

60

AVAILABLE

±948 SF

COSTCO
WHOLESALE

Freddy's
STEAKBURGERS

WinCo
Foods
(OPEN 24 HRS)

POPEYES
LOUISIANA KITCHEN

MULTI-FAMILY
UNDER CONSTRUCTION
(257 UNITS)

ALDI
COMING SOON

SAN POSADA
(372 UNITS)

SAHARA PALMS
APARTMENTS
(840 UNITS)

DESERT LN

COUNTRY CLUB DR
±49,446 VPD

DESERT LANE CROSSING | MY DR NOW JUST SIGNED!

S
SEC

1295 N. ARIZONA AVENUE
(1295 S. COUNTRY CLUB DRIVE)

GILBERT, AZ, 85233

PCA
PHOENIX COMMERCIAL ADVISORS

PhoenixCommercialAdvisors.com

property summary

AVAILABLE ±948 SF

ZONING LC, Town of Gilbert

PRICING Call for Pricing

PROPERTY HIGHLIGHTS

- Shops anchored by Costco and Winco Foods. Costco on average has a total of 55,770 weekly visitors, drawing from fairly large regional trade area covering North Mesa and as far south as Loop 202 Santan Fwy.
- Strong traffic volumes along Country Club Dr at Desert Lane, with nearly 50,000 vehicles per day and on the going to work side. Approximately 1.5 Miles from US-60 Freeway with full-diamond interchange.
- Dense population, within 3-miles of intersection there are over 153,000 persons with average household incomes over \$133,192 and median household incomes over \$106,770 (per US Census).
- New Aldi under construction near the shops building with 257-unit multi-family development behind it.
- This area offers a well-balanced mix of residential, commercial, and recreational amenities, making it a prime location for retail opportunities.



TRAFFIC COUNT

Country Club Dr

N: ±62,339 VPD (NB/SB)

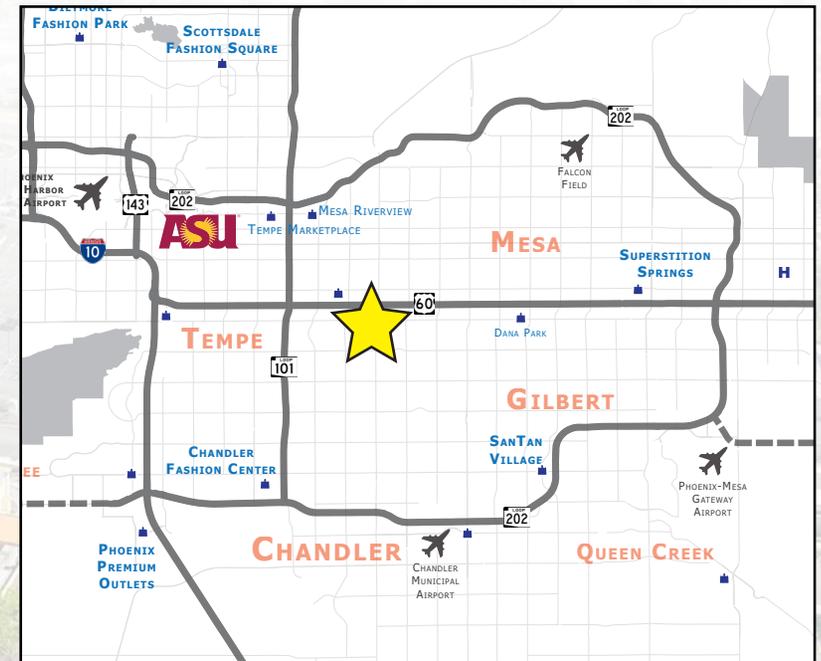
S: ±49,446 VPD (NB/SB)

BASELINE RD

E: ±24,995 VPD (EB/WB)

W: ±25,045 VPD (EB/WB)

INRIX 2023



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SEC

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1295 S. COUNTRY CLUB DR



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±948 SF

**WinCo
Foods**
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FROZEN CUSTARD &
STEAKBURGERS®

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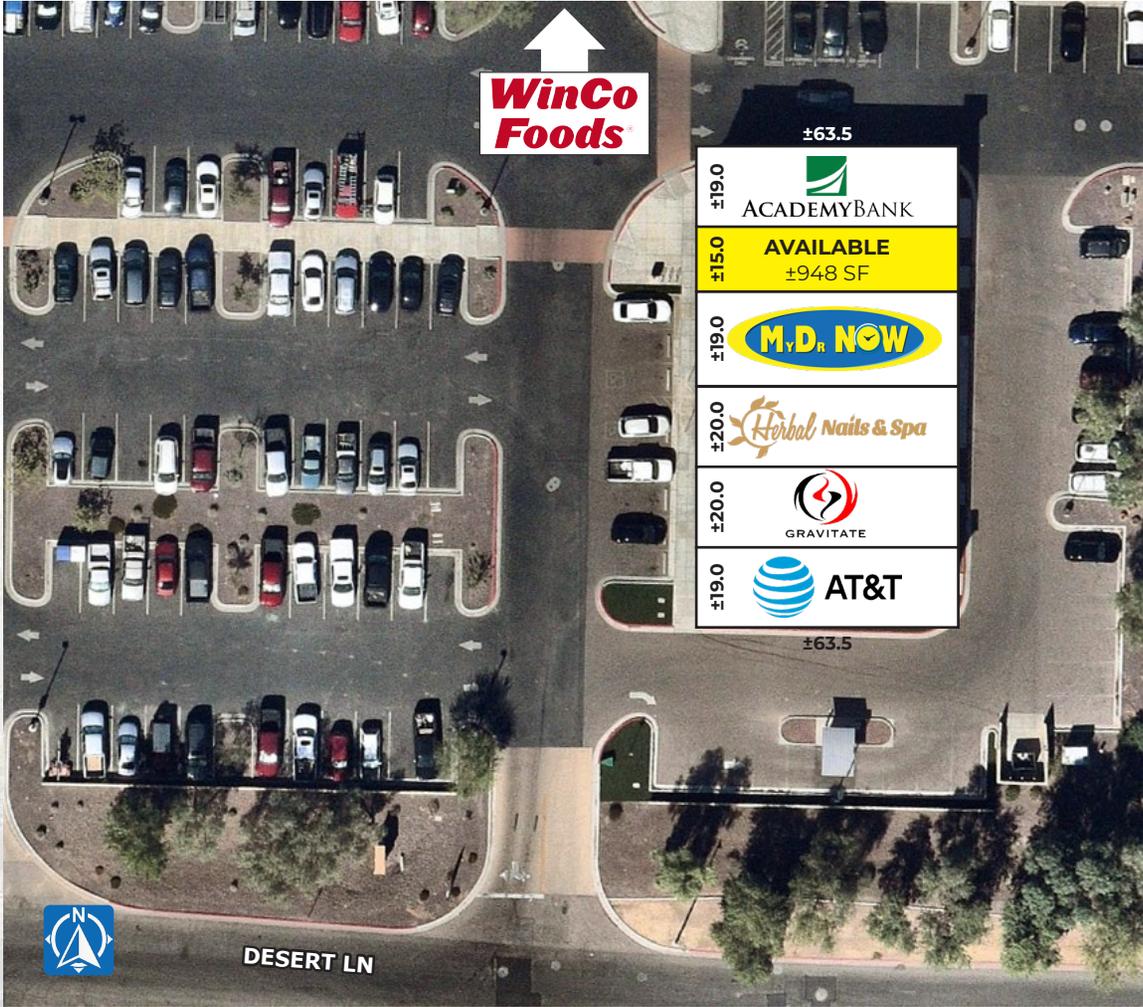
DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233

1295 S. COUNTRY CLUB DR



site plan



SITE PLAN LEGEND		
SUITE 101	AT&T	±1,200
SUITE 102	GRAVITATE SMOKE SHOP	±1,300
SUITE 103	HERBAL NAILS & SPA	±1,300
SUITE 104	My Dr NOW (Comming Soon)	±1,200
SUITE 105	*AVAILABLE	±948
SUITE 106	ACADEMY BANK	±1,514



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DESERT LANE CROSSING

1295 N. ARIZONA AVENUE, GILBERT, AZ, 85233
1295 S. COUNTRY CLUB DR



zoom aerial



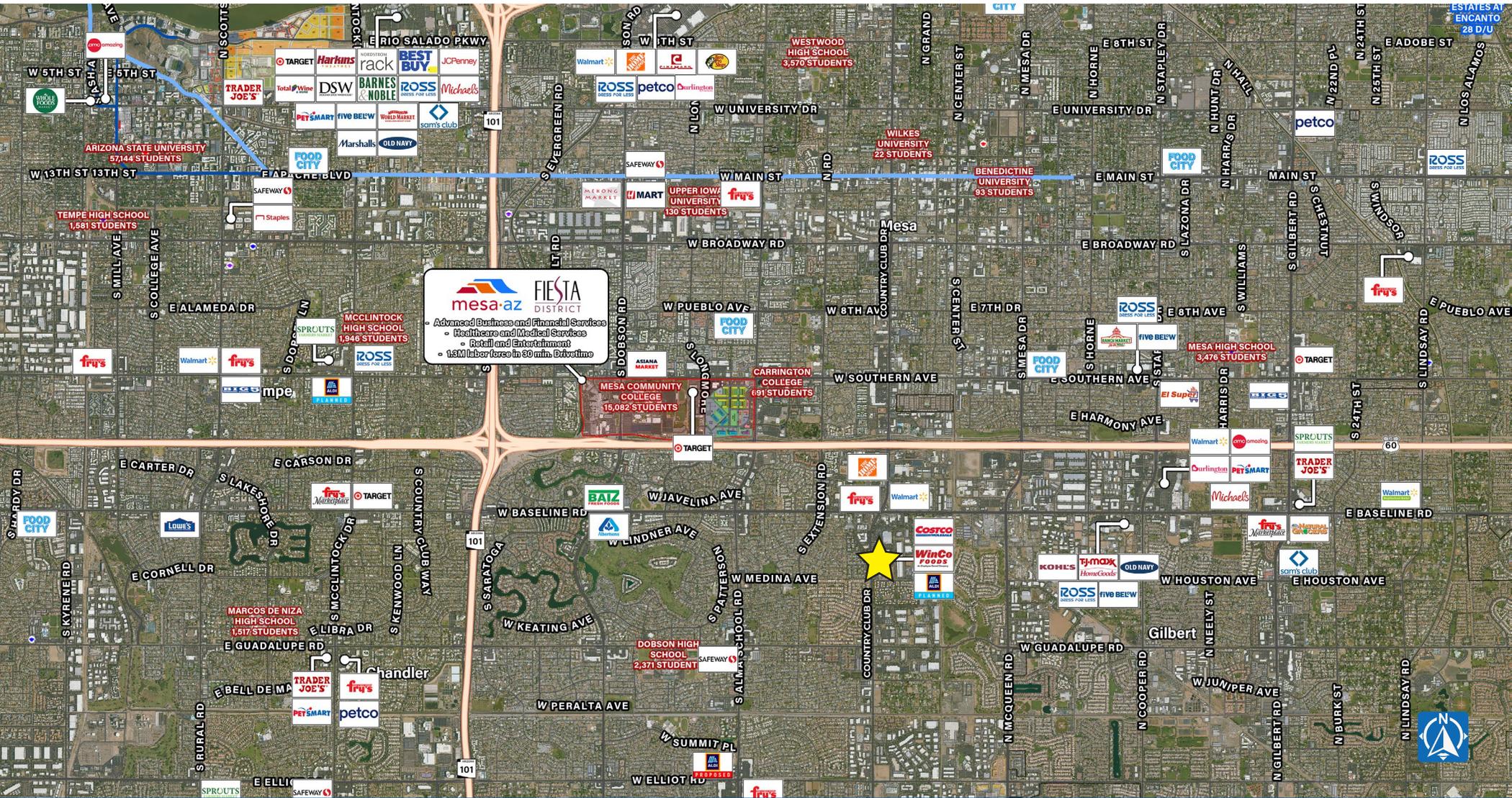
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wide aerial



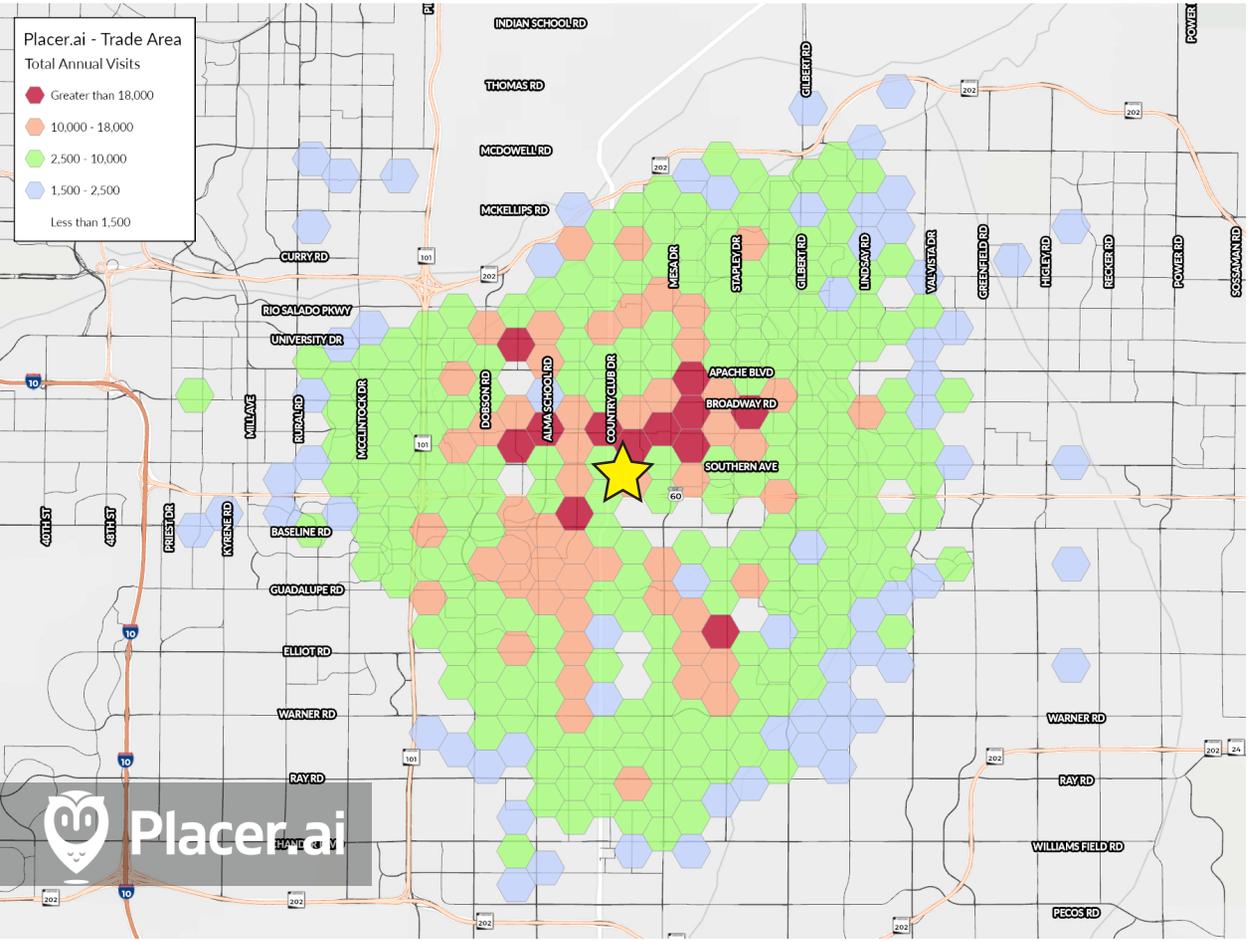
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SHOPPING CENTER TRAFFIC

- ▶ Highly trafficked center, that pulls from all over the NW Valley.
In the last 12 months:
- ▶ 588K unique devices were seen at the shopping center
- ▶ 5M visits from those devices.



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Oct 1st, 2023 - Sept 30th, 2024)



Estimated Visits
2.9 M



Estimated Visits
2.7 M



Estimated Visits
1.5 M



Estimated Visits
1.4 M



Estimated Visits
905.4 K



Estimated Visits
982 K



Estimated Visits
1.1 M



Estimated Visits
368.7 K

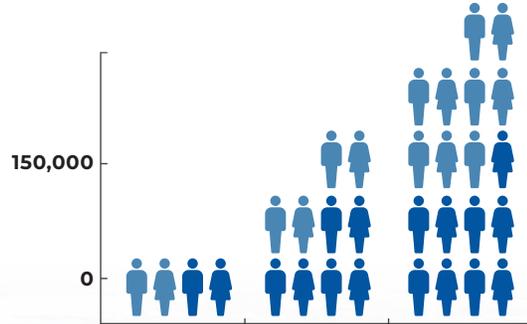


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1295 S. COUNTRY CLUB DR



demographics

2024 ESRI



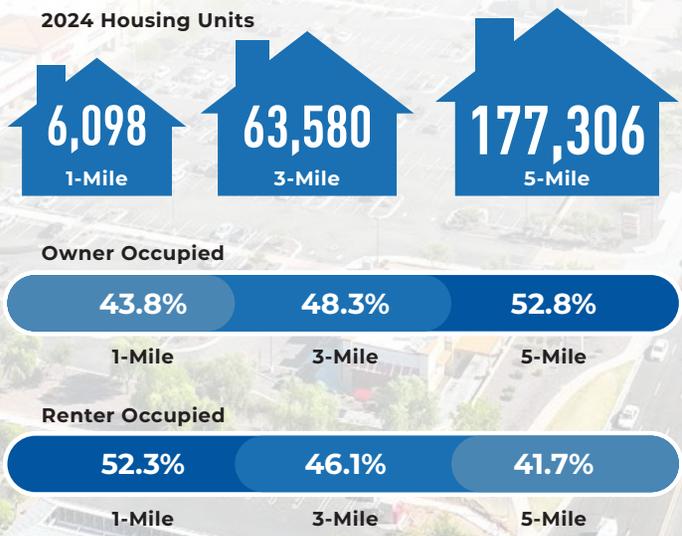
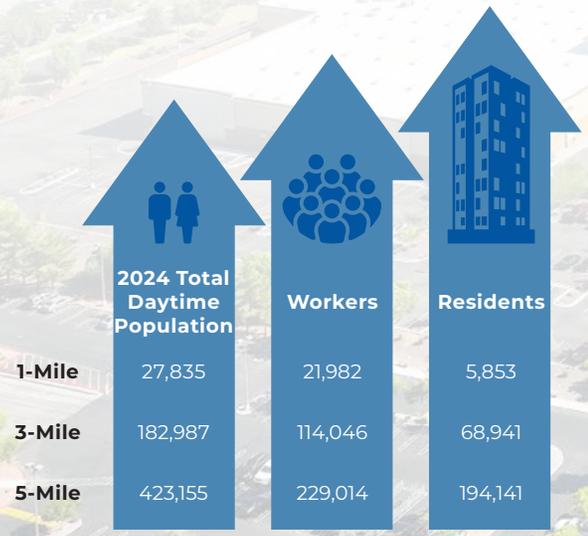
	1-Mile	3-Mile	5-Mile
2024 Total Population	13,806	153,749	428,402
2029 Total Population	13,820	158,016	436,382



85233 (Gilbert, AZ)
Median HH Income \$106,770
Average HH Income \$133,192



	1-Mile	3-Mile	5-Mile
2024 Households	5,861	59,960	167,477
2029 Households	5,946	62,969	173,850



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Foods®**
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**MULTI-FAMILY
UNDER CONSTRUCTION
(257 UNITS)**

exclusively listed by

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