

Morrison Ranch
±5,000 Units



fray's

Opening Q3
2024



Elliot Rd

11,110 CPD

THE RANCH
MIXED USE DEVELOPMENT
4.1M SF
300 ACRES

28,898 CPD

Power Rd

31,545 CPD

9,842 CPD



EōS FITNESS

ELLIOT RANCH- RETAIL DEVELOPMENT

Southeast Corner of Elliot Rd and Power Rd
Gilbert, Arizona

Developed by:



AVALON
DEVELOPMENT

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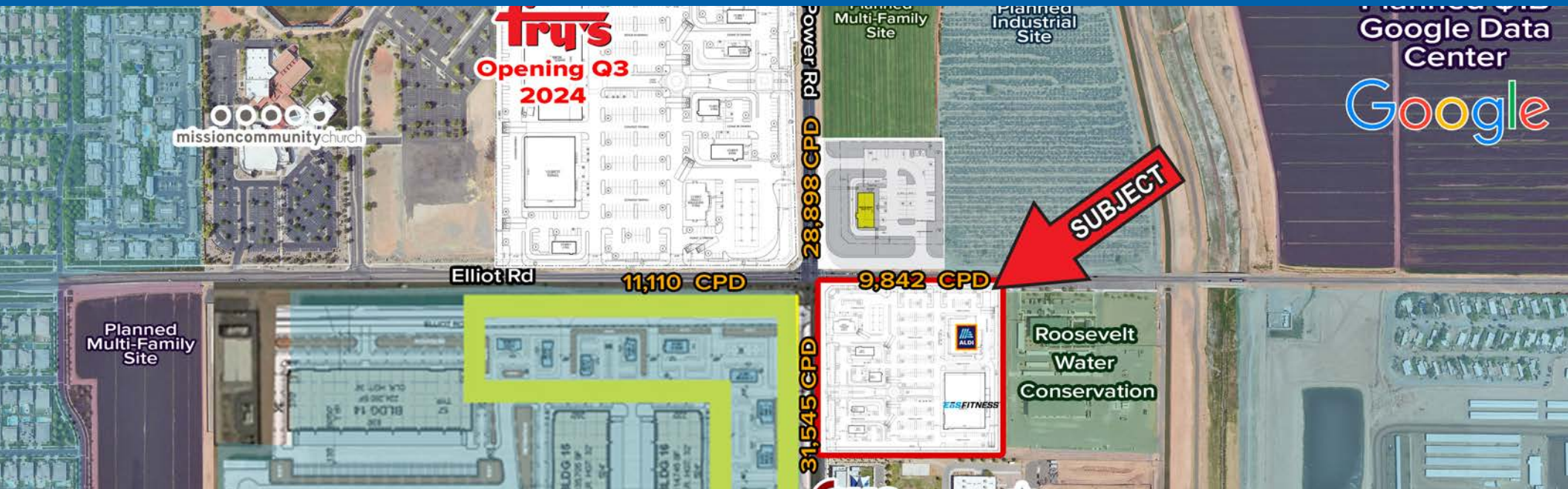
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 **VELOCITY**
RETAILGROUP



ANCHOR, SHOPS, AND PADS AVAILABLE

Property Highlights

- 12 Acres available for Anchor, Shops, & PADs
- Full freeway access to US60 & Loop 202, both less than 2 miles away.
- Adjacent to Fry's Marketplace (2023 delivery)
- Highly desired Morrison Ranch (over 5,000 homes, including new phases under construction.)
- Directly across from 4.1 million square foot & 300-acre mixed use project. (The Ranch).
- One of the fastest growing corridors in all of Gilbert/ Mesa
- High demographics with over \$95,000 avg household income within 3 miles.

Traffic Counts

Elliot Rd	11,110 CPD
Power Dr	31,545 CPD
Total	42,655 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,802	89,621	260,047
Estimated Households	2,722	30,604	103,616
Avg Household Income	\$93,647	\$95,554	\$88,103

Source: SitesUSA

Nearby Tenants



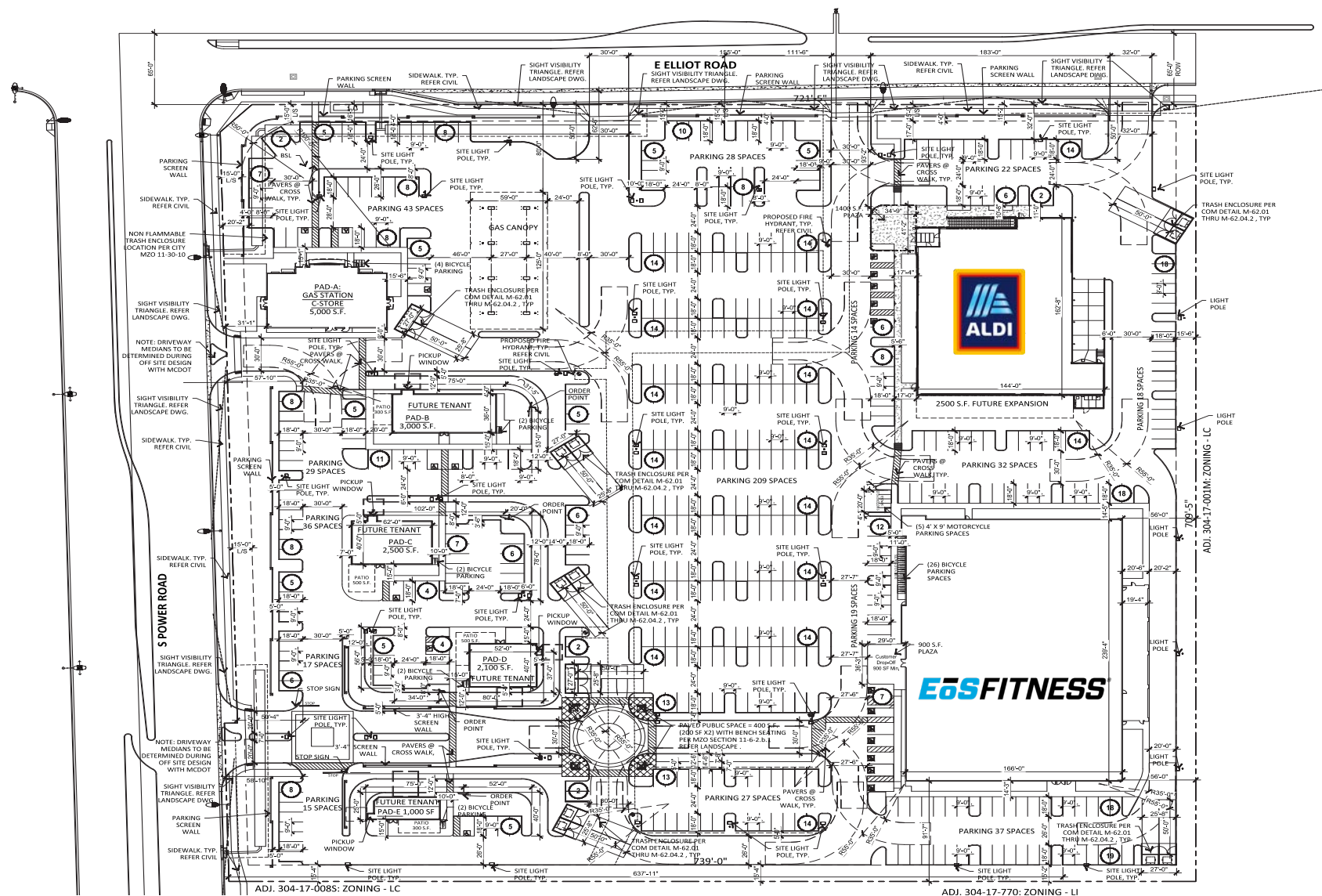
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CONCEPTUAL SITE PLAN



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DEMOGRAPHICS



2022 POPULATION

1 MILE: 8,802
3 MILES: 89,621
5 MILES: 260,047



MEDIAN HOUSEHOLD INCOME

1 MILE: \$93,647
3 MILES: \$95,554
5 MILES: \$88,103



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 4.5%
3 MILES: 2.7%
5 MILES: 2.4%



TOTAL BUSINESSES

1 MILE: 228
3 MILES: 2,661
5 MILES: 8,611



2022 TOTAL HOUSEHOLDS

1 MILE: 2,722
3 MILES: 30,604
5 MILES: 96,617



NUMBER OF EMPLOYEES

1 MILE: 1,748
3 MILES: 21,561
5 MILES: 63,547



MEDIAN HOME VALUE

1 MILE: \$337,919
3 MILES: \$300,273
5 MILES: \$277,345

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