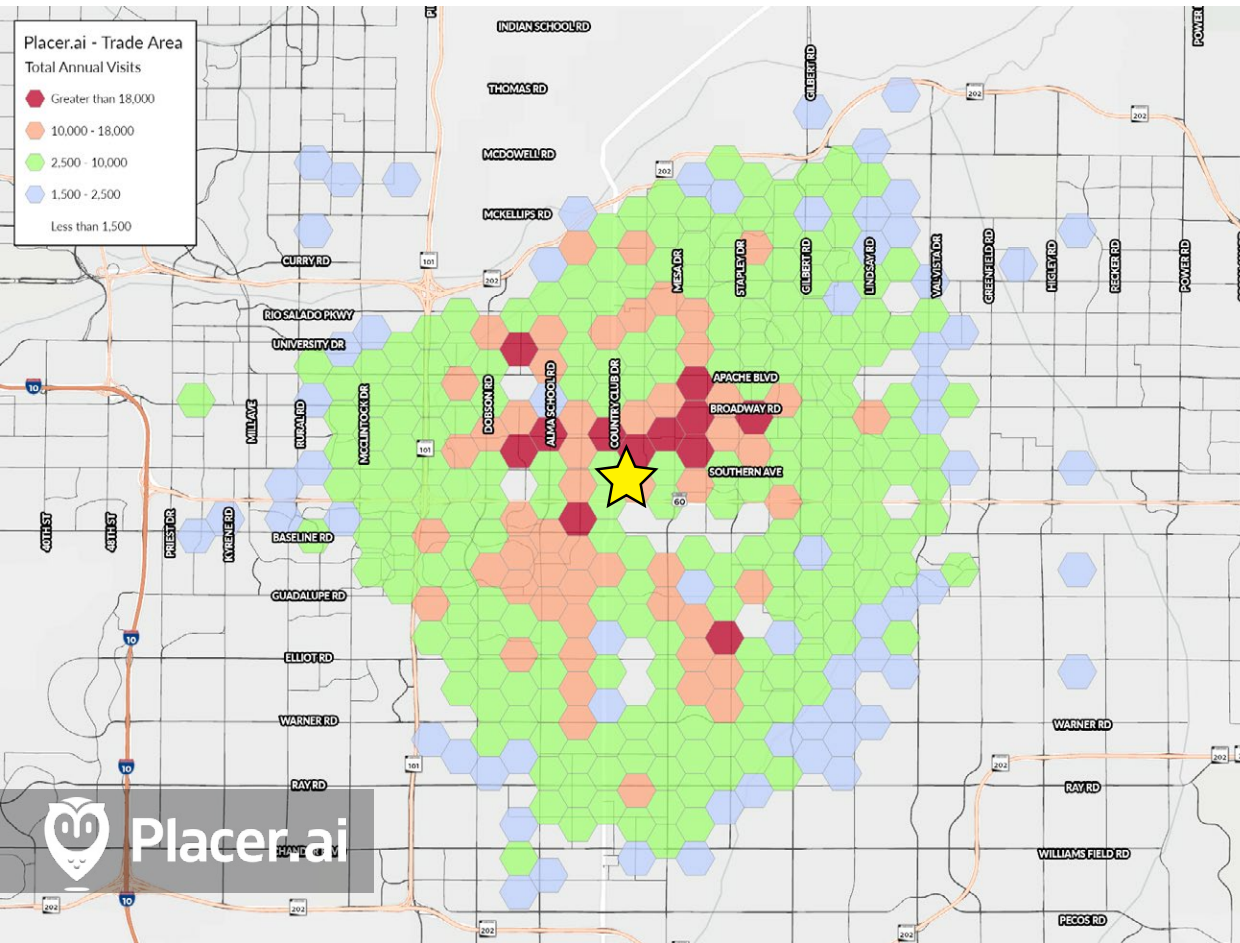
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SHOPPING CENTER TRAFFIC

- 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

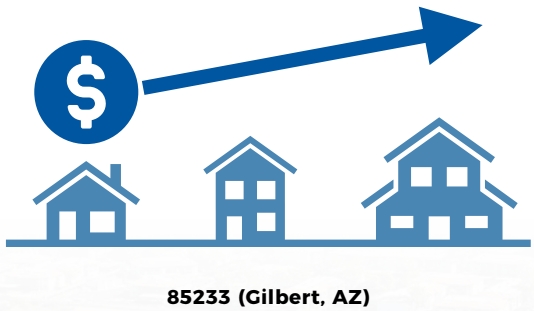
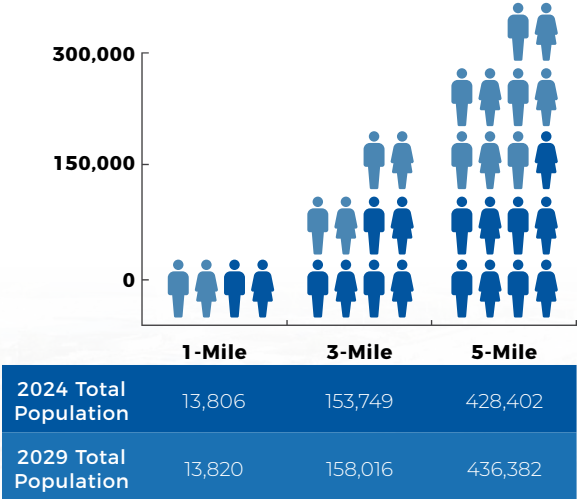
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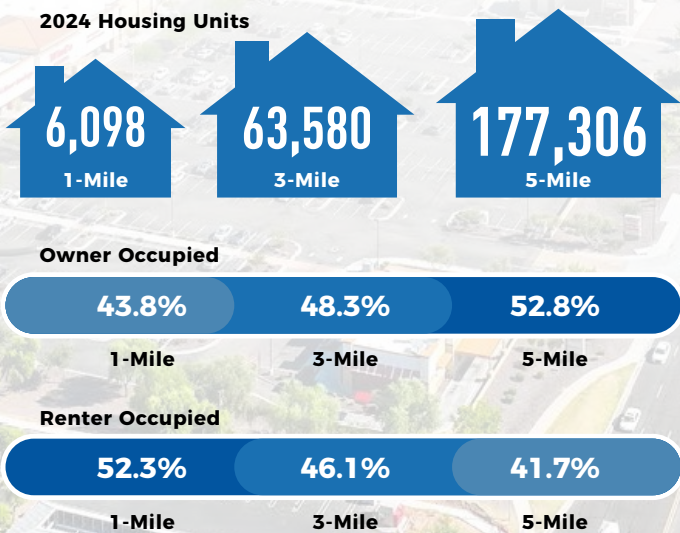
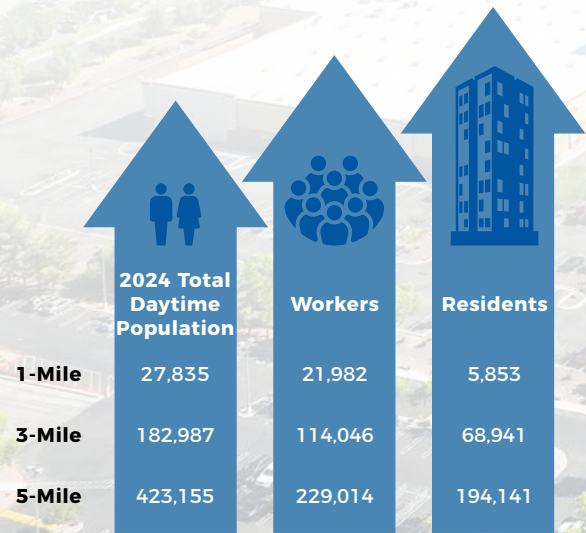
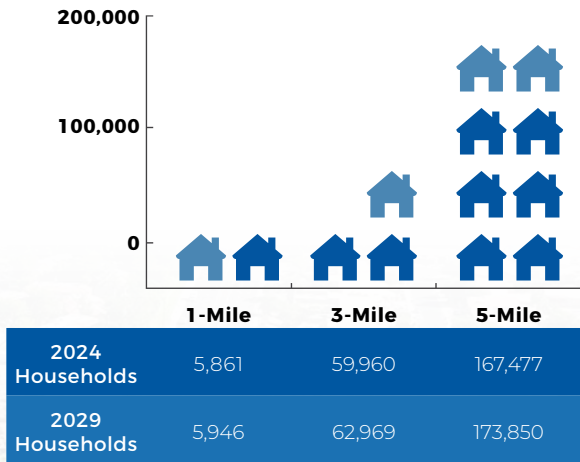


demographics

2024 ESRI



Median HH Income \$106,770
Average HH Income \$133,192



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1295 S. COUNTRY CLUB DR





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±1,200 SF

**MULTI-FAMILY
UNDER CONSTRUCTION
(257 UNITS)**

**WinCo
Foods®**
(OPEN 24 HRS)

exclusively listed by

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