



ANCHOR, SHOP, AND PAD SPACES AVAILABLE



# Gilbert Towne Center

SEC Gilbert Road & Guadalupe Road, Gilbert, AZ 85234

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## LOCATION

**SEC Gilbert Rd & Guadalupe Rd**  
**Gilbert, AZ 85234**



## SIZE

**Suite 130-132: ±3,200 sf**  
**Suite 134: ±14,755 sf**  
**Suite 148: ±1,750 sf**  
**Suite 160: ±900 sf**  
**Suite 166: ±900 sf**  
**Pad C (Future): ±3,000 SF**



## ZONING

**Commercial (SC, Gilbert)**



## TRAFFIC COUNTS

**22,531 CPD**

Guadalupe Rd

**29,732 CPD**

Gilbert Rd



## 2024 DEMOGRAPHIC SNAPSHOT

|                           | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------|----------|----------|----------|
| <b>TOTAL POPULATION</b>   | 14,620   | 131,383  | 403,169  |
| <b>DAYTIME POPULATION</b> | 16,619   | 126,767  | 388,203  |
| <b>MED HH INCOME</b>      | \$81,443 | \$90,855 | \$78,746 |

## AREA RETAILERS

Altitude Trampoline Park, Smart & Final Extra, Physiq Fitness, Walgreens, Pickleball Backyard, Wells Fargo, Chase Bank, O'Reilly Auto Parts, Firestone Auto Care, Starbucks, Salad & Go, Arby's, CSL Plasma, UMB Bank,

## PROPERTY INFORMATION

- Join Altitude Trampoline Park, Arby's, Salad and Go & Little Caesars
- Within 1.5-miles of US-60 and immediately North of Downtown Gilbert's Heritage District
- Regional dining and entertainment hub for eastern metro Phoenix that features numerous local and regional restaurant tenants
- Great traffic counts and visibility









