

The Exchange at Cooley Station

3805 Williams Field Rd
Gilbert, AZ 85295

**DYNAMIC MIXED-USE
DESTINATION!**

**±25,000 SF
GROUND FLOOR RETAIL**



CONCEPTUAL RENDERING

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SUBJECT PROPERTY

**TRAX
568 PLANNED APARTMENTS**

**FUTURE
TRANSIT STATION**

**VERITY
376 PLANNED APARTMENTS**

**ALBUM
COOLEY STATION**

**QUINTANA AT
COOLEY STATION**

**ICON @
COOLEY STATION**

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ABOUT THE EXCHANGE

The Exchange at Cooley Station is a dynamic mixed-use destination designed to connect residents, shoppers, and the surrounding community in a vibrant, walkable environment. Anchored by modern apartments above and alongside thoughtfully curated ground-floor retail, the project offers built-in daily foot traffic and a strong, growing customer base for retailers and restaurants. Located in the heart of the thriving Cooley Station neighborhood of Gilbert, The Exchange blends contemporary design with highly visible storefronts, outdoor patio spaces, and convenient access, creating an ideal setting for neighborhood-serving retail, dining, and service concepts to thrive.

RETAIL AREA

-  Retail Area
-  Outdoor Retail Area
-  Lobby / Circulation
-  Residential



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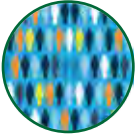






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Property Highlights

- ✓ **Dynamic Mixed-Use Destination:** ±25,000 SF of ground-floor retail integrated below luxury multifamily residences, creating a vibrant live-work-play environment in the heart of Gilbert's growth corridor
- ✓ **Premier Corner Location:** Situated at the intersection of **Williams Field Road & Verde Drive**, adjacent to major employment, shopping and entertainment hubs.
- ✓ **Dense, Affluent Trade Area:** Surrounded by high-income neighborhoods and within minutes of SanTan Village, Loop 202 and the Epicenter mixed-use project.
- ✓ **Built-In Customer Base:** On-site multifamily units provide a steady stream of residents and foot traffic, complemented by strong daytime population and nearby office and retail synergy.
- ✓ **Modern Design & Flexible Layouts:** Retail suites designed with high ceilings, extensive glass frontage and patio potential for dining or experiential retail.
- ✓ **Excellent Accessibility & Exposure:** Easy access to Loop 202, Gilbert Rd and Williams Field Rd - one of Gilbert's most traveled corridors with strong visibility and signage opportunities.

Demographics 2025

Source: SitesUSA, Inc.

 <p>POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>20,040</td></tr> <tr><td>3 MILES</td><td>104,458</td></tr> <tr><td>5 MILES</td><td>241,602</td></tr> </table>	1 MILE	20,040	3 MILES	104,458	5 MILES	241,602	 <p>HOUSEHOLDS</p> <table border="1"> <tr><td>1 MILE</td><td>7,286</td></tr> <tr><td>3 MILES</td><td>35,907</td></tr> <tr><td>5 MILES</td><td>80,670</td></tr> </table>	1 MILE	7,286	3 MILES	35,907	5 MILES	80,670	 <p>AVG HH INCOMES</p> <table border="1"> <tr><td>1 MILE</td><td>\$162,590</td></tr> <tr><td>3 MILES</td><td>\$157,388</td></tr> <tr><td>5 MILES</td><td>\$168,088</td></tr> </table>	1 MILE	\$162,590	3 MILES	\$157,388	5 MILES	\$168,088	 <p>TRAFFIC COUNTS</p> <table border="1"> <tr><td>WILLIAMS FIELD</td><td>15,596 VPD</td></tr> <tr><td>RECKER RD</td><td>10,449 VPD</td></tr> <tr><td>VERDE DR</td><td>1,067 VPD</td></tr> </table>	WILLIAMS FIELD	15,596 VPD	RECKER RD	10,449 VPD	VERDE DR	1,067 VPD
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 <p>MEDIAN AGE</p> <table border="1"> <tr><td>1 MILE</td><td>34.6</td></tr> <tr><td>3 MILES</td><td>34.2</td></tr> <tr><td>5 MILES</td><td>36.3</td></tr> </table>	1 MILE	34.6	3 MILES	34.2	5 MILES	36.3	 <p>DAYTIME POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>5,064</td></tr> <tr><td>3 MILES</td><td>40,980</td></tr> <tr><td>5 MILES</td><td>102,529</td></tr> </table>	1 MILE	5,064	3 MILES	40,980	5 MILES	102,529	 <p>TOTAL BUSINESSES</p> <table border="1"> <tr><td>1 MILE</td><td>330</td></tr> <tr><td>3 MILES</td><td>3,484</td></tr> <tr><td>5 MILES</td><td>8,378</td></tr> </table>	1 MILE	330	3 MILES	3,484	5 MILES	8,378							
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