



CROSSROADS TOWNE CENTER



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SWC Loop 202 and Gilbert Rd
Chandler, Arizona

Owned by
CTO

Brian Gast
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◆ ± 12,000 SF JUNIOR BOX/PAD & ±4,500 SF 2ND GEN RESTAURANT OPPORTUNITY

Property Highlights

- Over ±34,000 cars per day on Gilbert Rd with over ±145,000 cars per day on Loop 202
- Anchored by Walmart, Home Depot, Burlington, and Harkins Theatres
- Over ±74,000 daytime employees in the trade area
- High demographics with median household income over \$158,000 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
Total	180,308 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	5,581	97,727	305,248
Estimated Households	1,967	33,683	108,934
Avg Household Income	\$138,606	\$158,964	\$160,022
Daytime Population	6,657	23,447	74,704

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



Suite	Tenant	Square Feet
A100	Family Dollar	8,480
A100A	Storage	280
B100	SKECHERS 5.11	7,000
B101	Tactical	4,158
B102	Massage Envy	3,600
B103	Club Tan	1,751
B104	Fantastic Sams	1,400
B105	Hello Sugar	1,400
B106	Dental Group	4,200
B109	Glitter Nail Bar	1,600
D	Bank of America	0
D101	Sushi Green	3,221
D103	RareTea	1,416
M000B	Harkins	55,737
M000E	Staples	20,000
M000F	Petsmart	22,939
M000H	Bob's Discount Furniture	42,411
P000L	Old Chicago	5,627
Pad C	Mattress Firm	6,527
Pad D	Darden	8,000
Pad F	AVAILABLE	4,500
Pad G	AVAILABLE	12,000
Pad J	BBQs Galore	12,000
Pad J2	Jimmy John's	2,000
Pad P	Del Taco	2,260
SC100	Rubio's	2,500
SC101	Cold Stone	1,387
SC102	As You Wish	1,900
SC102A	Storage	491
SC104	Broken Yolk Café	4,951
SD100	Verizon	3,248
SD101	Manna BBQ	
	Sport Clips	3,221
SD102	Brooklyn V's	1,255
SD104	Pizza	2,604

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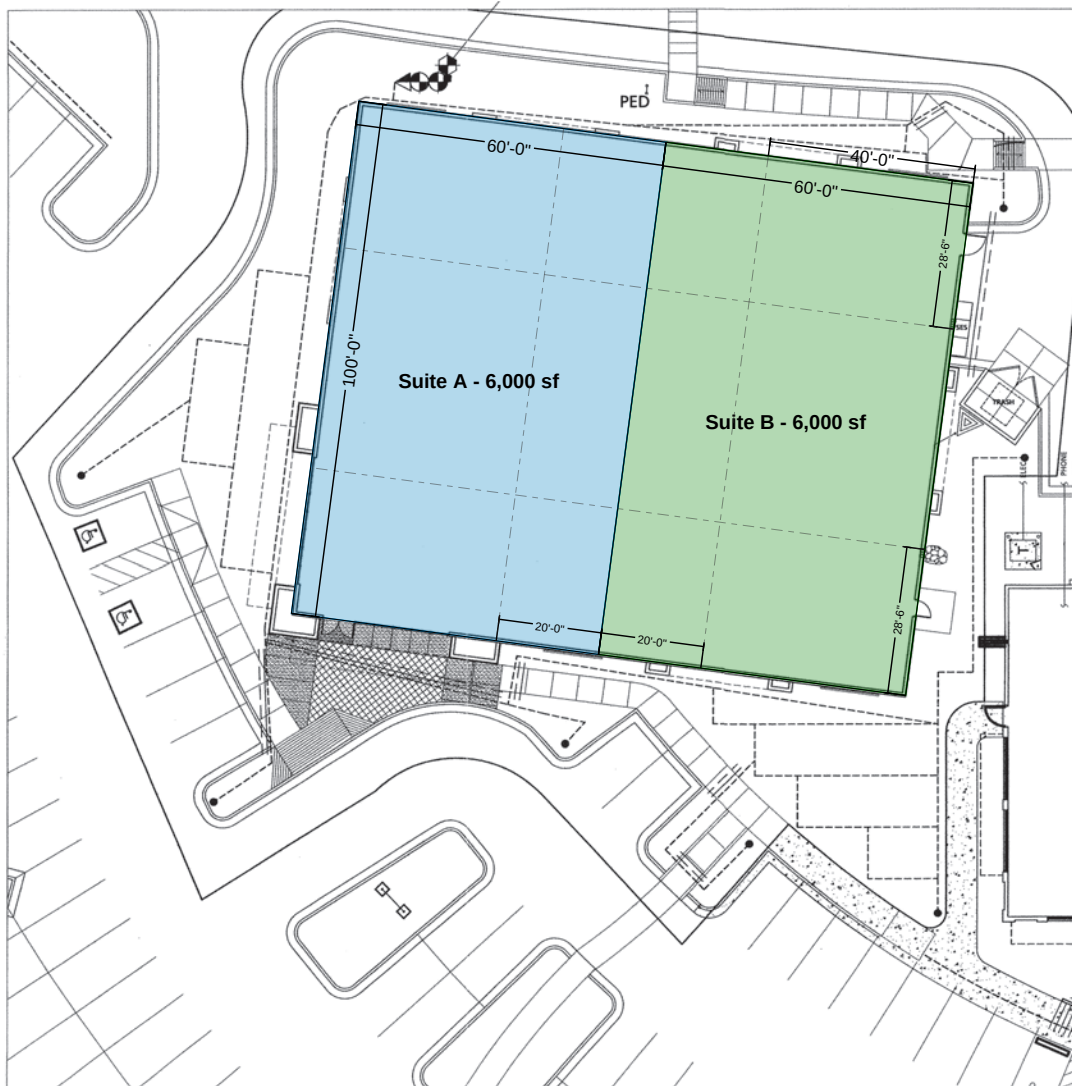
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PROPOSED TWO-TENANT SITE PLAN



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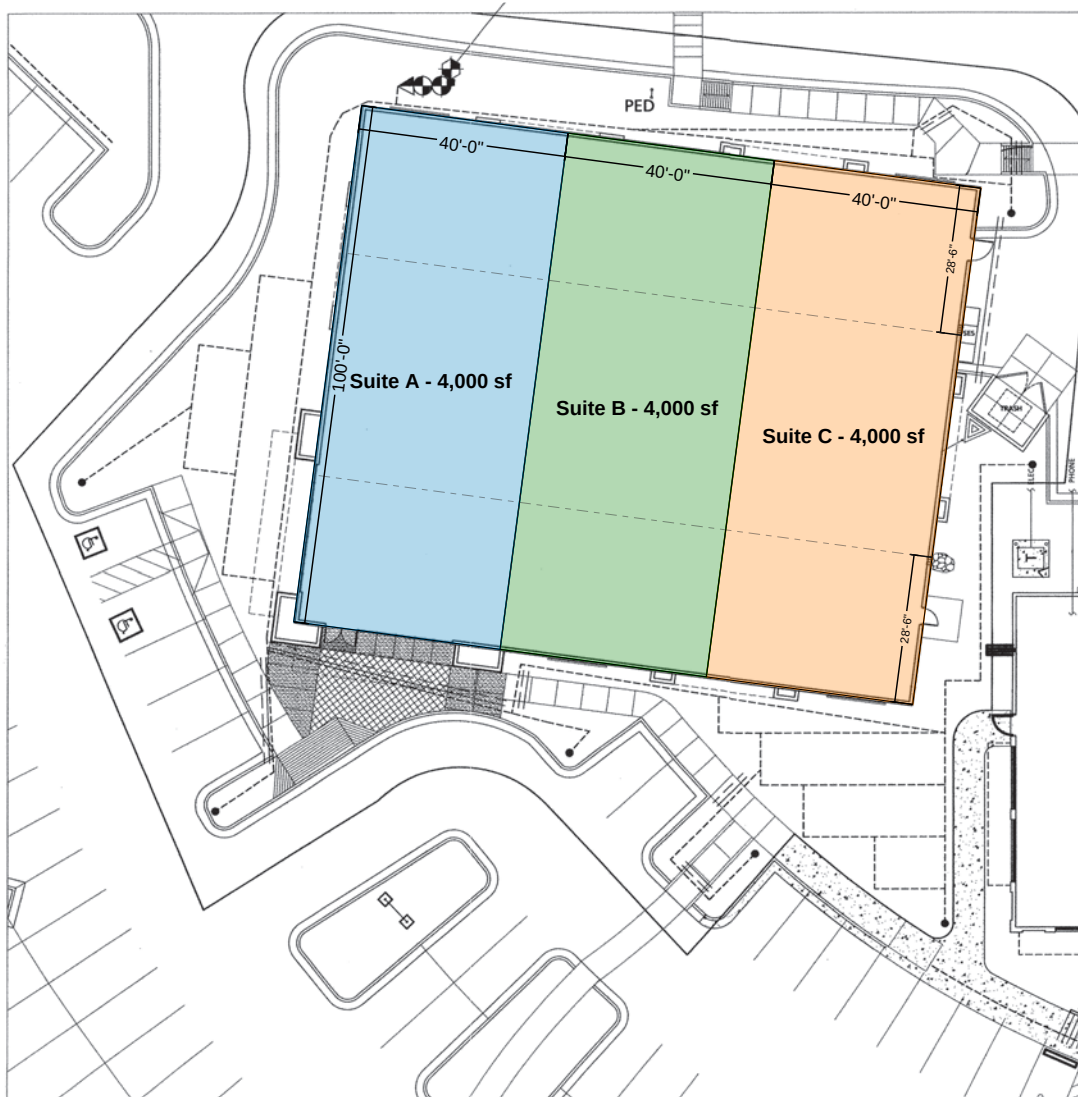
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DEMOGRAPHICS



2025 POPULATION

1 MILE: 5,581
3 MILES: 92,810
5 MILES: 310,887



MEDIAN HOUSEHOLD INCOME

1 MILE: \$138,606
3 MILES: \$158,964
5 MILES: \$160,022



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.0%
3 MILES: 0.8%
5 MILES: 0.7%



TOTAL BUSINESSES

1 MILE: 651
3 MILES: 3,444
5 MILES: 11,990



2025 TOTAL HOUSEHOLDS

1 MILE: 1,967
3 MILES: 33,683
5 MILES: 108,934



NUMBER OF EMPLOYEES

1 MILE: 6,657
3 MILES: 23,447
5 MILES: 74,704



MEDIAN HOME VALUE

1 MILE: \$474,013
3 MILES: \$528,409
5 MILES: \$522,900



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