

# GILBERT TOWNE CENTER

SEC GILBERT ROAD & GUADALUPE ROAD  
GILBERT, AZ



## SHOP SPACE AND PAD AVAILABLE

### AVAILABILITY

- 1,170 TO 4,770 SF
- 4,000 SF Future Pad

### FEATURES

- Within 1.5 miles of Highway 60 and immediately north of Downtown Gilbert's Heritage District – a regional dining and entertainment hub for eastern metro Phoenix that features numerous local and regional restaurant tenants.
- Join Arizona School of Real Estate, Arby's & Salad and Go.
- 36,734 cpd on Gilbert Rd.
- 16,221 cpd on Guadalupe Rd.

### NOTABLE TENANTS IN TRADE AREA



2018 Demographics

1 MILE

3 MILE

5 MILE

Estimated Population

14,735

129,686

399,135

Avg. Household Income

\$86,053

\$94,168

\$82,161

Daytime Employment

7,768

55,509

143,742



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

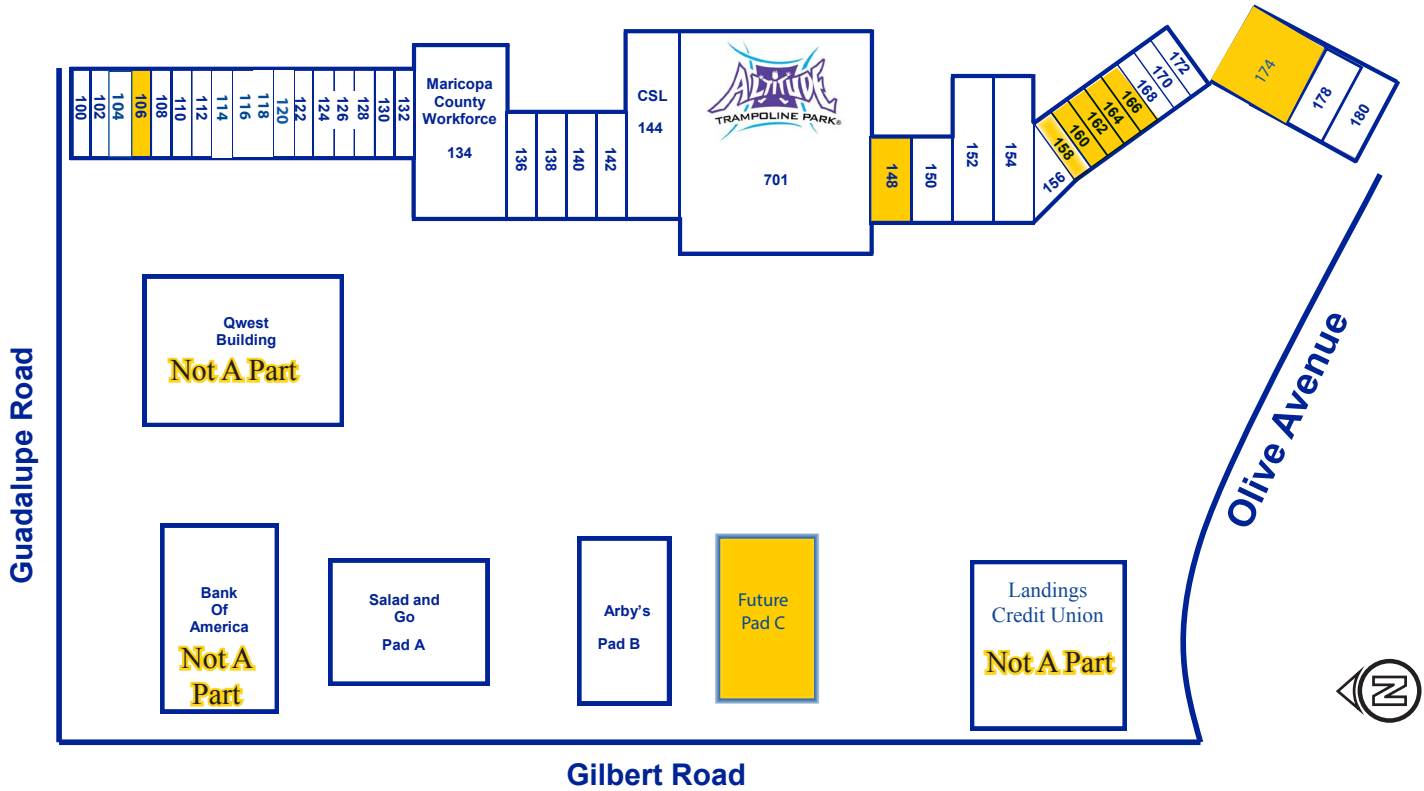
15169 N. Scottsdale Road #330 Scottsdale, AZ 85254

602.778.3838(p) 602.778.3839(f) www.srgaz.com

# SHOP SPACE AND PAD AVAILABLE

# GILBERT TOWNE CENTER

SEC GILBERT ROAD & GUADALUPE ROAD  
GILBERT, AZ



#	TENANT	SQ. FT.
100	Rose Cleaners	2,100 sf
102	Best Shoe Repair	1,050 sf
104	Reflexology	1,050 sf
106	Available	1,400 sf
108	Water & Ice	1,400 sf
110	Game Zone	1,400 sf
112	Wokee Express	1,400 sf
114-118	Amazing Discoveries	4,200 sf
120	Wing Tsun Karate	1,400 sf
122	Gilbert Poolman LLC	1,050 sf
124	Gilbert Mail	1,050 sf
126	Cricket Wireless	1,050 sf
128	Simple Beauty Salon	1,050 sf
130-140	Maricopa County Workforce	23,500 sf
142	Little Caesars	2,400 sf

#	TENANT	SQ.FT.
144	CSL Plasma	9,053 sf
148	Available	1,750 sf
150	Passion for Pet	1,050 sf
152	AZ School of Real Estate	6,000 sf
154-156	East Valley Diagnostic	7,800 sf
158	Available	1,170 sf
160-166	Available	3,600 sf
168-172	Universal Church	3,300 sf
174	Available	4,735 sf
178-180	Bridge Covenant Church	4,550 sf
701	Altitude Trampoline	35,270 sf
Pad A	Salad And Go	656 sf
Pad B	Arby's	3,300 sf
Pad C	Future Pad	4,000 sf



**STRATEGIC**

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

# SHOP SPACE AND PAD AVAILABLE

## GILBERT TOWNE CENTER

SEC GILBERT ROAD & GUADALUPE ROAD

GILBERT, AZ

35,270 sf Available

Your Sign Here



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



STRATEGIC

DAVID JARAND  
602.778.3834  
davidj@srgaz.com

15169 N. Scottsdale Road #330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f) www.srgaz.com

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3646/-111.7897

RF5

<b>E Guadalupe Rd &amp; N Gilbert Rd Gilbert, AZ 85234</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
Estimated Population (2018)	14,735	129,686	399,135
Projected Population (2023)	15,964	141,031	434,607
Census Population (2010)	14,521	126,483	371,342
Census Population (2000)	15,409	128,190	352,436
Projected Annual Growth (2018 to 2023)	1,229 1.7%	11,345 1.7%	35,472 1.8%
Historical Annual Growth (2010 to 2018)	214 0.2%	3,203 0.3%	27,793 0.9%
Historical Annual Growth (2000 to 2010)	-888 -0.6%	-1,707 -0.1%	18,906 0.5%
Estimated Population Density (2018)	4,694 <i>psm</i>	4,589 <i>psm</i>	5,084 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	5,390	44,592	143,204
Projected Households (2023)	5,648	46,977	151,226
Census Households (2010)	5,281	43,267	132,202
Census Households (2000)	5,032	41,371	121,981
Estimated Households with Children (2018)	2,050 38.0%	17,792 39.9%	52,390 36.6%
Estimated Average Household Size (2018)	2.73	2.90	2.77
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$86,053	\$94,168	\$82,161
Projected Average Household Income (2023)	\$98,865	\$107,726	\$93,502
Estimated Average Family Income (2018)	\$93,403	\$104,429	\$96,693
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$68,158	\$75,348	\$66,360
Projected Median Household Income (2023)	\$79,135	\$86,665	\$76,127
Estimated Median Family Income (2018)	\$79,777	\$86,107	\$78,904
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$31,502	\$32,421	\$29,537
Projected Per Capita Income (2023)	\$35,006	\$35,922	\$32,589
Estimated Per Capita Income 5 Year Growth	\$3,504 11.1%	\$3,501 10.8%	\$3,052 10.3%
Estimated Average Household Net Worth (2018)	\$863,228	\$931,322	\$793,065
<b>Daytime Demos (2018)</b>			
Total Businesses	895	6,027	15,447
Total Employees	7,768	55,509	143,742
Company Headquarter Businesses	3 0.4%	23 0.4%	47 0.3%
Company Headquarter Employees	425 5.5%	1,194 2.2%	3,854 2.7%
Employee Population per Business	8.7	9.2	9.3
Residential Population per Business	16.5	21.5	25.8

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

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3646/-111.7897

RF5

E Guadalupe Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
Gilbert, AZ 85234							
<b>Race &amp; Ethnicity</b>							
White (2018)	11,126	75.5%	95,808	73.9%	285,766	71.6%	
Black or African American (2018)	718	4.9%	5,690	4.4%	19,793	5.0%	
American Indian or Alaska Native (2018)	178	1.2%	1,663	1.3%	6,800	1.7%	
Asian (2018)	673	4.6%	6,315	4.9%	16,697	4.2%	
Hawaiian or Pacific Islander (2018)	51	0.3%	510	0.4%	1,411	0.4%	
Other Race (2018)	1,345	9.1%	14,171	10.9%	52,369	13.1%	
Two or More Races (2018)	645	4.4%	5,529	4.3%	16,299	4.1%	
Not Hispanic or Latino Population (2018)	11,015	74.8%	94,407	72.8%	276,757	69.3%	
Hispanic or Latino Population (2018)	3,720	25.2%	35,279	27.2%	122,378	30.7%	
Not Hispanic or Latino Population (2023)	11,671	73.1%	100,351	71.2%	294,346	67.7%	
Hispanic or Latino Population (2023)	4,292	26.9%	40,681	28.8%	140,261	32.3%	
Not Hispanic or Latino Population (2010)	11,137	76.7%	94,667	74.8%	263,884	71.1%	
Hispanic or Latino Population (2010)	3,384	23.3%	31,816	25.2%	107,458	28.9%	
Not Hispanic or Latino Population (2000)	12,535	81.3%	105,570	82.4%	274,468	77.9%	
Hispanic or Latino Population (2000)	2,874	18.7%	22,620	17.6%	77,968	22.1%	
Projected Hispanic Annual Growth (2018 to 2023)	572	3.1%	5,402	3.1%	17,883	2.9%	
Historic Hispanic Annual Growth (2000 to 2018)	846	1.6%	12,659	3.1%	44,410	3.2%	
<b>Age Distribution (2018)</b>							
Age Under 5	998	6.8%	8,852	6.8%	28,295	7.1%	
Age 5 to 9 Years	1,042	7.1%	9,276	7.2%	28,454	7.1%	
Age 10 to 14 Years	1,137	7.7%	10,073	7.8%	29,363	7.4%	
Age 15 to 19 Years	1,072	7.3%	9,746	7.5%	27,918	7.0%	
Age 20 to 24 Years	1,058	7.2%	8,694	6.7%	27,001	6.8%	
Age 25 to 29 Years	1,177	8.0%	9,803	7.6%	31,346	7.9%	
Age 30 to 34 Years	1,105	7.5%	9,194	7.1%	28,687	7.2%	
Age 35 to 39 Years	1,006	6.8%	8,788	6.8%	27,227	6.8%	
Age 40 to 44 Years	960	6.5%	8,723	6.7%	25,712	6.4%	
Age 45 to 49 Years	1,031	7.0%	9,464	7.3%	27,005	6.8%	
Age 50 to 54 Years	1,012	6.9%	9,014	7.0%	25,244	6.3%	
Age 55 to 59 Years	887	6.0%	8,012	6.2%	23,446	5.9%	
Age 60 to 64 Years	733	5.0%	6,485	5.0%	19,778	5.0%	
Age 65 to 74 Years	959	6.5%	8,422	6.5%	28,983	7.3%	
Age 75 to 84 Years	391	2.7%	3,745	2.9%	14,637	3.7%	
Age 85 Years or Over	166	1.1%	1,395	1.1%	6,039	1.5%	
Median Age	33.4		34.1		34.6		
<b>Gender Age Distribution (2018)</b>							
Female Population	7,457	50.6%	65,440	50.5%	201,969	50.6%	
Age 0 to 19 Years	2,078	27.9%	18,437	28.2%	55,610	27.5%	
Age 20 to 64 Years	4,564	61.2%	39,525	60.4%	118,482	58.7%	
Age 65 Years or Over	814	10.9%	7,479	11.4%	27,877	13.8%	
Female Median Age	34.6		35.1		35.8		
Male Population	7,278	49.4%	64,246	49.5%	197,166	49.4%	
Age 0 to 19 Years	2,171	29.8%	19,510	30.4%	58,420	29.6%	
Age 20 to 64 Years	4,405	60.5%	38,653	60.2%	116,965	59.3%	
Age 65 Years or Over	702	9.6%	6,083	9.5%	21,781	11.0%	
Male Median Age	32.2		33.0		33.5		

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

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3646/-111.7897

RF5

E Guadalupe Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
Gilbert, AZ 85234							
<b>Household Income Distribution (2018)</b>							
HH Income \$200,000 or More	338	6.3%	3,272	7.3%	8,041	5.6%	
HH Income \$150,000 to \$199,999	376	7.0%	3,228	7.2%	8,850	6.2%	
HH Income \$100,000 to \$149,999	887	16.5%	7,574	17.0%	21,046	14.7%	
HH Income \$75,000 to \$99,999	798	14.8%	7,131	16.0%	19,807	13.8%	
HH Income \$50,000 to \$74,999	955	17.7%	9,154	20.5%	27,949	19.5%	
HH Income \$35,000 to \$49,999	709	13.2%	5,513	12.4%	19,223	13.4%	
HH Income \$25,000 to \$34,999	563	10.4%	3,338	7.5%	13,207	9.2%	
HH Income \$15,000 to \$24,999	425	7.9%	2,743	6.2%	12,166	8.5%	
HH Income Under \$15,000	338	6.3%	2,639	5.9%	12,916	9.0%	
HH Income \$35,000 or More	4,064	75.4%	35,872	80.4%	104,916	73.3%	
HH Income \$75,000 or More	2,399	44.5%	21,205	47.6%	57,744	40.3%	
<b>Housing (2018)</b>							
Total Housing Units	5,569		45,923		152,414		
Housing Units Occupied	5,390	96.8%	44,592	97.1%	143,204	94.0%	
Housing Units Owner-Occupied	3,133	58.1%	29,532	66.2%	87,075	60.8%	
Housing Units, Renter-Occupied	2,257	41.9%	15,060	33.8%	56,129	39.2%	
Housing Units, Vacant	179	3.2%	1,331	2.9%	9,209	6.0%	
<b>Marital Status (2018)</b>							
Never Married	4,251	36.8%	34,327	33.8%	107,988	34.5%	
Currently Married	5,110	44.2%	48,356	47.6%	139,827	44.7%	
Separated	429	3.7%	3,438	3.4%	12,960	4.1%	
Widowed	347	3.0%	3,242	3.2%	13,203	4.2%	
Divorced	1,419	12.3%	12,122	11.9%	39,045	12.5%	
<b>Household Type (2018)</b>							
Population Family	12,431	84.4%	112,874	87.0%	335,576	84.1%	
Population Non-Family	2,273	15.4%	16,406	12.7%	61,653	15.4%	
Population Group Quarters	31	0.2%	407	0.3%	1,907	0.5%	
Family Households	3,679	68.3%	32,558	73.0%	96,921	67.7%	
Non-Family Households	1,711	31.7%	12,033	27.0%	46,283	32.3%	
Married Couple with Children	1,233	24.1%	11,675	24.1%	32,774	23.4%	
Average Family Household Size	3.4		3.5		3.5		
<b>Household Size (2018)</b>							
1 Person Households	1,271	23.6%	8,777	19.7%	34,853	24.3%	
2 Person Households	1,600	29.7%	13,369	30.0%	42,844	29.9%	
3 Person Households	995	18.5%	8,113	18.2%	23,238	16.2%	
4 Person Households	796	14.8%	7,303	16.4%	20,722	14.5%	
5 Person Households	448	8.3%	3,830	8.6%	11,686	8.2%	
6 or More Person Households	278	5.2%	3,199	7.2%	9,862	6.9%	
<b>Household Vehicles (2018)</b>							
Households with 0 Vehicles Available	291	5.4%	1,396	3.1%	7,605	5.3%	
Households with 1 Vehicles Available	1,714	31.8%	12,987	29.1%	49,383	34.5%	
Households with 2 or More Vehicles Available	3,384	62.8%	30,209	67.7%	86,216	60.2%	
Total Vehicles Available	10,209		88,741		263,731		
Average Vehicles Per Household	1.9		2.0		1.8		

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

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3646/-111.7897

RF5

E Guadalupe Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
Gilbert, AZ 85234							
<b>Labor Force (2018)</b>							
Estimated Labor Population Age 16 Years or Over		11,370		99,585		307,544	
Estimated Civilian Employed		8,187	72.0%	69,146	69.4%	203,587	66.2%
Estimated Civilian Unemployed		285	2.5%	2,397	2.4%	8,128	2.6%
Estimated in Armed Forces		16	0.1%	34	-	210	0.1%
Estimated Not in Labor Force		2,882	25.4%	28,008	28.1%	95,619	31.1%
Unemployment Rate		2.5%		2.4%		2.6%	
<b>Occupation (2015)</b>							
Occupation: Population Age 16 Years or Over		8,180		69,167		203,856	
Management, Business, Financial Operations		1,236	15.1%	10,605	15.3%	30,054	14.7%
Professional, Related		1,814	22.2%	15,700	22.7%	44,510	21.8%
Service		1,474	18.0%	12,318	17.8%	38,334	18.8%
Sales, Office		2,254	27.6%	18,834	27.2%	54,057	26.5%
Farming, Fishing, Forestry		9	0.1%	106	0.2%	318	0.2%
Construct, Extraction, Maintenance		700	8.6%	5,112	7.4%	16,880	8.3%
Production, Transport Material Moving		693	8.5%	6,493	9.4%	19,703	9.7%
White Collar Workers		5,304	64.8%	45,138	65.3%	128,621	63.1%
Blue Collar Workers		2,876	35.2%	24,029	34.7%	75,235	36.9%
<b>Consumer Expenditure (2018)</b>							
Total Household Expenditure		\$343 M		\$3.01 B		\$8.72 B	
Total Non-Retail Expenditure		\$178 M	52.0%	\$1.57 B	52.0%	\$4.53 B	51.9%
Total Retail Expenditure		\$165 M	48.0%	\$1.44 B	48.0%	\$4.19 B	48.1%
Apparel		\$12.0 M	3.5%	\$106 M	3.5%	\$306 M	3.5%
Contributions		\$15.1 M	4.4%	\$136 M	4.5%	\$383 M	4.4%
Education		\$12.9 M	3.8%	\$116 M	3.8%	\$327 M	3.7%
Entertainment		\$19.3 M	5.6%	\$170 M	5.7%	\$491 M	5.6%
Food and Beverages		\$50.0 M	14.6%	\$438 M	14.5%	\$1.28 B	14.6%
Furnishings and Equipment		\$11.9 M	3.5%	\$106 M	3.5%	\$302 M	3.5%
Gifts		\$8.60 M	2.5%	\$76.5 M	2.5%	\$217 M	2.5%
Health Care		\$26.9 M	7.9%	\$233 M	7.8%	\$687 M	7.9%
Household Operations		\$9.98 M	2.9%	\$89.0 M	3.0%	\$253 M	2.9%
Miscellaneous Expenses		\$5.01 M	1.5%	\$43.6 M	1.4%	\$128 M	1.5%
Personal Care		\$4.45 M	1.3%	\$39.0 M	1.3%	\$113 M	1.3%
Personal Insurance		\$2.59 M	0.8%	\$23.1 M	0.8%	\$65.6 M	0.8%
Reading		\$759 K	0.2%	\$6.67 M	0.2%	\$19.3 M	0.2%
Shelter		\$70.4 M	20.6%	\$618 M	20.5%	\$1.79 B	20.6%
Tobacco		\$2.04 M	0.6%	\$17.4 M	0.6%	\$52.3 M	0.6%
Transportation		\$65.0 M	19.0%	\$571 M	19.0%	\$1.65 B	19.0%
Utilities		\$25.5 M	7.4%	\$221 M	7.4%	\$651 M	7.5%
<b>Educational Attainment (2018)</b>							
Adult Population Age 25 Years or Over		9,428		83,045		258,104	
Elementary (Grade Level 0 to 8)		229	2.4%	3,132	3.8%	14,181	5.5%
Some High School (Grade Level 9 to 11)		516	5.5%	4,239	5.1%	17,046	6.6%
High School Graduate		1,993	21.1%	17,273	20.8%	57,806	22.4%
Some College		2,530	26.8%	22,607	27.2%	68,450	26.5%
Associate Degree Only		1,114	11.8%	8,066	9.7%	23,716	9.2%
Bachelor Degree Only		2,096	22.2%	18,457	22.2%	51,654	20.0%
Graduate Degree		951	10.1%	9,270	11.2%	25,251	9.8%

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

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3646/-111.7897

RF5

E Guadalupe Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
Gilbert, AZ 85234							
<b>Units In Structure (2015)</b>							
1 Detached Unit	3,569	67.6%	33,760	78.0%	94,513	71.5%	
1 Attached Unit	329	6.2%	1,990	4.6%	7,098	5.4%	
2 to 4 Units	244	4.6%	1,696	3.9%	7,641	5.8%	
5 to 9 Units	371	7.0%	2,238	5.2%	8,401	6.4%	
10 to 19 Units	293	5.6%	2,017	4.7%	9,209	7.0%	
20 to 49 Units	156	3.0%	624	1.4%	2,965	2.2%	
50 or More Units	353	6.7%	1,541	3.6%	6,183	4.7%	
Mobile Home or Trailer	66	1.2%	700	1.6%	7,168	5.4%	
Other Structure	3	0.1%	39	0.1%	237	0.2%	
<b>Homes Built By Year (2015)</b>							
Homes Built 2010 or later	64	1.2%	656	1.5%	2,216	1.7%	
Homes Built 2000 to 2009	661	12.5%	5,236	12.1%	20,170	15.3%	
Homes Built 1990 to 1999	1,580	29.9%	16,095	37.2%	37,246	28.2%	
Homes Built 1980 to 1989	1,856	35.1%	11,782	27.2%	36,552	27.6%	
Homes Built 1970 to 1979	826	15.6%	7,136	16.5%	28,112	21.3%	
Homes Built 1960 to 1969	143	2.7%	1,853	4.3%	9,269	7.0%	
Homes Built 1950 to 1959	128	2.4%	827	1.9%	4,668	3.5%	
Homes Built Before 1949	75	1.4%	378	0.9%	2,262	1.7%	
<b>Home Values (2015)</b>							
Home Values \$1,000,000 or More	16	0.5%	185	0.6%	519	0.6%	
Home Values \$500,000 to \$999,999	188	6.1%	1,811	6.3%	4,936	5.9%	
Home Values \$400,000 to \$499,999	222	7.2%	2,042	7.1%	5,735	6.9%	
Home Values \$300,000 to \$399,999	462	14.9%	4,770	16.5%	12,136	14.6%	
Home Values \$200,000 to \$299,999	1,013	32.7%	10,004	34.5%	27,811	33.4%	
Home Values \$150,000 to \$199,999	696	22.5%	5,776	19.9%	17,017	20.4%	
Home Values \$100,000 to \$149,999	288	9.3%	2,973	10.3%	9,487	11.4%	
Home Values \$70,000 to \$99,999	124	4.0%	869	3.0%	3,030	3.6%	
Home Values \$50,000 to \$69,999	40	1.3%	288	1.0%	1,157	1.4%	
Home Values \$25,000 to \$49,999	13	0.4%	116	0.4%	1,112	1.3%	
Home Values Under \$25,000	53	1.7%	565	2.0%	3,777	4.5%	
Owner-Occupied Median Home Value	\$228,922		\$241,458		\$223,085		
Renter-Occupied Median Rent	\$888		\$938		\$871		
<b>Transportation To Work (2015)</b>							
Drive to Work Alone	5,686	80.7%	48,565	78.2%	147,178	77.0%	
Drive to Work in Carpool	612	8.7%	6,356	10.2%	21,220	11.1%	
Travel to Work by Public Transportation	79	1.1%	1,006	1.6%	3,682	1.9%	
Drive to Work on Motorcycle	65	0.9%	428	0.7%	1,030	0.5%	
Walk or Bicycle to Work	264	3.8%	1,340	2.2%	4,480	2.3%	
Other Means	75	1.1%	522	0.8%	2,100	1.1%	
Work at Home	261	3.7%	3,869	6.2%	11,505	6.0%	
<b>Travel Time (2015)</b>							
Travel to Work in 14 Minutes or Less	2,004	29.5%	13,611	23.4%	41,980	23.4%	
Travel to Work in 15 to 29 Minutes	3,298	48.6%	27,803	47.8%	81,596	45.4%	
Travel to Work in 30 to 59 Minutes	2,168	32.0%	19,881	34.1%	56,630	31.5%	
Travel to Work in 60 Minutes or More	397	5.8%	3,429	5.9%	11,391	6.3%	
Average Minutes Travel to Work	21.6		22.8		22.5		

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