



# CROSSROADS TOWNE CENTER



## CROSSROADS TOWNE CENTER

SWC Loop 202 and Gilbert Rd  
Chandler, Arizona



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**AVAILABLE**  
(FORMER BARBERSHOP)

## ◆ LAST SHOP SPACE AVAILABLE (FORMER BARBERSHOP)

### Property Highlights

- Over ±201,000 cars pass by the site daily providing some of the best visibility in the southeast Valley.
- Anchored by Walmart, Home Depot, Burlington, and Harkins Theatres
- Over ±68,000 daytime employees in the trade area
- High demographics with median household income over \$171,000 within 3 miles
- One of the busiest shopping centers in the East Valley

### Traffic Counts

Loop 202	145,408 CPD
Gilbert Rd	34,900 CPD
Germann Rd	21,619 CPD
<b>Total</b>	<b>201,927 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	5,396	90,448	309,273
Estimated Households	1,812	31,188	108,765
Avg Household Income	\$170,006	\$171,457	\$164,751
Daytime Population	5,712	23,679	68,502

Source: SitesUSA

### Nearby Tenants



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Chandler Gilbert  
Community College  
14,030 Students

AutoNation

SUBARU

AUDI

VOLVO

Mercedes-Benz

RIVULON

TOYOTA

HONDA

NISSAN

GENESIS

SAUCE

WILDFLOWER BREAD COMPANY

ISAGENIX

LOOP 202

145,408 CPD

Staples

PET SMART

Chick-fil-A

145,408 CPD

Michaels

TJ-MAXX

MOR

ROSS

Park Luoro Industrial Park  
48 Acres / 618,000 SF

SOLID CABINETRY

Sola

TED'S

CHASE

Village Inn

THE UPS STORE

Harkins Theatres

chili's

Red Lobster

GameStop

Famous Footwear

TILLY'S

Park Luoro Industrial Park  
48 Acres / 618,000 SF

Chandler Airport

Savage

21,619 CPD

FIREHOUSE SUBS

McDonald's

Dignity Health

native

21,619 CPD

Jacksons

Car Wash

Gart's Jr.

21,619 CPD

Germann Rd

GNC

HOBBY LOBBY

Arizona Bank & Trust

PENDING COFFEE

DRIVE THRU PAD AVAILABLE LOT 2B 1.502 ACRES

DRIVE THRU PAD AVAILABLE LOT 2C 1.31 ACRES

BOOT BARN

17.32 ACRES

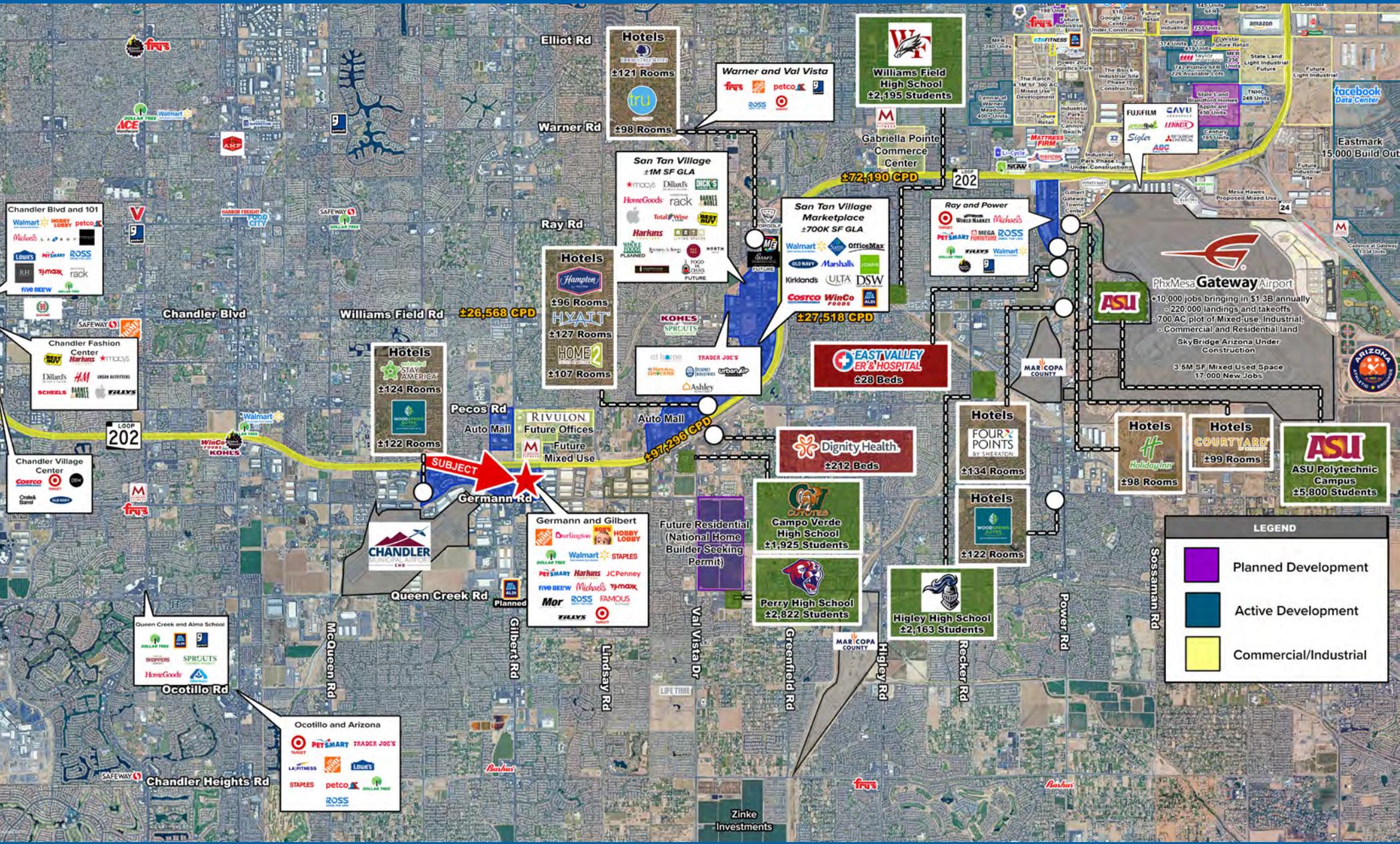
PENDING MEDICAL LOT 2D

Banner Health

PROGRESSIVE







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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	5,396	90,448	309,273
	2026 TOTAL HOUSEHOLDS	1,812	31,188	108,765
	MEDIAN HOUSEHOLD INCOME	\$170,006	\$171,457	\$164,751
	2026 MEDIAN HOME VALUE	\$556,314	\$589,693	\$561,244
	2026 TOTAL EMPLOYEES	5,712	23,679	68,502
	2026 TOTAL BUSINESSES	569	3,798	12,101

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## FOR LEASING INFORMATION:

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