

# PADS AVAILABLE

S/SWC POWER RD & RAY RD | GILBERT, AZ



## PROPERTY SUMMARY

**AVAILABLE:** Ground Lease Pads  
**RATES:** Call for Rates

## PROPERTY OVERVIEW

New pads adjacent to two large power centers anchored totaling ±710,000 SF GLA of national retail / restaurants (<1% vacant). Great street exposure available. Loop 202 access.

## TRAFFIC COUNTS

**N:** ±31,351 VPD (NB/SB)      **E:** ±14,489 VPD (EB/WB)  
**S:** ±36,371 VPD (NB/SB)      **W:** ±16,097 VPD (EB/WB)

ADOT 2024

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 Population	7,756	84,637	264,579
2030 Population	8,513	93,464	287,556
2025 Med HH Income	\$95,598	\$130,814	\$127,207

ESRI 2025 Estimates

## AT THE INTERSECTION



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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. [1/16/20]





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# demographics 2025 ESRI

## 2025 DAYTIME POPULATION



**TOTAL**



**WORKERS**



**RESIDENTS**

	TOTAL	WORKERS	RESIDENTS
1 MILE	7,791	4,185	3,606
3 MILE	65,416	25,847	39,569
5 MILE	227,109	98,676	128,433

## 2025 HOUSEHOLD INCOMES



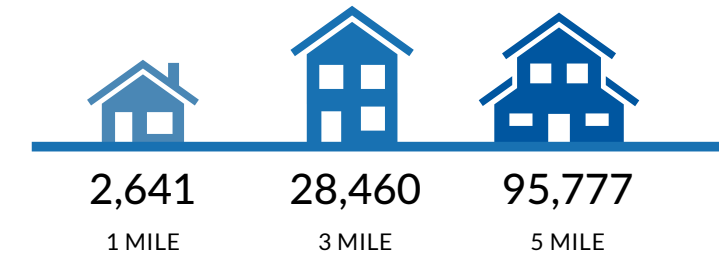
**MEDIAN**

**AVERAGE**

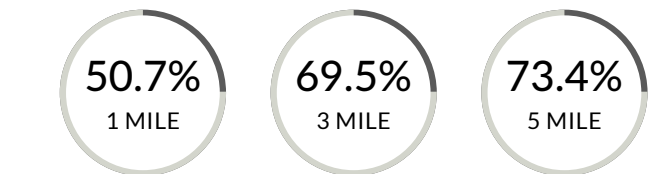
**PER CAPITA**

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$95,598	\$113,081	\$38,434
3 MILE	\$130,814	\$160,001	\$51,223
5 MILE	\$127,207	\$157,092	\$53,202

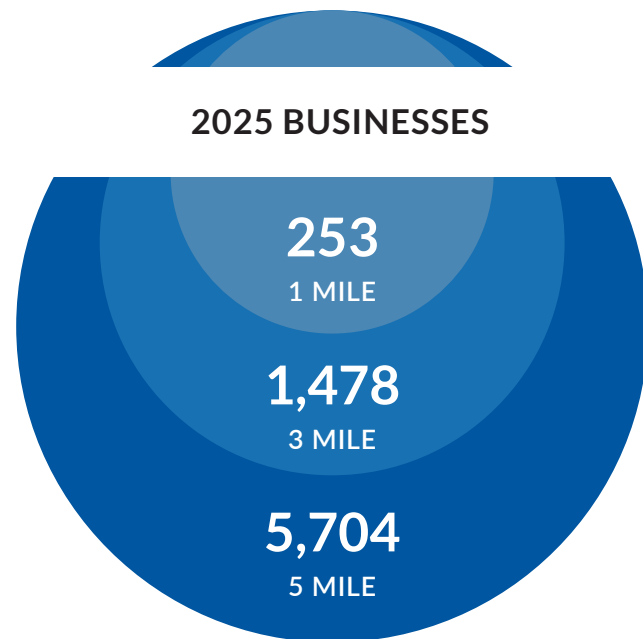
## 2025 HOUSING UNITS



### OWNER OCCUPIED



## 2025 BUSINESSES



**2025 POPULATION**  
**2030 POPULATION**

	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,756	84,637	264,579
2030 POPULATION	8,513	93,464	287,556



**2025 HOUSEHOLDS**  
**2030 HOUSEHOLDS**

	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,488	26,924	89,453
2030 HOUSEHOLDS	2,753	30,037	98,044