CROSSROADS
TOWNE CENTER

SEC Gilbert Rd & Germann Rd, Gilbert, AZ

AVAILABLE FOR LEASE/BTS

DEVELOPED BY:

LEGACY DEVELOPMENT PARTNERS

CAPITAL DEVELOPMENT GROUP

EXCLUSIVELY LISTED BY:

CAMCRE.

TRENT WILSON
602.753.3733
twilson@camcre.com

JASON HERSKER
602.753.3836
jhersker@camcre.com

PROPERTY FEATURES

AVAILABLE	Major D - ±25,049 SF Shops A - ±15,000 SF
TOTAL SIZE	3.31 AC / 144,104 SF
ZONED	Retail (fully improved) • Utilities • Parking Lot • Lighting • Designed for additional box & shop space

LOCATED IN HIGH-INCOME AREA WITH $140K+ HH INCOME WITHIN 3 MILES

HIGH-TRAFFIC RETAIL STRIP WITH OVER 65K VPD AT INTERSECTION

CALL BROKER FOR PRICING

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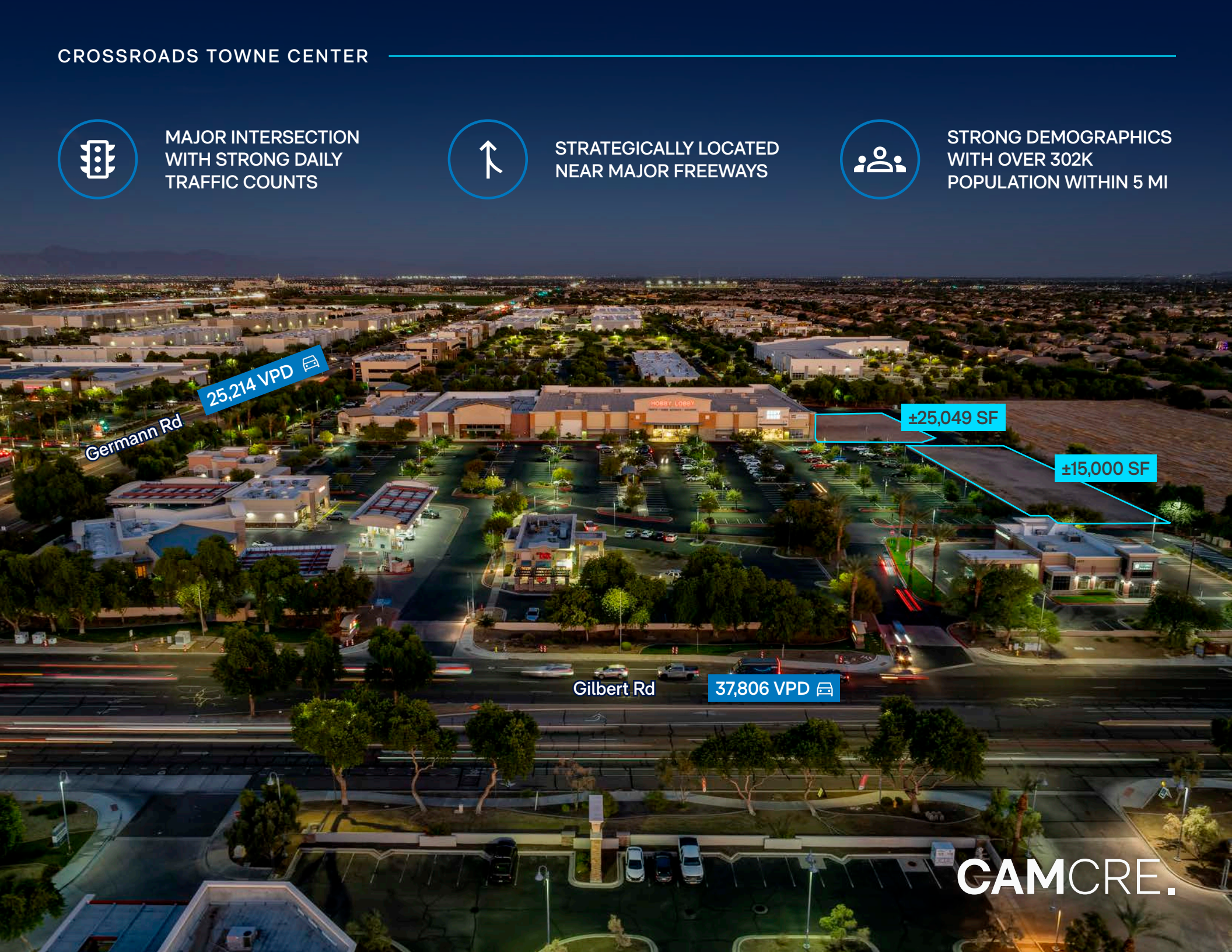
MAJOR INTERSECTION WITH STRONG DAILY TRAFFIC COUNTS

STRATEGICALLY LOCATED NEAR MAJOR FREEWAYS

STRONG DEMOGRAPHICS WITH OVER 302K POPULATION WITHIN 5 MI



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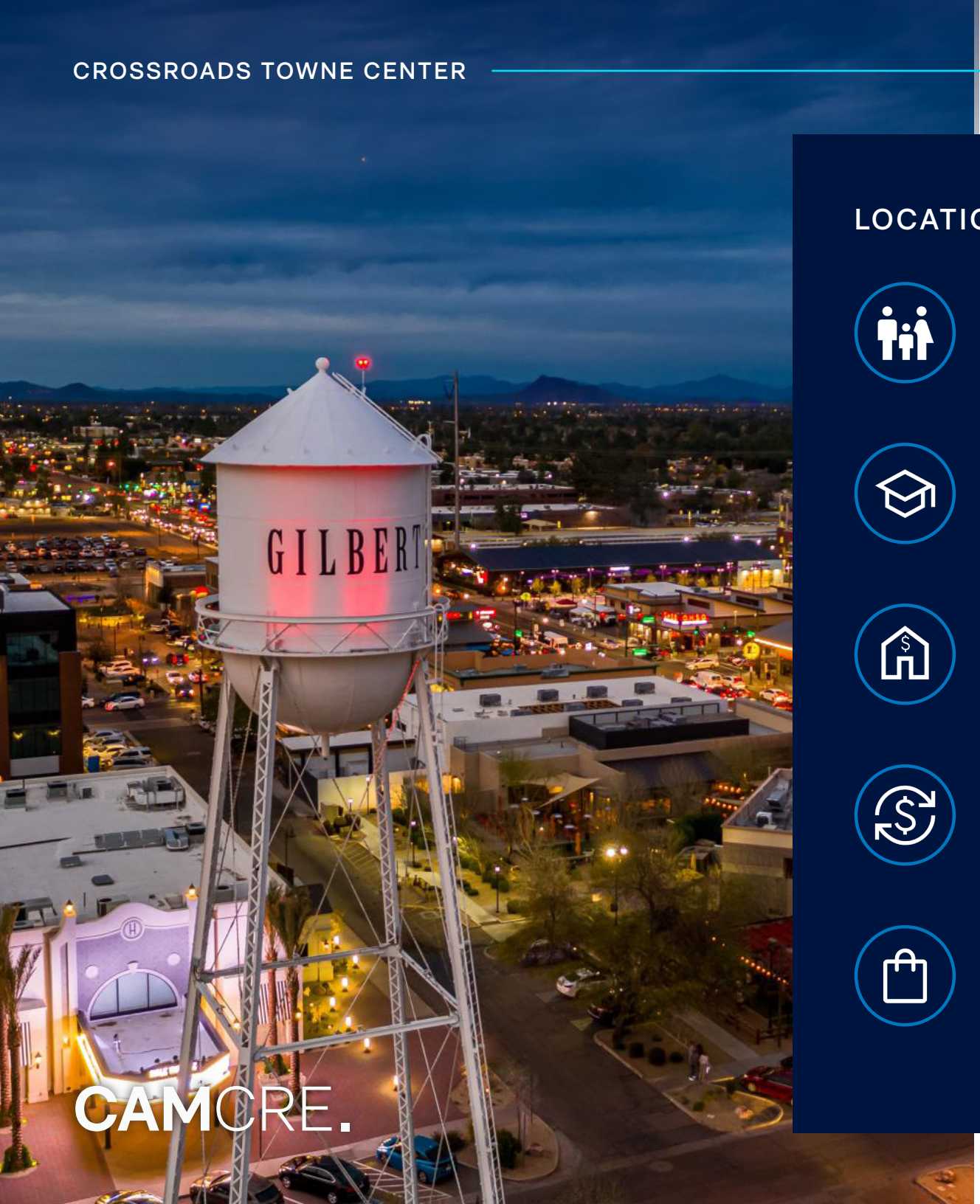
Chandler Autopark
Future Mixed Use
Future Hotel & Restaurant
Planned ±167,000 SF 4-Story Office
RIVULON
Rivulon is a 250-acre, master-planned mixed-use development featuring Class A office, medical, and technology campuses supported by integrated retail and dining, creating a strong employment hub with consistent daytime traffic and long-term growth demand.
LOOP 202
CHANDLER AIRPORT CENTER
Germann Rd
Gilbert Rd
Chandler Municipal Airport
Lincoln Preparatory Academy
SUBJECT PROPERTY



LOCATION AREA OVERVIEW

Rapid Population Growth **Gilbert ranks among the Phoenix metro's fastest-growing communities, projected to exceed 330,000 residents by 2030.**

Strong Demographics & Income The area boasts a young, educated workforce with a median age of 36. Nearly half of residents hold college degrees or higher.

High Household Wealth Median household incomes in the market area are well above $140K, reflecting strong purchasing power and demand for retail, services, and amenities.

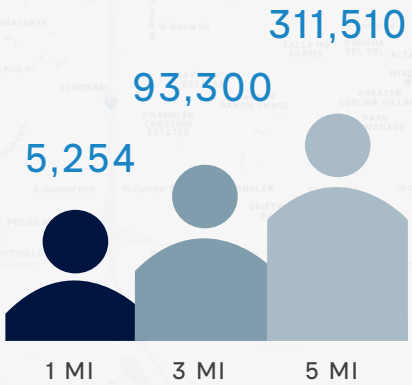
Diverse, Resilient Economy A balanced mix of tech, healthcare, education, and service industries supports a stable local economy and attracts both new residents and businesses.

Retail & Lifestyle Demand Gilbert's rapid residential growth and quality-of-life drive ongoing demand for daily use retail, food service, entertainment, and specialty retailers.

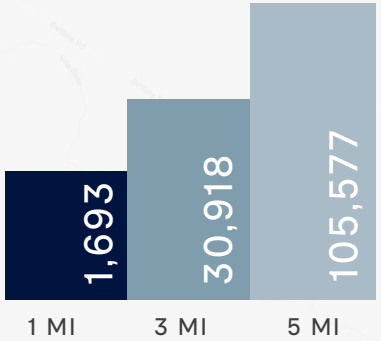
DEMOGRAPHICS

Average HH Income

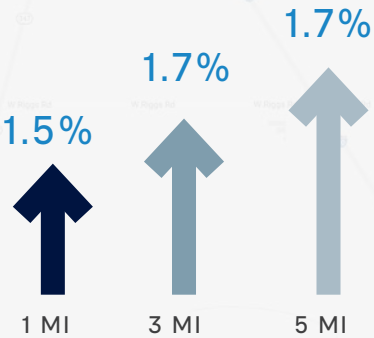
Population

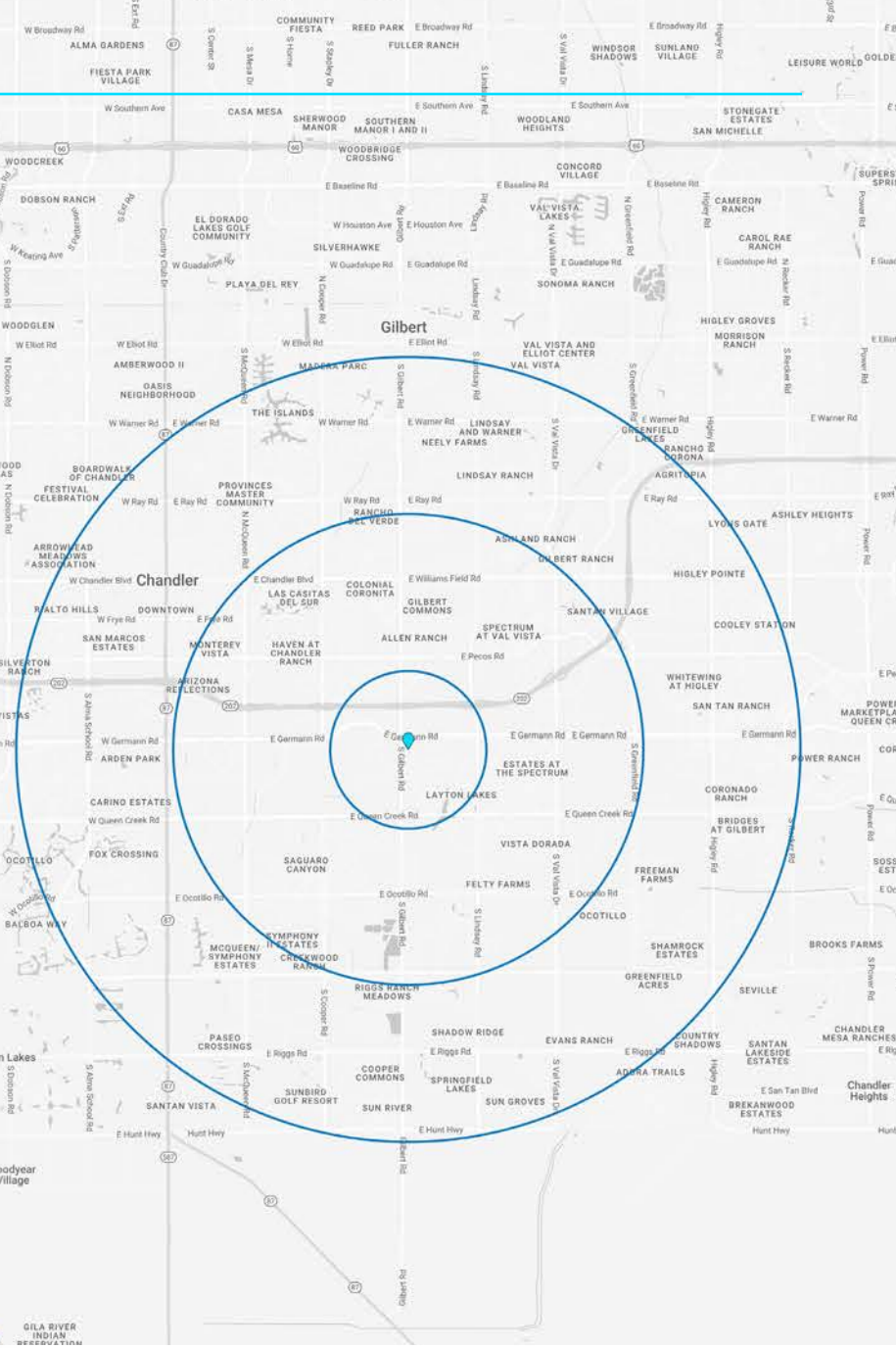


Total Households



Population Growth





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