



CROSSROADS

TOWNE CENTER

AVAILABLE - FOR LEASE /FOR SALE

SEC Gilbert Road & Germann Road,
Gilbert, AZ

1,250 SF
AVAILABLE

28,000 SF
2ND GEN BIG BOX
AVAILABLE

±25,000 SF
(FUTURE ANCHOR
BUILDABLE)

±18,000 SF
FUTURE SHOP SPACE
DEVELOPMENT

SITE SOURCE

EXCLUSIVE LEASING AGENTS:

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

JENNIFER GABRYCH
602.386.5692
jgabrych@camcre.com

LEGEND

- Available for Lease
- Available for Sale/GL/BTS

PROPERTY HIGHLIGHTS

AVAILABILITY:

- 28,000 SF Junior Anchor Space Available
- 1,250 SF Shops Space Available

GROUND-UP OPPORTUNITIES:

- BTS/GL Anchor Available (up to 25,000 SF)
- BTS/GL Shops Available (up to 18,000 SF)

PROPERTY HIGHLIGHTS

- Average Household Income Over \$140,000
- Top Tier Co-Tenancy Rounding Out the Power Center Intersection
- Strong Gilbert Growth Market



TRAFFIC COUNTS

- Gilbert Rd: $\pm 48,600$ VPD
- Germann Rd: $\pm 25,300$ VPD
- Intersection Total: $\pm 73,900$ VPD



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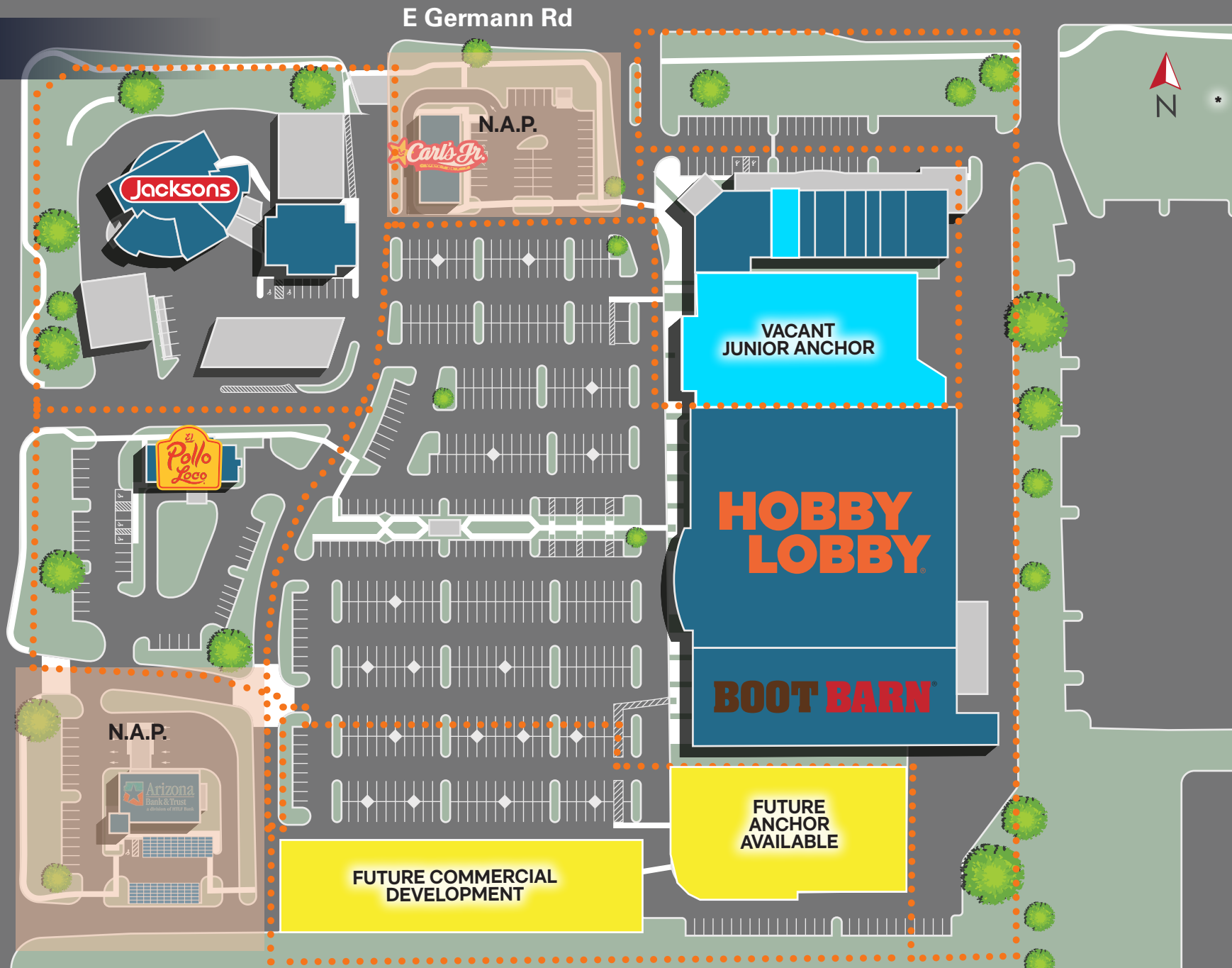
2701 E. Camelback Rd., #170, Phoenix, AZ 85016
602.489.7990 | www.camcre.com



SITE PLAN

LEGEND

-  Existing Buildings
-  Available for Lease
-  Available for Sale/GL/BTS



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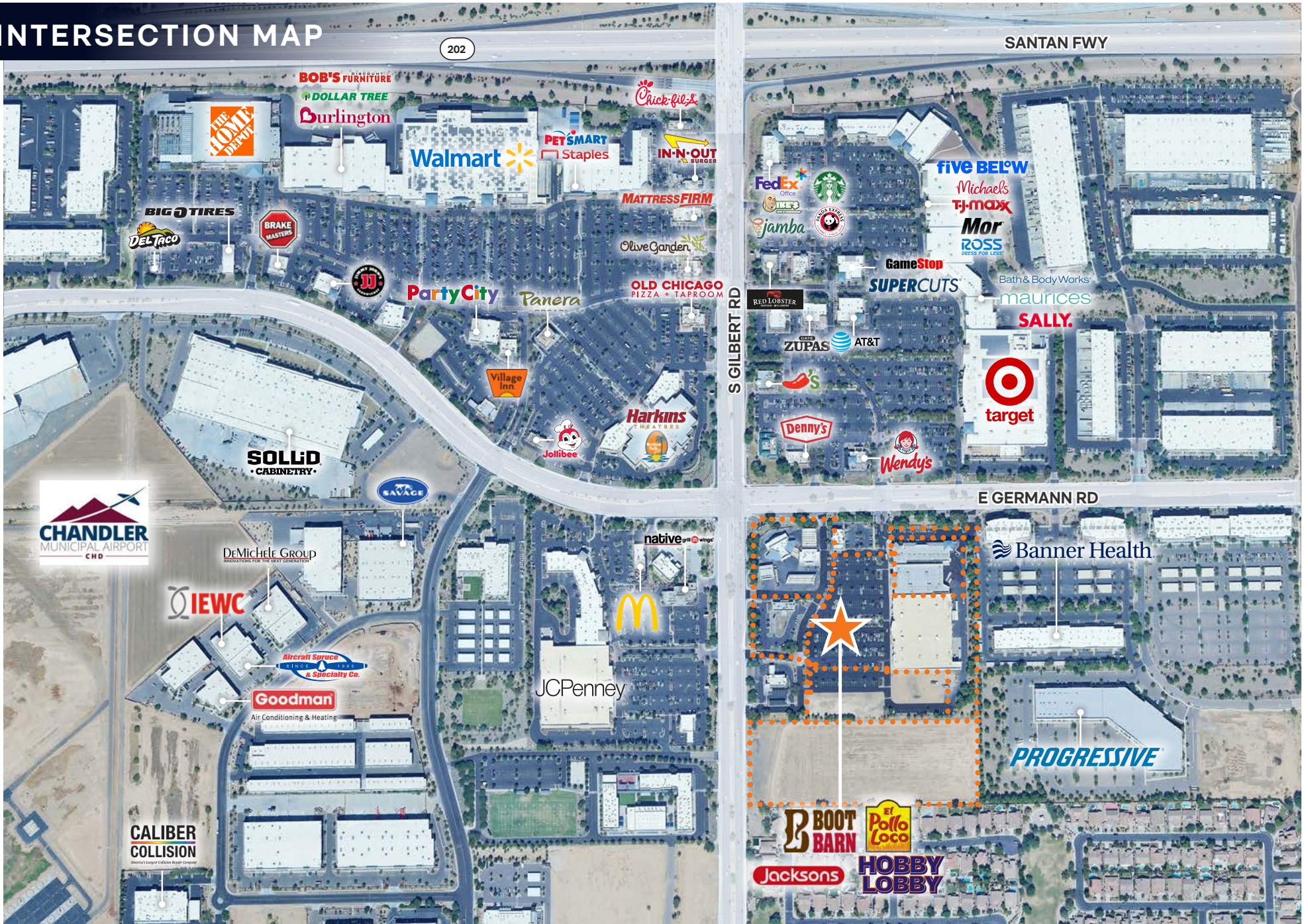


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INTERSECTION MAP



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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	5,637	101,203	337,394
Current Year	5,254	93,300	311,510
2020 Population	5,396	89,871	302,818
Growth Current Year - 2029	1.5%	1.7%	1.7%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,817	33,611	114,515
Current Year	1,693	30,918	105,577
2020 Population	1,757	29,754	103,007
Growth Current Year - 2029	1.5%	1.7%	1.7%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$143,312	\$140,072	\$131,909
Median Household Income	\$122,474	\$116,292	\$107,427

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Asset
Management

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