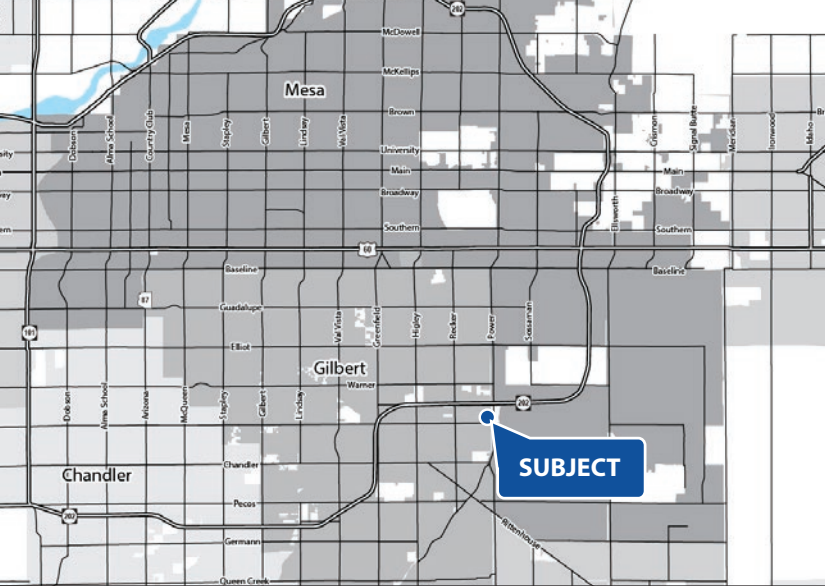


Gilbert Gateway Towne Center



SHOPS, PADS & MAJOR SPACE AVAILABLE

AVAILABILITY

- 1,405 sf former Subway (do not disturb)
- 2,580 sf - 3,300 sf shop space
- 4,000 sf PAD end cap
- 3,900 sf former restaurant space
- 4,400 sf former restaurant space
- 7,500 sf major
- 28,428 sf major
- 7,000 sf PAD
- 6,434 sf PAD

FEATURES

- Multi-anchored power center
- Strong and diversified tenant mix
- Located on Loop-202 Freeway
- Affluent Gilbert submarket

TRAFFIC COUNTS

- Loop-202: ±136,000 CPD
- Power Road: ±36,252 CPD

NOTABLE TENANTS



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	6,987	73,157	219,717
Ave Household Income	\$86,572	\$118,263	\$108,037
Daytime Employment	1,717	10,649	60,800

Matt Milinovich
D 480 423 7959
C 602 885 9393
matt.milinovich@avisonyoung.com

James DeCremer
D 480 423 7958
C 602 909 0957
james.decremer@avisonyoung.com

Kristina Remon
D 480 423 7954
C 602 621 1529
kristina.remon@avisonyoung.com

2777 E Camelback Road
Suite 230
Phoenix, AZ 85016
avisonyoung.com





#	TENANT	SQ. FT.
Majors		
Major B	Party City	12,000 sf
Major C	Planet Fitness	20,000 sf
Major J	Walmart	205,000 sf
Shops A		
SA100	Available	2,580 sf
SA102	Gilbert Wax Club	1,410 sf
SA101	Prestige Nails	1,407 sf
S0101	AJ Reflexology	2,500 sf
Pads		
P000A	Chase Bank	5,000 sf
P000B	Carls JR	5,000
P000C	Lawrence & Sons	6,000 sf

#	TENANT	SQ. FT.
Shops A		
SA100	Haney Family Jeweler	1,524 sf
SA101	Sally Beauty	1,507 sf
SA102	Nationwide Vision	1,660 sf
SA103	Available	3,300 sf
SA103A	Allstate	850 sf
SA104	Pavilions Nails	3,000 sf
SA105	Catherine's	4,000 sf
Shops B		
SB100	Thai Chili	2,400 sf
SB101	Zellas Pizza	2,400 sf
SB102	Former Subway (DO NOT DISTURB)	1,405 sf
SB103	T Mobile	1,500 sf
SB104	Chipotle	2,345 sf
Shops C		
SC100	Starbucks	1,700 sf
SC101	Korean BBQ	1,500 sf
SC102	Ono BBQ	1,800 sf
SC103	Jamba Juice	1,743 sf
SC104	Available	3,900 sf
S000D	Pacific Dental	3,518 sf

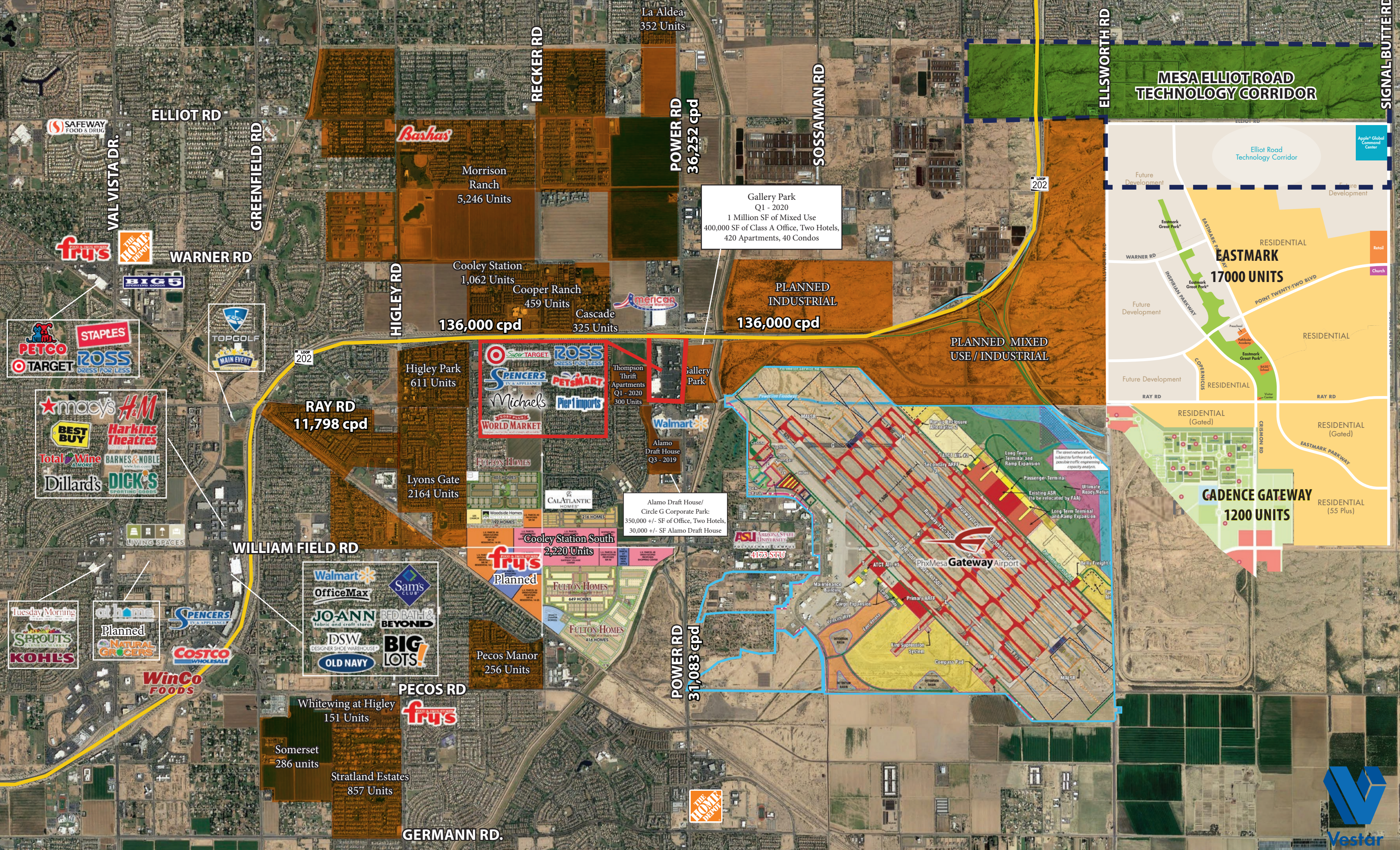
#	TENANT	SQ. FT.
Pad B	Chick-Fil-A	4,250 sf
Pad C	Sweet Tomatoes	8,000 sf
Pad D		
PD100	Gamestop	1,167 sf
PD101	Power Nails	1,167 sf
PD102	Supercuts	1,167 sf
PD103	Available	6,434 sf
Pad E		
PE100	Menchie's	1,000 sf
PE102	Lerner & Rowe	2,500 sf
PE103	Once Upon a Child	6,435 sf
Pad F	Available	4,400 sf
Pad G	Available	7,000 sf
Pad H	Texas Road House	8,000 sf
Pad I	Bank of America	5,000 sf
Pad J	Applebees	5,059 sf
Pad K	Wendy's	4,000 sf

#	TENANT	SQ. FT.
Pad P		
PA100	The UPS Store	1,500 sf
PA101	Davis Chiropractic	1,500 sf
PA102	Available	4,000 sf
Majors		
M000A	Available	28,428 sf
M000B	PetsMart	19,107 sf
M000C	Available	7,500 sf
M000D	Pier 1 Imports	10,746 sf
M000E	Ross	29,788 sf
M000F	Cost Plus	18,000 sf
M000G	Dollar Tree	8,000 sf
M000H	Michaels	23,690 sf
M000I	Tilly's	8,857 sf
M000J	Super Target	158,407 sf
M000L	Maytag	4,250 sf





GILBERT GATEWAY TOWNE CENTER TRADE AREA



4900 S Power Rd						
Mesa, AZ 85212						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	6,987		73,157		219,717	
Projected Population (2024)	7,568		79,644		239,133	
Census Population (2010)	6,079		54,772		179,465	
Census Population (2000)	270		18,568		84,865	
Projected Annual Growth (2019 to 2024)	581	1.7%	6,488	1.8%	19,416	1.8%
Historical Annual Growth (2010 to 2019)	908	1.4%	18,385	2.8%	40,252	2.0%
Historical Annual Growth (2000 to 2010)	5,809	215.4%	36,204	19.5%	94,600	11.1%
Estimated Population Density (2019)	2,225 psm		2,588 psm		2,799 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2019)	2,374		23,775		75,070	
Projected Households (2024)	2,477		24,916		78,642	
Census Households (2010)	2,032		17,452		60,815	
Census Households (2000)	93		5,815		28,424	
Estimated Households with Children (2019)	983	41.4%	10,502	44.2%	30,757	41.0%
Estimated Average Household Size (2019)	2.94		3.06		2.92	
Average Household Income						
Estimated Average Household Income (2019)	\$96,572		\$118,263		\$108,037	
Projected Average Household Income (2024)	\$105,269		\$133,877		\$122,808	
Estimated Average Family Income (2019)	\$107,168		\$127,503		\$120,436	
Median Household Income						
Estimated Median Household Income (2019)	\$86,193		\$93,527		\$89,112	
Projected Median Household Income (2024)	\$98,213		\$107,171		\$102,282	
Estimated Median Family Income (2019)	\$95,219		\$102,887		\$100,123	
Per Capita Income						
Estimated Per Capita Income (2019)	\$32,827		\$38,462		\$36,930	
Projected Per Capita Income (2024)	\$34,458		\$41,908		\$40,403	
Estimated Per Capita Income 5 Year Growth	\$1,632	5.0%	\$3,445	9.0%	\$3,473	9.4%
Estimated Average Household Net Worth (2019)	\$755,496		\$1,111,593		\$1,031,477	
Daytime Demos (2019)						
Total Businesses	171		1,104		6,488	
Total Employees	1,717		10,649		60,800	
Company Headquarter Businesses	-	-	3	0.3%	8	0.1%
Company Headquarter Employees	6	0.4%	166	1.6%	1,845	3.0%
Employee Population per Business	10.1		9.6		9.4	
Residential Population per Business	40.9		66.3		33.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



4900 S Power Rd		1 mi radius		3 mi radius		5 mi radius	
Mesa, AZ 85212							
Race & Ethnicity							
White (2019)	5,228	74.8%	56,427	77.1%	170,660	77.7%	
Black or African American (2019)	341	4.9%	3,485	4.8%	10,492	4.8%	
American Indian or Alaska Native (2019)	83	1.2%	719	1.0%	2,144	1.0%	
Asian (2019)	487	7.0%	4,877	6.7%	12,917	5.9%	
Hawaiian or Pacific Islander (2019)	14	0.2%	160	0.2%	525	0.2%	
Other Race (2019)	477	6.8%	4,122	5.6%	13,223	6.0%	
Two or More Races (2019)	358	5.1%	3,368	4.6%	9,757	4.4%	
Not Hispanic or Latino Population (2019)	5,466	78.2%	59,474	81.3%	175,955	80.1%	
Hispanic or Latino Population (2019)	1,521	21.8%	13,683	18.7%	43,762	19.9%	
Not Hispanic or Latino Population (2024)	5,860	77.4%	64,000	80.4%	189,175	79.1%	
Hispanic or Latino Population (2024)	1,708	22.6%	15,645	19.6%	49,959	20.9%	
Not Hispanic or Latino Population (2010)	4,955	81.5%	46,399	84.7%	151,778	84.6%	
Hispanic or Latino Population (2010)	1,124	18.5%	8,373	15.3%	27,687	15.4%	
Not Hispanic or Latino Population (2000)	227	84.3%	16,399	88.3%	75,654	89.1%	
Hispanic or Latino Population (2000)	42	15.7%	2,169	11.7%	9,211	10.9%	
Projected Hispanic Annual Growth (2019 to 2024)	187	2.5%	1,962	2.9%	6,197	2.8%	
Historic Hispanic Annual Growth (2000 to 2019)	1,479	184.3%	11,514	27.9%	34,551	19.7%	
Age Distribution (2019)							
Age Under 5	630	9.0%	5,555	7.6%	15,471	7.0%	
Age 5 to 9 Years	581	8.3%	5,482	7.5%	16,375	7.5%	
Age 10 to 14 Years	541	7.7%	5,486	7.5%	16,887	7.7%	
Age 15 to 19 Years	423	6.1%	4,820	6.6%	14,554	6.6%	
Age 20 to 24 Years	405	5.8%	4,068	5.6%	12,088	5.5%	
Age 25 to 29 Years	723	10.4%	5,798	7.9%	16,059	7.3%	
Age 30 to 34 Years	716	10.2%	6,023	8.2%	16,914	7.7%	
Age 35 to 39 Years	658	9.4%	5,760	7.9%	16,873	7.7%	
Age 40 to 44 Years	460	6.6%	4,857	6.6%	14,796	6.7%	
Age 45 to 49 Years	383	5.5%	4,401	6.0%	13,679	6.2%	
Age 50 to 54 Years	309	4.4%	3,776	5.2%	11,802	5.4%	
Age 55 to 59 Years	293	4.2%	3,776	5.2%	11,659	5.3%	
Age 60 to 64 Years	266	3.8%	3,467	4.7%	10,787	4.9%	
Age 65 to 74 Years	376	5.4%	5,644	7.7%	18,114	8.2%	
Age 75 to 84 Years	166	2.4%	3,101	4.2%	10,162	4.6%	
Age 85 Years or Over	56	0.8%	1,143	1.6%	3,497	1.6%	
Median Age	30.4		34.2		35.5		
Gender Age Distribution (2019)							
Female Population	3,603	51.6%	37,387	51.1%	112,228	51.1%	
Age 0 to 19 Years	1,066	29.6%	10,263	27.5%	30,518	27.2%	
Age 20 to 64 Years	2,189	60.8%	21,690	58.0%	64,343	57.3%	
Age 65 Years or Over	348	9.7%	5,434	14.5%	17,368	15.5%	
Female Median Age	31.0		35.2		36.5		
Male Population	3,384	48.4%	35,770	48.9%	107,489	48.9%	
Age 0 to 19 Years	1,109	32.8%	11,079	31.0%	32,769	30.5%	
Age 20 to 64 Years	2,024	59.8%	20,237	56.6%	60,314	56.1%	
Age 65 Years or Over	251	7.4%	4,454	12.5%	14,406	13.4%	
Male Median Age	29.8		33.1		34.5		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



4900 S Power Rd Mesa, AZ 85212		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)							
HH Income \$200,000 or More	54	2.3%	2,055	8.6%	6,081	8.1%	
HH Income \$150,000 to \$199,999	275	11.6%	3,037	12.8%	8,310	11.1%	
HH Income \$100,000 to \$149,999	615	25.9%	5,473	23.0%	16,081	21.4%	
HH Income \$75,000 to \$99,999	440	18.5%	4,142	17.4%	13,129	17.5%	
HH Income \$50,000 to \$74,999	446	18.8%	4,095	17.2%	13,326	17.8%	
HH Income \$35,000 to \$49,999	195	8.2%	2,058	8.7%	7,462	9.9%	
HH Income \$25,000 to \$34,999	87	3.6%	1,151	4.8%	4,013	5.3%	
HH Income \$15,000 to \$24,999	118	5.0%	854	3.6%	3,464	4.6%	
HH Income Under \$15,000	143	6.0%	910	3.8%	3,204	4.3%	
HH Income \$35,000 or More	2,027	85.4%	20,860	87.7%	64,389	85.8%	
HH Income \$75,000 or More	1,385	58.3%	14,707	61.9%	43,601	58.1%	
Housing (2019)							
Total Housing Units	2,440		24,398		79,023		
Housing Units Occupied	2,374	97.3%	23,775	97.4%	75,070	95.0%	
Housing Units Owner-Occupied	1,839	77.5%	18,386	77.3%	55,789	74.3%	
Housing Units, Renter-Occupied	535	22.5%	5,390	22.7%	19,281	25.7%	
Housing Units, Vacant	65	2.8%	623	2.6%	3,953	5.3%	
Marital Status (2019)							
Never Married	1,352	25.8%	17,865	31.5%	50,823	29.7%	
Currently Married	2,905	55.5%	29,742	52.5%	90,856	53.1%	
Separated	286	5.5%	1,869	3.3%	5,517	3.2%	
Widowed	77	1.5%	1,394	2.5%	6,246	3.7%	
Divorced	615	11.8%	5,765	10.2%	17,542	10.3%	
Household Type (2019)							
Population Family	6,093	87.2%	65,639	89.7%	194,695	88.6%	
Population Non-Family	889	12.7%	7,164	9.8%	24,524	11.2%	
Population Group Quarters	4	-	354	0.5%	498	0.2%	
Family Households	1,753	73.8%	18,696	78.6%	56,764	75.6%	
Non-Family Households	621	26.2%	5,079	21.4%	18,307	24.4%	
Married Couple with Children	700	24.1%	7,907	26.6%	22,638	24.9%	
Average Family Household Size	3.5		3.5		3.4		
Household Size (2019)							
1 Person Households	434	18.3%	3,496	14.7%	13,583	18.1%	
2 Person Households	705	29.7%	6,877	28.9%	23,317	31.1%	
3 Person Households	427	18.0%	4,860	20.4%	13,338	17.8%	
4 Person Households	447	18.8%	4,597	19.3%	13,254	17.7%	
5 Person Households	214	9.0%	2,283	9.6%	6,795	9.1%	
6 or More Person Households	147	6.2%	1,662	7.0%	4,784	6.4%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	96	4.0%	545	2.3%	1,810	2.4%	
Households with 1 Vehicles Available	545	23.0%	5,836	24.5%	21,007	28.0%	
Households with 2 or More Vehicles Available	1,733	73.0%	17,394	73.2%	52,253	69.6%	
Total Vehicles Available	4,633		48,437		149,826		
Average Vehicles Per Household	2.0		2.0		2.0		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

4900 S Power Rd**Mesa, AZ 85212**

1 mi radius

3 mi radius

5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	5,134		55,599		167,920	
Estimated Civilian Employed	3,626	70.6%	38,545	69.3%	111,791	66.6%
Estimated Civilian Unemployed	107	2.1%	1,118	2.0%	3,613	2.2%
Estimated in Armed Forces	15	0.3%	100	0.2%	167	-
Estimated Not in Labor Force	1,386	27.0%	15,837	28.5%	52,350	31.2%
Unemployment Rate	2.1%		2.0%		2.2%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	3,626		38,545		111,791	
Management, Business, Financial Operations	744	20.5%	7,560	19.6%	21,684	19.4%
Professional, Related	871	24.0%	9,996	25.9%	28,708	25.7%
Service	540	14.9%	5,405	14.0%	15,731	14.1%
Sales, Office	1,088	30.0%	10,432	27.1%	30,733	27.5%
Farming, Fishing, Forestry	-	-	13	-	94	-
Construct, Extraction, Maintenance	135	3.7%	2,163	5.6%	7,092	6.3%
Production, Transport Material Moving	248	6.8%	2,977	7.7%	7,750	6.9%
White Collar Workers	2,703	74.5%	27,988	72.6%	81,124	72.6%
Blue Collar Workers	923	25.5%	10,558	27.4%	30,666	27.4%

Consumer Expenditure (2019)

Total Household Expenditure	\$164.49 M		\$1.88 B		\$5.57 B	
Total Non-Retail Expenditure	\$86.14 M	52.4%	\$990.92 M	52.6%	\$2.93 B	52.6%
Total Retail Expenditure	\$78.35 M	47.6%	\$893.63 M	47.4%	\$2.64 B	47.4%
Apparel	\$5.85 M	3.6%	\$67.56 M	3.6%	\$198.74 M	3.6%
Contributions	\$5.19 M	3.2%	\$62.03 M	3.3%	\$182.66 M	3.3%
Education	\$4.8 M	2.9%	\$58.82 M	3.1%	\$171.17 M	3.1%
Entertainment	\$9.4 M	5.7%	\$108.68 M	5.8%	\$319.59 M	5.7%
Food and Beverages	\$24.41 M	14.8%	\$276.93 M	14.7%	\$818.75 M	14.7%
Furnishings and Equipment	\$5.85 M	3.6%	\$67.44 M	3.6%	\$198.44 M	3.6%
Gifts	\$3.82 M	2.3%	\$46.43 M	2.5%	\$136.71 M	2.5%
Health Care	\$13.84 M	8.4%	\$156.58 M	8.3%	\$464.74 M	8.4%
Household Operations	\$6.4 M	3.9%	\$74.41 M	3.9%	\$219.36 M	3.9%
Miscellaneous Expenses	\$3.09 M	1.9%	\$35.63 M	1.9%	\$105.15 M	1.9%
Personal Care	\$2.22 M	1.3%	\$25.35 M	1.3%	\$74.86 M	1.3%
Personal Insurance	\$1.16 M	0.7%	\$13.81 M	0.7%	\$40.4 M	0.7%
Reading	\$352.65 K	0.2%	\$4.08 M	0.2%	\$12.07 M	0.2%
Shelter	\$34.46 M	20.9%	\$393.68 M	20.9%	\$1.16 B	20.9%
Tobacco	\$969.36 K	0.6%	\$10.46 M	0.6%	\$31.53 M	0.6%
Transportation	\$30.57 M	18.6%	\$347.37 M	18.4%	\$1.02 B	18.4%
Utilities	\$12.09 M	7.3%	\$135.28 M	7.2%	\$402.34 M	7.2%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	4,407		47,746		144,342	
Elementary (Grade Level 0 to 8)	152	3.4%	775	1.6%	2,864	2.0%
Some High School (Grade Level 9 to 11)	83	1.9%	1,292	2.7%	4,312	3.0%
High School Graduate	598	13.6%	8,164	17.1%	26,945	18.7%
Some College	1,414	32.1%	12,488	26.2%	37,490	26.0%
Associate Degree Only	364	8.3%	5,037	10.6%	15,118	10.5%
Bachelor Degree Only	1,276	29.0%	13,538	28.4%	38,121	26.4%
Graduate Degree	520	11.8%	6,452	13.5%	19,493	13.5%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

4900 S Power Rd		1 mi radius		3 mi radius		5 mi radius	
Mesa, AZ 85212							
Units In Structure (2019)							
1 Detached Unit		2,056	101.2%	21,097	120.9%	61,887	101.8%
1 Attached Unit		201	9.9%	694	4.0%	2,468	4.1%
2 to 4 Units		11	0.6%	238	1.4%	1,082	1.8%
5 to 9 Units		36	1.8%	338	1.9%	1,632	2.7%
10 to 19 Units		32	1.6%	523	3.0%	2,264	3.7%
20 to 49 Units		15	0.7%	229	1.3%	970	1.6%
50 or More Units		16	0.8%	466	2.7%	1,905	3.1%
Mobile Home or Trailer		6	0.3%	184	1.1%	2,736	4.5%
Other Structure		-	-	8	-	126	0.2%
Homes Built By Year (2019)							
Homes Built 2010 or later		298	14.7%	3,827	21.9%	9,052	14.9%
Homes Built 2000 to 2009		1,549	76.2%	11,531	66.1%	30,729	50.5%
Homes Built 1990 to 1999		264	13.0%	5,242	30.0%	21,416	35.2%
Homes Built 1980 to 1989		94	4.6%	1,081	6.2%	6,421	10.6%
Homes Built 1970 to 1979		95	4.7%	1,079	6.2%	4,400	7.2%
Homes Built 1960 to 1969		33	1.6%	505	2.9%	1,769	2.9%
Homes Built 1950 to 1959		18	0.9%	302	1.7%	852	1.4%
Homes Built Before 1949		23	1.1%	207	1.2%	433	0.7%
Home Values (2019)							
Home Values \$1,000,000 or More		3	0.2%	31	0.2%	165	0.4%
Home Values \$500,000 to \$999,999		77	5.5%	1,215	9.2%	3,934	8.8%
Home Values \$400,000 to \$499,999		74	5.3%	1,695	12.8%	4,904	11.0%
Home Values \$300,000 to \$399,999		309	21.9%	4,097	31.0%	13,006	29.1%
Home Values \$200,000 to \$299,999		893	63.5%	7,845	59.3%	21,502	48.1%
Home Values \$150,000 to \$199,999		317	22.5%	2,392	18.1%	7,224	16.2%
Home Values \$100,000 to \$149,999		117	8.3%	574	4.3%	2,263	5.1%
Home Values \$70,000 to \$99,999		15	1.1%	95	0.7%	626	1.4%
Home Values \$50,000 to \$69,999		4	0.3%	36	0.3%	336	0.8%
Home Values \$25,000 to \$49,999		3	0.2%	93	0.7%	531	1.2%
Home Values Under \$25,000		24	1.7%	249	1.9%	1,167	2.6%
Owner-Occupied Median Home Value		\$245,627		\$282,494		\$273,444	
Renter-Occupied Median Rent		\$1,202		\$1,147		\$1,117	
Transportation To Work (2019)							
Drive to Work Alone		2,590	75.9%	28,098	78.7%	83,053	77.3%
Drive to Work in Carpool		394	11.5%	3,549	9.9%	10,994	10.2%
Travel to Work by Public Transportation		74	2.2%	578	1.6%	1,577	1.5%
Drive to Work on Motorcycle		16	0.5%	152	0.4%	418	0.4%
Walk or Bicycle to Work		93	2.7%	797	2.2%	2,194	2.0%
Other Means		37	1.1%	353	1.0%	981	0.9%
Work at Home		209	6.1%	2,167	6.1%	8,189	7.6%
Travel Time (2019)							
Travel to Work in 14 Minutes or Less		516	15.1%	6,156	17.2%	18,901	17.6%
Travel to Work in 15 to 29 Minutes		1,178	34.5%	13,603	38.1%	37,880	35.3%
Travel to Work in 30 to 59 Minutes		1,296	38.0%	13,425	37.6%	38,502	35.8%
Travel to Work in 60 Minutes or More		407	11.9%	2,965	8.3%	8,051	7.5%
Average Minutes Travel to Work		28.3		26.2		26.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.