



# *Bella Storia*

NWC | Power Rd & Williams Field, Gilbert AZ

Mixed-Use Development

Restaurants | Patio Dining | Boutique Shops | Walkable Village

# *Bella Storia*

**Bella Storia** is a curated mixed-use retail village located at the northwest corner of Power Road and Williams Field in Gilbert, Arizona. Designed around outdoor gathering spaces, restaurant patios, and boutique retail storefronts, **Bella Storia** creates a walkable destination for dining, shopping, and community events.

The project is surrounded by strong residential growth and positioned minutes from Phoenix-Mesa Gateway Airport, Arizona State University's Polytechnic Campus, and major employment hubs. **Bella Storia** also benefits from frontage along Power Road & Williams Field Rd, major arterials that serves as a primary corridor for the surrounding trade area.



## **±13.5 Acres Retail Village**

Approximately 75,000 Square Feet of  
Restaurants + Patio Space, and Retail Shop Space

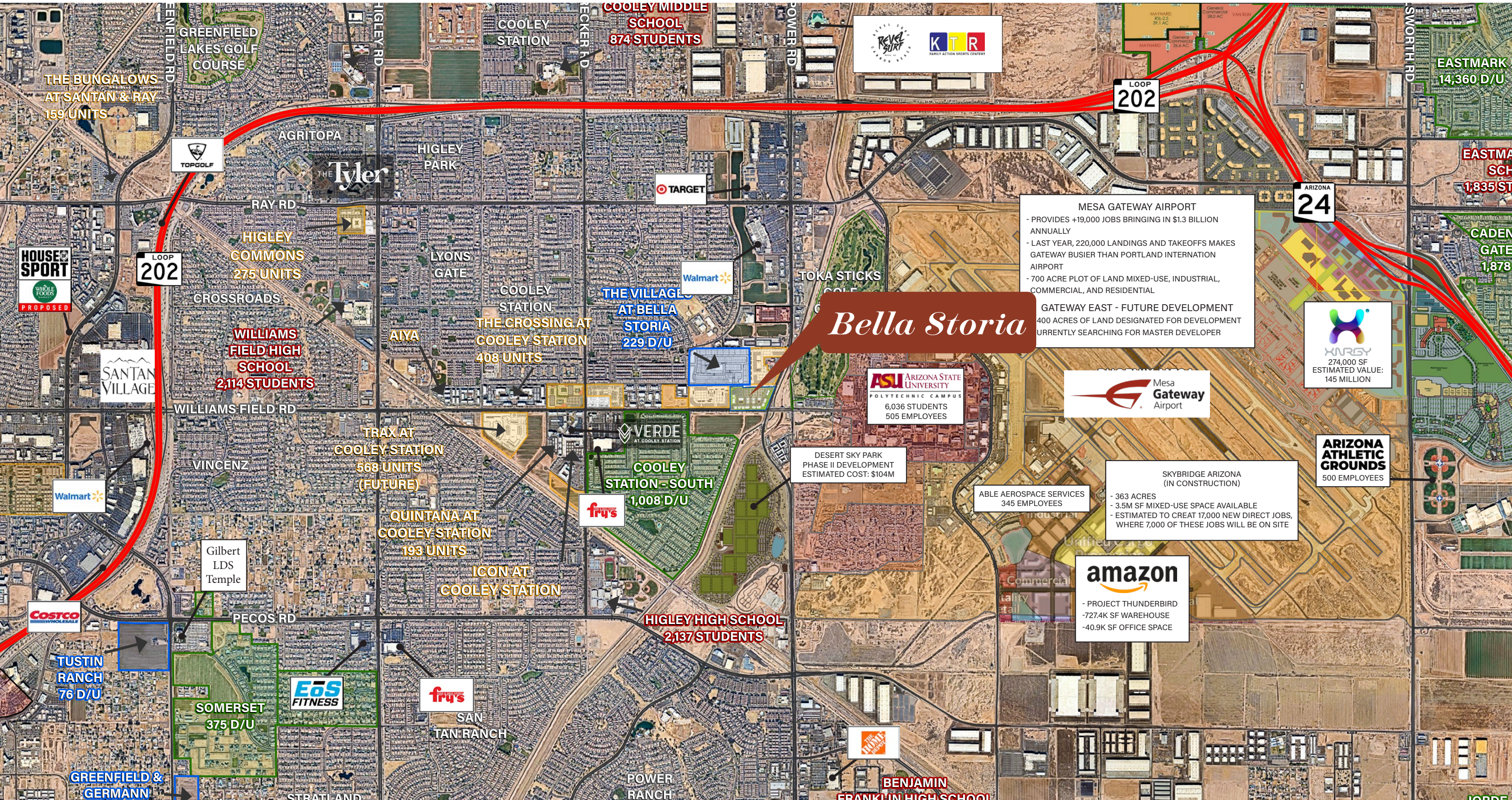
## **4 Story Class A Multi Family**

*Planned* — Phase I: ±367 Units  
*Proposed* — Phase II: ±300+ Units

## **Q4 2027 Delivery**

Site Plan & Design Currently Under Review  
Town of Gilbert

# TRADE AREA AERIAL



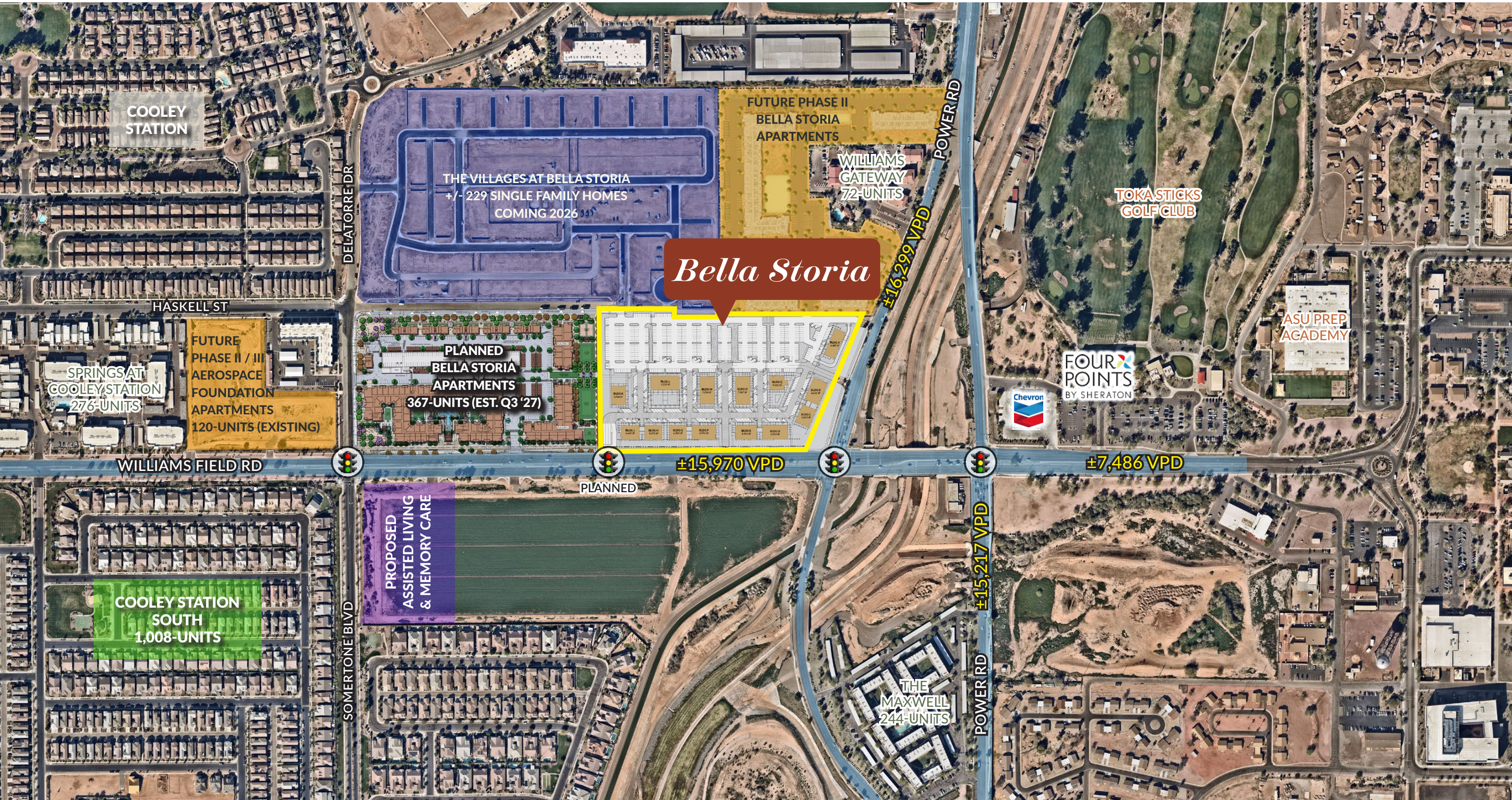
## Bella Stora

**MESA GATEWAY AIRPORT**

- PROVIDES +19,000 JOBS BRINGING IN \$1.3 BILLION ANNUALLY
- LAST YEAR, 220,000 LANDINGS AND TAKEOFFS MAKES GATEWAY BUSIER THAN PORTLAND INTERNATIONAL AIRPORT
- 700 ACRE PLOT OF LAND MIXED-USE, INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL

**GATEWAY EAST - FUTURE DEVELOPMENT**  
400 ACRES OF LAND DESIGNATED FOR DEVELOPMENT  
CURRENTLY SEARCHING FOR MASTER DEVELOPER

# DEVELOPMENT AERIAL



*Bella Stora*



*Bella Stora*



# SITE PLAN



**OPPORTUNITY**

- AVAILABLE
- AT LOI
- NEG. LEASE

# BELLA STORIA RETAIL DEVELOPMENT



# BELLA STORIA RETAIL DEVELOPMENT



## ARIZONA STATE UNIVERSITY Polytechnic Camps

- ±11,000 Students plus ±500 Employees
- Engineering, Tech, Aviation Programs
- Located less than 5 Minutes from the Project

## Mesa Gateway Airport

Gateway Airport is one of the fastest growing commercial airports in the United States and continues to drive economic expansion in southeast Mesa and Gilbert.

- Over 2 Million Annual Passengers
- Major aerospace and logistics employment hub
- Phoenix–Mesa Gateway Airport, Skybridge Arizona, Amazon Fulfillment Center, ASU Polytechnic Campus, and more.

# *Why Gilbert?*

**One of the Fastest Growing Communities in the U.S. and Retail Shop Space**

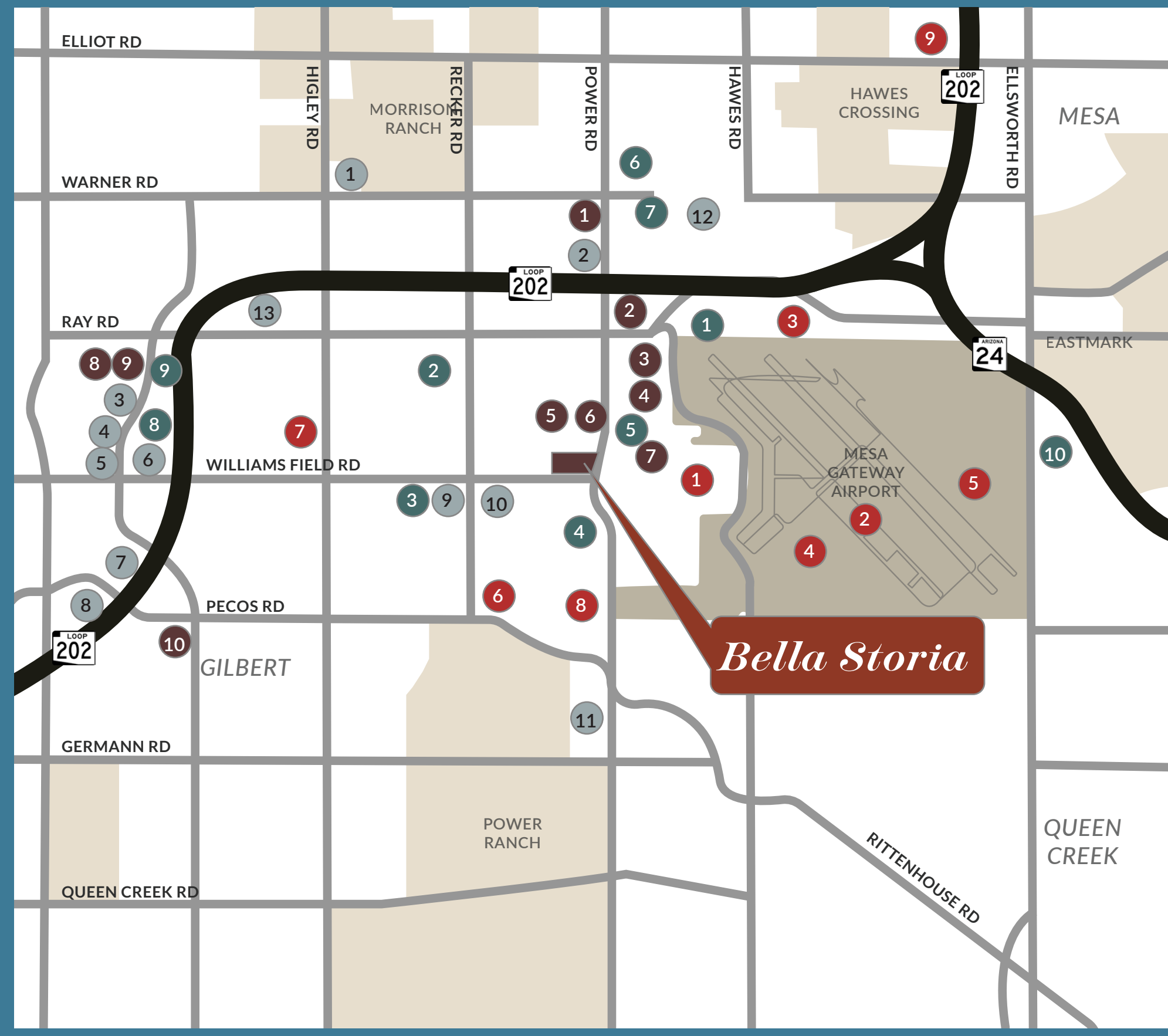
Located in the heart of the East Valley, Gilbert has become one of the most desirable communities in the Phoenix metropolitan area.

**The Town of Gilbert** continues to experience rapid residential growth driven by strong schools, high household incomes, and proximity to major employment centers.

**Bella Storia** benefits from its location near the Phoenix–Mesa Gateway Airport corridor and the rapidly expanding nearby communities.



# PREMIER LOCATION



## HOSPITALITY

1. Spark by Hilton
2. Homewood Suites (In-Const.)
3. Courtyard by Marriott
4. StudioRes by Marriott (In-Const.)
5. Holiday Inn Express by IHG
6. Staybridge by IHG (Planned)
7. Four Points Sharaton
8. SpringHill Suites by Marriott
9. DoubleTree by Hilton
10. Tru by Hilton

## LIFESTYLE CENTERS

1. Canon Beach
2. Agritopia / Epicenter
3. The Verde
4. Desert Sky Park
5. Toka Sticks Golf Club
6. Cactus Yards
7. The Ranch (Planned)
8. Santan Village Mall
9. TopGolf
10. Legacy Park (Proposed)

## RESTAURANTS & NOTABLE RETAILERS

1. Mountainside Fitness (Planned)
2. Caldwell County BBQ
3. J. Alexanders
4. Fofo De Chao
5. North Italia / Flower Child
6. Bourbon & Bones
7. Costco

## DAYTIME DRIVERS

1. Arizona State University Polytechnic Campus (Fall 2025)  
±505 Emp. / ±6,300 Stu.
2. Mesa Gateway Airport  
±2,500 Employees
3. Gateway Park Corridor  
±990 Employees
4. Skybridge Arizona (Planned)  
±160 Employees
5. Gulfstream Aerospace Corp.  
±255 Employees
6. Higley High School  
±155 Emp. / ±2,001 Stu.
7. Williams Field High School  
±150 Emp. / ±2,146 Stu.
8. Gilbert Public Training Fac.  
± 2,500+ Trainings Annually
9. Amazon  
±800 Employees

# BELLA STORIA APARTMENTS



*Bella Storia*



# DEMOGRAPHICS

## 2025 DAYTIME POPULATION



TOTAL



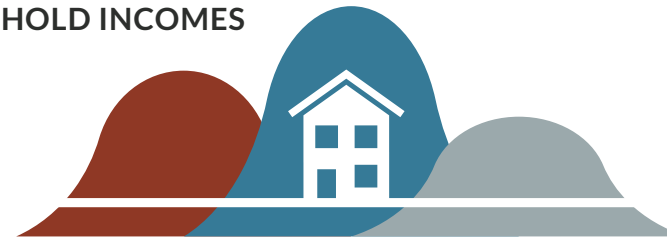
WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	8,624	3,505	5,119
3 MILE	67,823	25,440	42,383
5 MILE	203,486	82,311	121,175

## 2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$117,593	\$159,329	\$50,904
3 MILE	\$131,380	\$161,790	\$51,119
5 MILE	\$135,825	\$165,756	\$54,385

## 2025 HOUSING UNITS



3,741

1 MILE

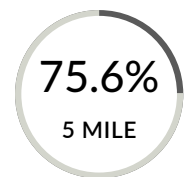
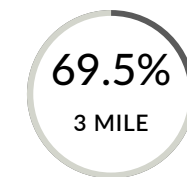
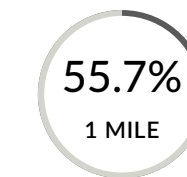
29,605

3 MILE

86,370

5 MILE

## OWNER OCCUPIED



1 MILE      3 MILE      5 MILE

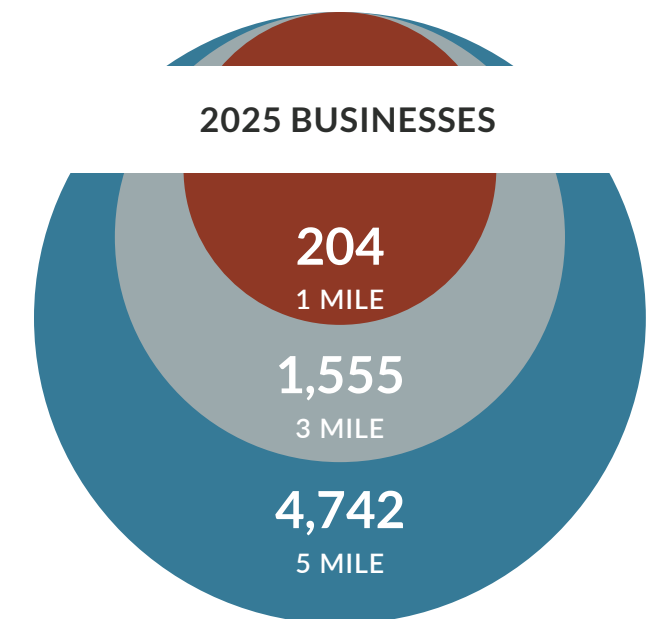
2025 POPULATION	10,225	89,217	248,517
2030 POPULATION	11,099	98,147	272,273



1 MILE      3 MILE      5 MILE

2025 HOUSEHOLDS	3,288	28,059	81,434
2030 HOUSEHOLDS	3,604	31,217	89,978

## 2025 BUSINESSES



# *Bella Storia*

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Mixed-Use Development

Restaurants | Patio Dining | Boutique Shops | Walkable Village

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