



CROSSROADS TOWNE CENTER



CROSSROADS TOWNE CENTER

SWC Loop 202 and Gilbert Rd
Chandler, Arizona

Owned by
CTO

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

 **VELOCITY**
RETAIL GROUP

CROSSROADS TOWNE CENTER



AVAILABLE
(FORMER BARBERSHOP)

◆ **±4,500 SF 2ND GEN RESTAURANT AND LAST SHOP SPACE AVAILABLE**

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
Total	201,927 CPD

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



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



CONCEPTUAL SITE PLAN



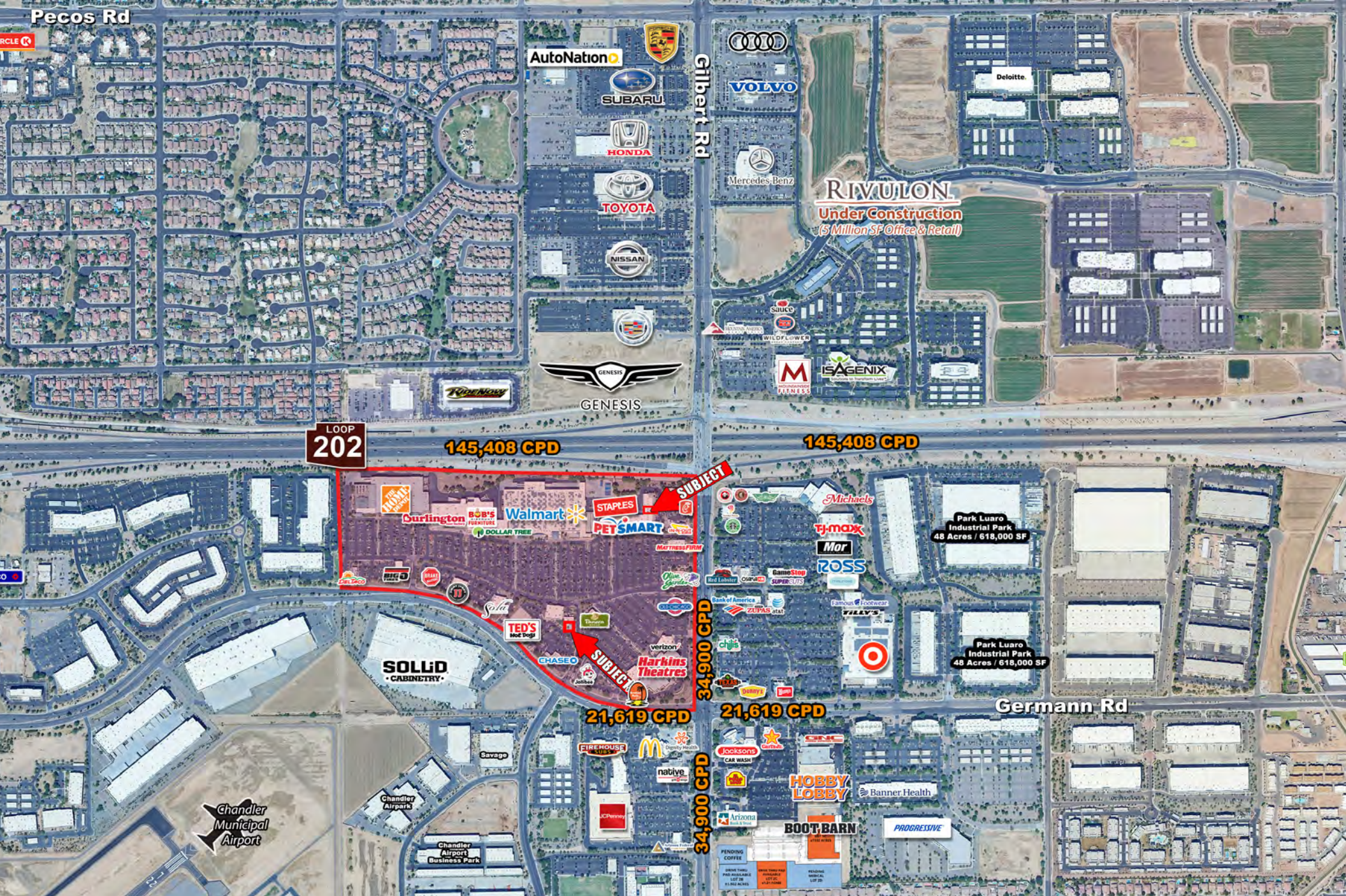
Suite	Tenant	Square Feet
A100	Family Dollar	8,480
A100A	Storage	280
B100	SKECHERS 5.11	7,000
B101	Tactical	4,158
B102	Massage Envy	3,600
B103	Club Tan	1,751
B104	AVAILABLE	1,400
	(Existing Barbershop)	
B105	Hello Sugar	
B106	Dental Group	1,400
B109	Glitter Nail Bar	4,200
D	Bank of America	1,600
D101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

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com





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



2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

BRIAN GAST

602.682.8155
bg@velocityretail.com

HEATHER PRINSLOO

602.682.8108
heather.prinsloo@velocityretail.com

PARKER JONES

602.682.8182
parker.jones@velocityretail.com

RYAN LANE

602.682.8164
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.