



PROPOSED RETAIL CENTER

NEC

POWER RD & ELLIOT RD

Gilbert, AZ



site plan overview



traffic count

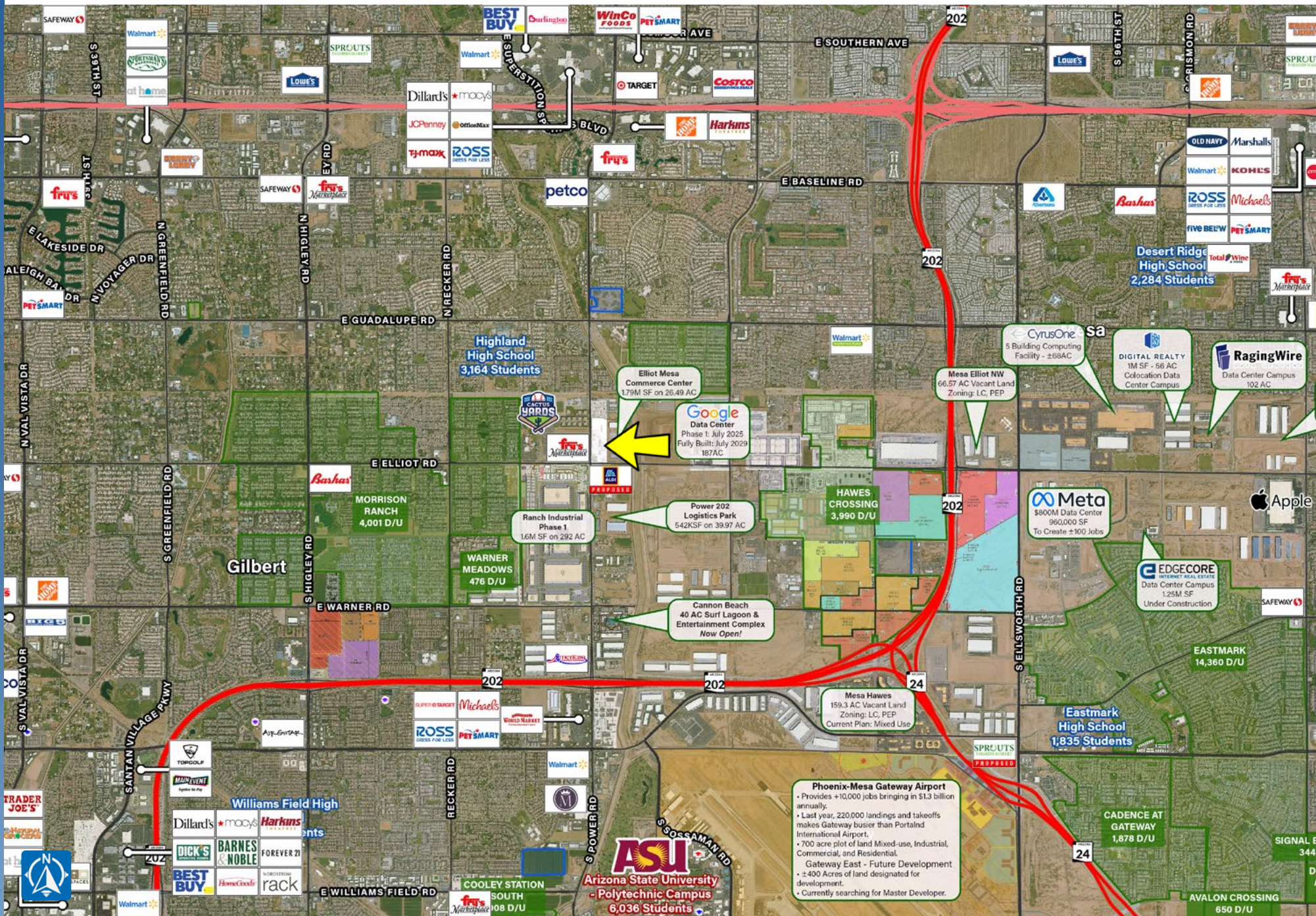
- Power Rd
- N ±26,732 VPD (NB & SB)
 - S ±32,438 VPD (NB & SB)
- Elliot Rd
- E ±15,336 VPD (EB & WB)
 - W ±14,320 VPD (EB & WB)
- ADOT 2024



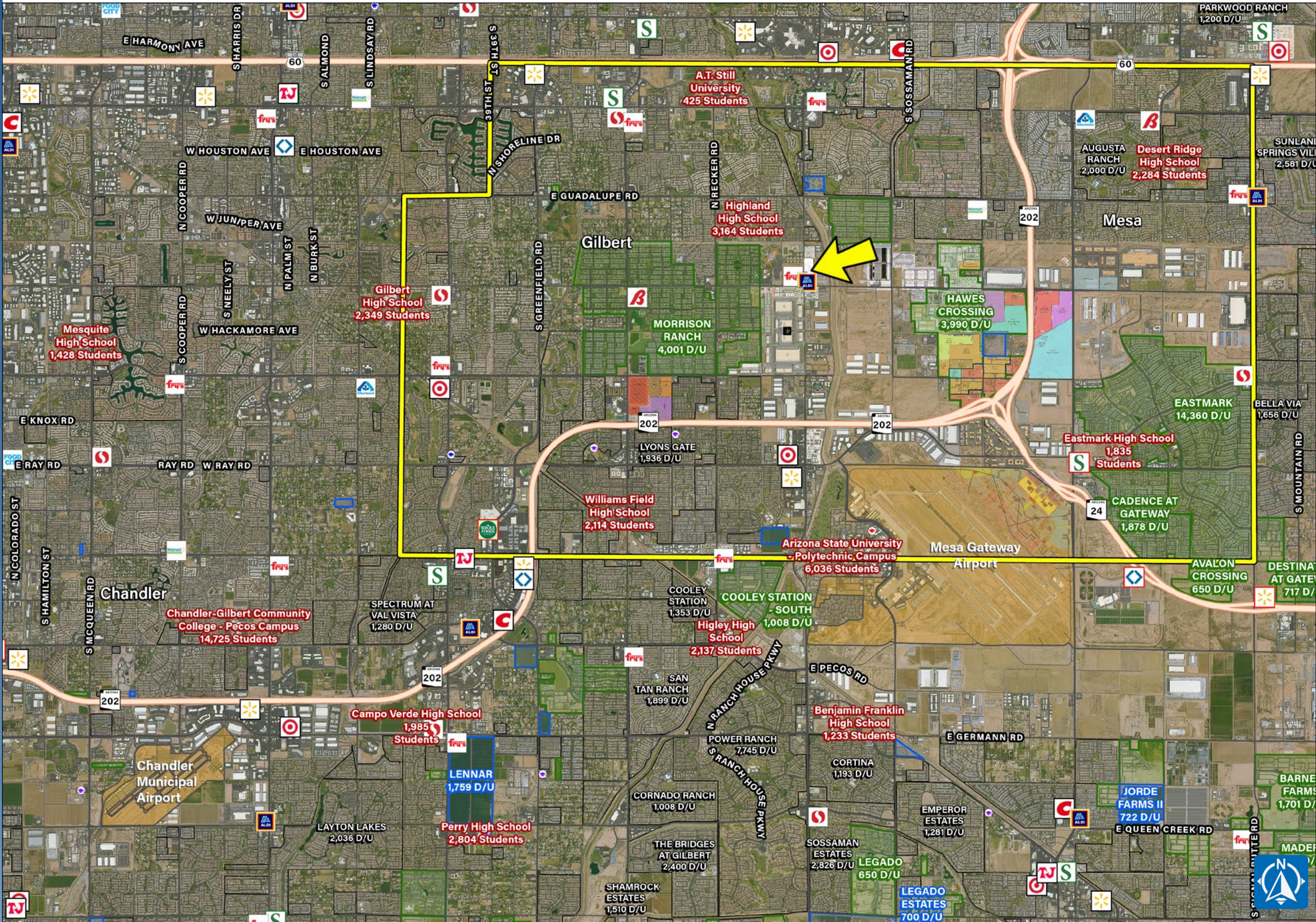
zoom aerial



wide aerial



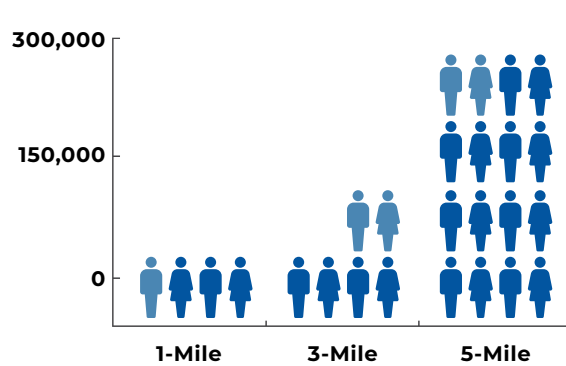
wide aerial



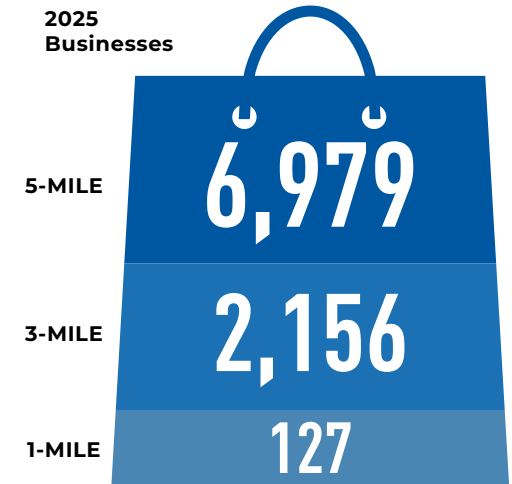
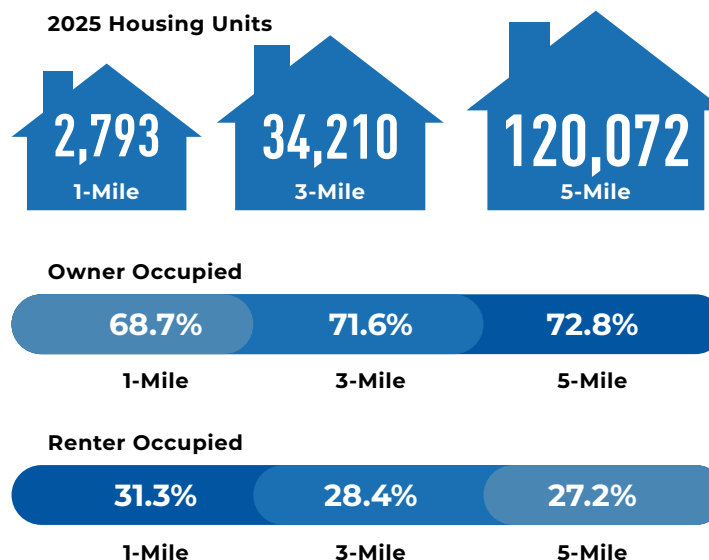
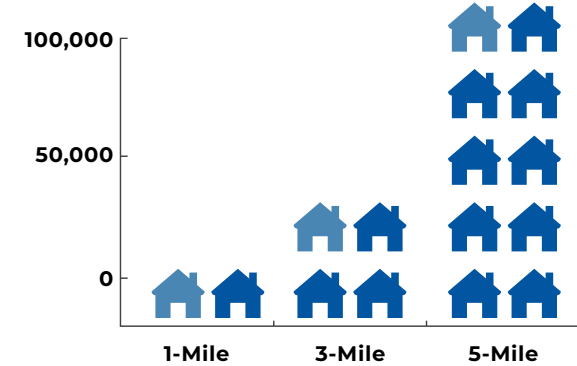
LEGEND	
Single Family Residential	Multi-Family Residential
Active Subdivision	Under Construction / Future Projects
Future Subdivision	Less than 100 Units
	100-250 Units
	250-500 Units
	500-1,000 Units
	More than 1,000 Units
Trade Area	
Custom Boundary	
Zonda Housing Data Q1-2025	
Trade Area	
DEMOGRAPHIC PROFILE	
Prior Completed Units	66,554
Active Community Units (completed)	8,577
Average HH Size	2.93
Median Home Value	\$512,634
Median HH Income	\$112,161
Per Capita Income	\$47,497
Existing Population	220,113
Total Population (Incorporating estimated population figures)	230,796
ACTIVE HOUSING	
Total Communities	9
Total Approved D/U	26,717
Permitted / Under Construction Units (1 - 2 years)	281
Approved Platted Lots (3 - 5 years)	478
Estimated Future Population (based on Permitted/Under Construction units)	823
FUTURE HOUSING	
Total Communities	3
Future Lots (4-10 years)	354
Estimated Future Population (based on Future Lots)	1,037
MULTI-FAMILY	
Existing Communities	57
Existing Units	12,695
Active Communities	4
Active Units	1,804
Future Communities	11
Future Units	2,840
Total Communities	73
Total Units	17,339
Average HH Size (Assumed)	1.9
Estimated Future Population (based on Total Active & Future Units)	8,823
*Note: All Future Population Numbers Based on Average HH Size	
*Sources: Esri, Zonda, Costar	

demographics overview

ESRI 2025



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$125,642	\$154,209	\$49,006
3-Mile	\$111,997	\$138,001	\$47,199
5-Mile	\$103,699	\$132,099	\$49,227





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