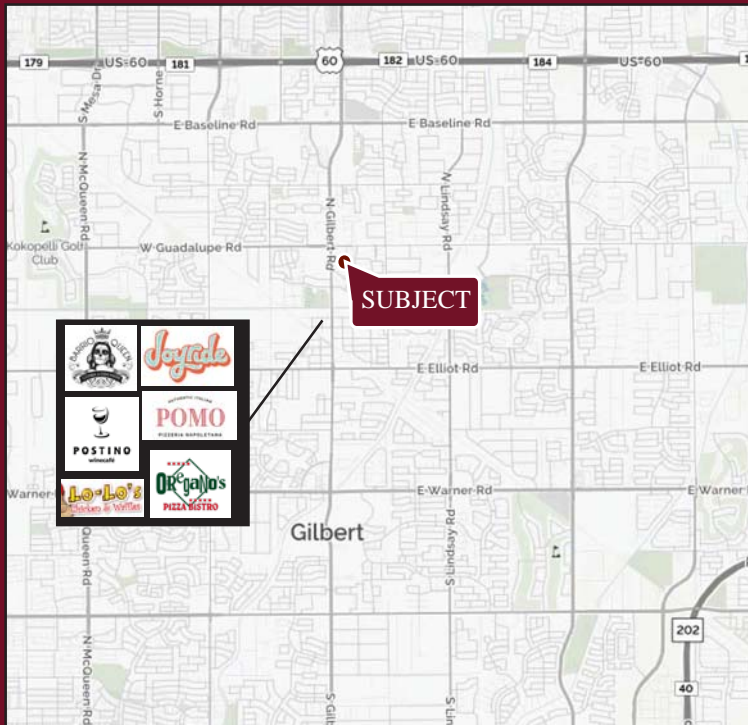
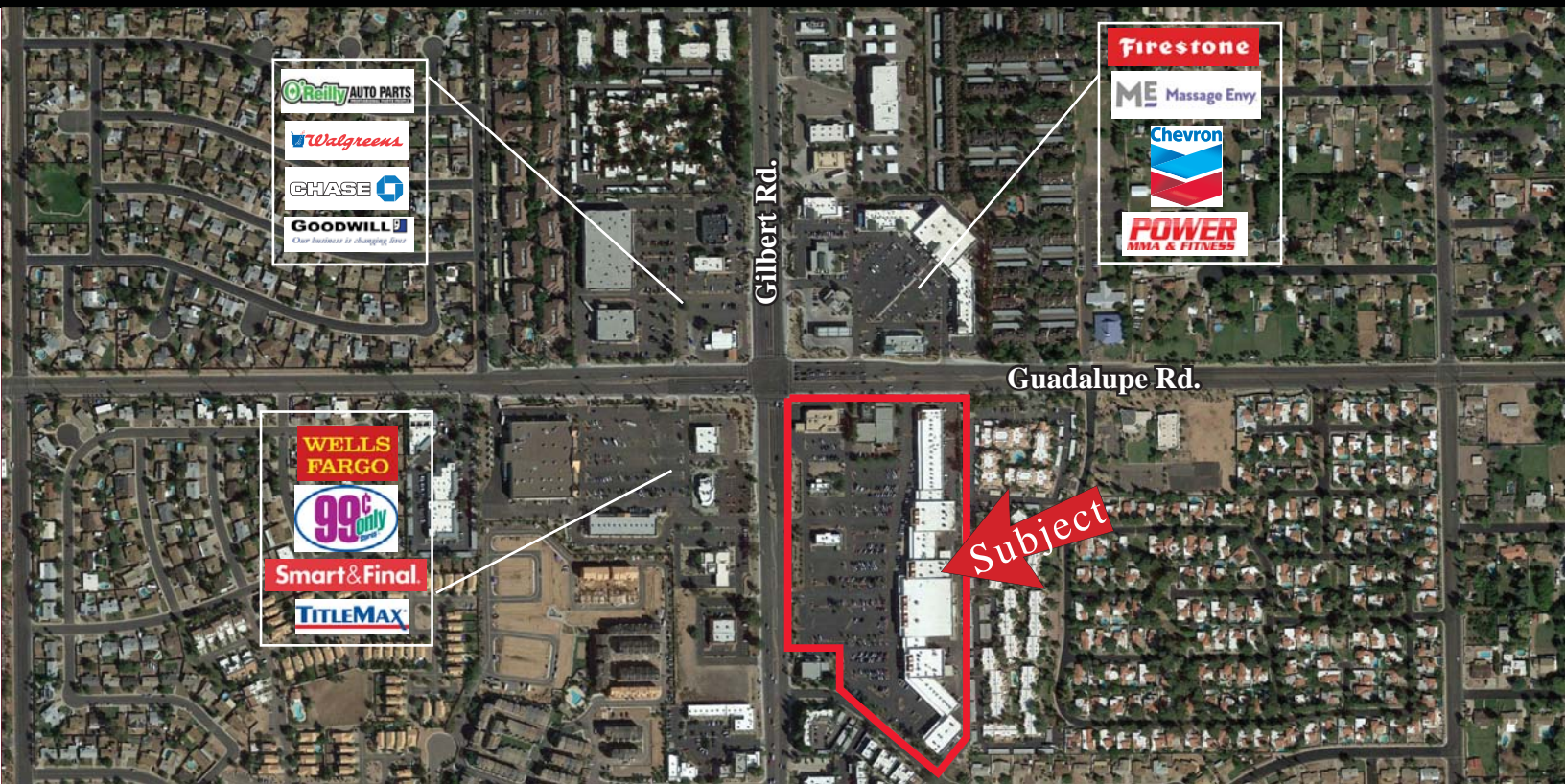


# GILBERT TOWNE CENTER

SOUTHEAST CORNER OF GILBERT ROAD & GUADALUPE ROAD, GILBERT, AZ



## AVAILABILITY

- 1,050 SF -35,270 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.

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,861	134,516	408,189
Avg. Household Income	\$79,307	\$86,090	\$75,138
Estimated Households	5,845	46,659	147,603

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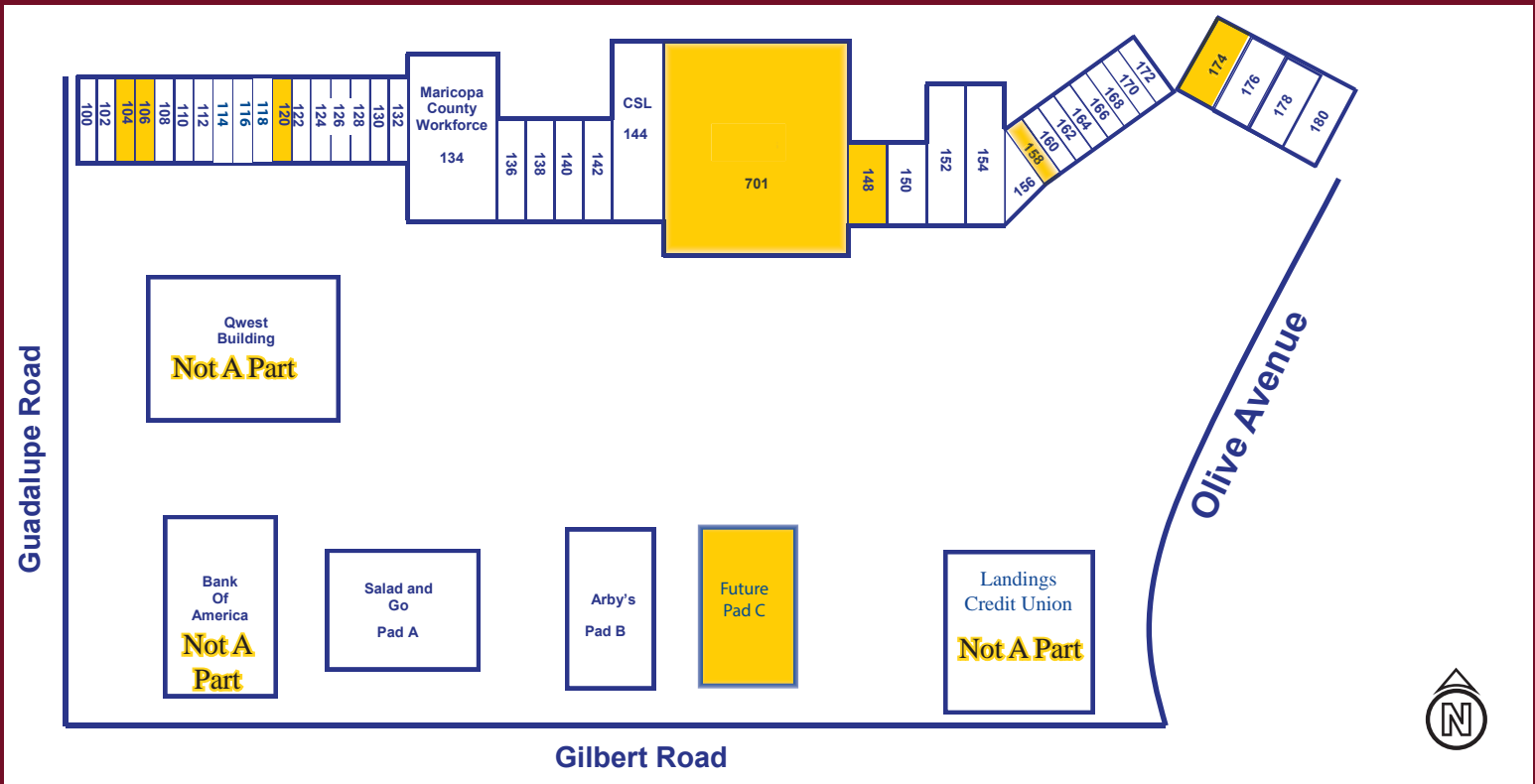
**STRATEGIC**

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# GILBERT TOWNE CENTER

SOUTHEAST CORNER OF GILBERT ROAD & GUADALUPE ROAD, GILBERT, AZ



#	TENANT	SQ. FT.
100	Rose Cleaners	2,100 sf
102	Best Shoe Repair	1,050 sf
104	Available	1,050 sf
106	Avaiable	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	Available	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	San Tan Health	3,600 sf
168-172	Universal Church	3,300 sf
174	Available	4,735 sf
178-180	Bridge Covenant Church	4,550 sf
701	Available	35,270 sf
Pad A	Salad And Go	656 sf
Pad B	Arby's	3,300 sf
Pad C	Future Pad	4,000 sf



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# GILBERT TOWNE CENTER

SOUTHEAST CORNER OF GILBERT ROAD & GUADALUPE ROAD, GILBERT, AZ



**35,270 sf Available**

**Your Sign Here**



**STRATEGIC**

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# EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3635/-111.7893

RF5

743 N Gilbert Rd Gilbert, AZ 85234	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2016)	16,526	136,757	408,917
Projected Population (2021)	18,062	149,259	446,301
Census Population (2010)	14,771	125,923	369,492
Census Population (2000)	15,738	127,540	347,376
Projected Annual Growth (2016 to 2021)	1,536 1.9%	12,502 1.8%	37,384 1.8%
Historical Annual Growth (2010 to 2016)	1,755 2.0%	10,834 1.4%	39,425 1.8%
Historical Annual Growth (2000 to 2010)	-967 -0.6%	-1,617 -0.1%	22,116 0.6%
Estimated Population Density (2016)	5,265 <i>psm</i>	4,839 <i>psm</i>	5,209 <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 (2016)	6,119	47,740	147,697
Projected Households (2021)	6,461	50,398	156,066
Census Households (2010)	5,388	43,203	131,485
Census Households (2000)	5,144	41,250	120,096
Estimated Households with Children (2016)	2,311 37.8%	19,079 40.0%	54,811 37.1%
Estimated Average Household Size (2016)	2.70	2.86	2.76
<b>Average Household Income</b>			
Estimated Average Household Income (2016)	\$74,039	\$86,599	\$75,151
Projected Average Household Income (2021)	\$87,538	\$101,569	\$87,177
Estimated Average Family Income (2016)	\$83,190	\$97,266	\$87,219
<b>Median Household Income</b>			
Estimated Median Household Income (2016)	\$62,128	\$72,878	\$63,830
Projected Median Household Income (2021)	\$69,247	\$80,976	\$70,569
Estimated Median Family Income (2016)	\$72,426	\$84,173	\$76,070
<b>Per Capita Income</b>			
Estimated Per Capita Income (2016)	\$27,433	\$30,268	\$27,200
Projected Per Capita Income (2021)	\$31,332	\$34,330	\$30,536
Estimated Per Capita Income 5 Year Growth	\$3,899 14.2%	\$4,061 13.4%	\$3,336 12.3%
Estimated Average Household Net Worth (2016)	\$717,242	\$872,656	\$713,209
<b>Daytime Demos (2016)</b>			
Total Businesses	902	7,043	16,970
Total Employees	6,314	58,993	134,227
Company Headquarter Businesses	2 0.3%	22 0.3%	38 0.2%
Company Headquarter Employees	409 6.5%	1,049 1.8%	2,292 1.7%
Employee Population per Business	7.0	8.4	7.9
Residential Population per Business	18.3	19.4	24.1

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RF5

## 743 N Gilbert Rd

## Gilbert, AZ 85234

1 mi radius      3 mi radius      5 mi radius

### Race & Ethnicity

White (2016)	12,662	76.6%	102,856	75.2%	295,489	72.3%
Black or African American (2016)	742	4.5%	5,670	4.1%	19,196	4.7%
American Indian or Alaska Native (2016)	194	1.2%	1,662	1.2%	6,697	1.6%
Asian (2016)	692	4.2%	6,668	4.9%	17,397	4.3%
Hawaiian or Pacific Islander (2016)	51	0.3%	516	0.4%	1,392	0.3%
Other Race (2016)	1,481	9.0%	13,694	10.0%	52,321	12.8%
Two or More Races (2016)	703	4.3%	5,691	4.2%	16,425	4.0%
Not Hispanic or Latino Population (2016)	12,416	75.1%	102,223	74.7%	287,256	70.2%
Hispanic or Latino Population (2016)	4,110	24.9%	34,534	25.3%	121,662	29.8%
Not Hispanic or Latino Population (2021)	13,248	73.4%	108,860	72.9%	305,714	68.5%
Hispanic or Latino Population (2021)	4,813	26.6%	40,399	27.1%	140,587	31.5%
Not Hispanic or Latino Population (2010)	11,322	76.6%	95,425	75.8%	262,924	71.2%
Hispanic or Latino Population (2010)	3,449	23.4%	30,498	24.2%	106,569	28.8%
Not Hispanic or Latino Population (2000)	12,771	81.1%	105,888	83.0%	270,552	77.9%
Hispanic or Latino Population (2000)	2,967	18.9%	21,652	17.0%	76,824	22.1%
Projected Hispanic Annual Growth (2016 to 2021)	703	3.4%	5,865	3.4%	18,926	3.1%
Historic Hispanic Annual Growth (2000 to 2016)	1,143	2.4%	12,882	3.7%	44,837	3.6%

### Age Distribution (2016)

Age Under 5	1,105	6.7%	9,127	6.7%	28,793	7.0%
Age 5 to 9 Years	1,193	7.2%	9,993	7.3%	30,179	7.4%
Age 10 to 14 Years	1,283	7.8%	10,806	7.9%	30,558	7.5%
Age 15 to 19 Years	1,245	7.5%	10,638	7.8%	29,472	7.2%
Age 20 to 24 Years	1,231	7.4%	9,410	6.9%	28,639	7.0%
Age 25 to 29 Years	1,276	7.7%	9,913	7.2%	31,327	7.7%
Age 30 to 34 Years	1,217	7.4%	9,659	7.1%	29,836	7.3%
Age 35 to 39 Years	1,088	6.6%	9,114	6.7%	27,706	6.8%
Age 40 to 44 Years	1,105	6.7%	9,718	7.1%	27,695	6.8%
Age 45 to 49 Years	1,141	6.9%	9,982	7.3%	27,364	6.7%
Age 50 to 54 Years	1,195	7.2%	9,892	7.2%	26,552	6.5%
Age 55 to 59 Years	1,006	6.1%	8,362	6.1%	23,480	5.7%
Age 60 to 64 Years	804	4.9%	6,617	4.8%	19,413	4.7%
Age 65 to 74 Years	1,026	6.2%	8,444	6.2%	27,918	6.8%
Age 75 to 84 Years	431	2.6%	3,673	2.7%	14,020	3.4%
Age 85 Years or Over	181	1.1%	1,409	1.0%	5,967	1.5%
Median Age	33.4		34.0		34.2	

### Gender Age Distribution (2016)

Female Population	8,371	50.7%	69,160	50.6%	206,981	50.6%
Age 0 to 19 Years	2,346	28.0%	19,705	28.5%	58,075	28.1%
Age 20 to 64 Years	5,149	61.5%	42,013	60.7%	121,999	58.9%
Age 65 Years or Over	877	10.5%	7,442	10.8%	26,907	13.0%
Female Median Age	34.5		35.0		35.3	
Male Population	8,155	49.3%	67,597	49.4%	201,936	49.4%
Age 0 to 19 Years	2,480	30.4%	20,858	30.9%	60,926	30.2%
Age 20 to 64 Years	4,914	60.3%	40,654	60.1%	120,012	59.4%
Age 65 Years or Over	762	9.3%	6,084	9.0%	20,998	10.4%
Male Median Age	32.2		32.8		33.1	

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RF5

743 N Gilbert Rd Gilbert, AZ 85234	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2016)</b>						
HH Income \$200,000 or More	245	4.0%	3,115	6.5%	6,826	4.6%
HH Income \$150,000 to \$199,999	369	6.0%	3,197	6.7%	7,737	5.2%
HH Income \$100,000 to \$149,999	847	13.8%	8,082	16.9%	21,677	14.7%
HH Income \$75,000 to \$99,999	874	14.3%	7,479	15.7%	20,072	13.6%
HH Income \$50,000 to \$74,999	1,219	19.9%	9,314	19.5%	28,396	19.2%
HH Income \$35,000 to \$49,999	763	12.5%	6,153	12.9%	20,492	13.9%
HH Income \$25,000 to \$34,999	640	10.5%	3,944	8.3%	14,411	9.8%
HH Income \$15,000 to \$24,999	598	9.8%	3,447	7.2%	14,147	9.6%
HH Income Under \$15,000	564	9.2%	3,009	6.3%	13,940	9.4%
HH Income \$35,000 or More	4,316	70.5%	37,339	78.2%	105,200	71.2%
HH Income \$75,000 or More	2,335	38.2%	21,873	45.8%	56,312	38.1%
<b>Housing (2016)</b>						
Total Housing Units	6,341		49,402		157,496	
Housing Units Occupied	6,119	96.5%	47,740	96.6%	147,697	93.8%
Housing Units Owner-Occupied	3,569	58.3%	32,227	67.5%	91,995	62.3%
Housing Units, Renter-Occupied	2,550	41.7%	15,513	32.5%	55,703	37.7%
Housing Units, Vacant	223	3.5%	1,661	3.4%	9,799	6.2%
<b>Marital Status (2016)</b>						
Never Married	4,609	35.6%	35,424	33.2%	106,117	33.2%
Currently Married	5,645	43.6%	51,062	47.8%	146,771	46.0%
Separated	462	3.6%	3,714	3.5%	12,757	4.0%
Widowed	467	3.6%	3,516	3.3%	13,217	4.1%
Divorced	1,763	13.6%	13,116	12.3%	40,526	12.7%
<b>Household Type (2016)</b>						
Population Family	13,912	84.2%	118,790	86.9%	344,160	84.2%
Population Non-Family	2,585	15.6%	17,570	12.8%	62,870	15.4%
Population Group Quarters	29	0.2%	397	0.3%	1,888	0.5%
Family Households	4,148	67.8%	34,703	72.7%	100,202	67.8%
Non-Family Households	1,971	32.2%	13,037	27.3%	47,495	32.2%
Married Couple with Children	1,399	24.8%	12,651	24.8%	34,866	23.8%
Average Family Household Size	3.4		3.4		3.4	
<b>Household Size (2016)</b>						
1 Person Households	1,484	24.3%	9,601	20.1%	35,875	24.3%
2 Person Households	1,864	30.5%	14,659	30.7%	44,769	30.3%
3 Person Households	1,104	18.0%	8,644	18.1%	23,938	16.2%
4 Person Households	869	14.2%	7,733	16.2%	21,402	14.5%
5 Person Households	491	8.0%	3,932	8.2%	11,866	8.0%
6 or More Person Households	307	5.0%	3,171	6.6%	9,846	6.7%
<b>Household Vehicles (2016)</b>						
Households with 0 Vehicles Available	290	4.7%	1,540	3.2%	7,422	5.0%
Households with 1 Vehicles Available	2,106	34.4%	13,950	29.2%	51,885	35.1%
Households with 2 or More Vehicles Available	3,723	60.8%	32,250	67.6%	88,390	59.8%
Total Vehicles Available	11,191		92,833		266,891	
Average Vehicles Per Household	1.8		1.9		1.8	

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RF5

**743 N Gilbert Rd**

**Gilbert, AZ 85234**

**1 mi radius      3 mi radius      5 mi radius**

**Labor Force (2016)**

Estimated Labor Population Age 16 Years or Over	12,726		104,740		313,570	
Estimated Civilian Employed	9,109	71.6%	73,316	70.0%	208,235	66.4%
Estimated Civilian Unemployed	344	2.7%	2,561	2.4%	8,033	2.6%
Estimated in Armed Forces	6	-	75	0.1%	209	0.1%
Estimated Not in Labor Force	3,267	25.7%	28,788	27.5%	97,093	31.0%
Unemployment Rate	2.7%		2.4%		2.6%	

**Occupation (2010)**

Occupation: Population Age 16 Years or Over	7,305		61,164		171,581	
Management, Business, Financial Operations	926	12.7%	9,445	15.4%	23,671	13.8%
Professional, Related	1,424	19.5%	13,846	22.6%	35,968	21.0%
Service	1,438	19.7%	10,836	17.7%	32,757	19.1%
Sales, Office	2,238	30.6%	17,383	28.4%	48,467	28.2%
Farming, Fishing, Forestry	29	0.4%	70	0.1%	328	0.2%
Construct, Extraction, Maintenance	680	9.3%	4,775	7.8%	15,027	8.8%
Production, Transport Material Moving	569	7.8%	4,810	7.9%	15,364	9.0%
White Collar Workers	4,588	62.8%	40,674	66.5%	108,106	63.0%
Blue Collar Workers	2,717	37.2%	20,490	33.5%	63,476	37.0%

**Consumer Expenditure (2016)**

Total Household Expenditure	\$349 M		\$3.04 B		\$8.47 B	
Total Non-Retail Expenditure	\$190 M	54.4%	\$1.66 B	54.6%	\$4.61 B	54.4%
Total Retail Expenditure	\$159 M	45.6%	\$1.38 B	45.4%	\$3.86 B	45.6%
Apparel	\$12.2 M	3.5%	\$107 M	3.5%	\$297 M	3.5%
Contributions	\$14.9 M	4.3%	\$135 M	4.5%	\$364 M	4.3%
Education	\$12.7 M	3.6%	\$115 M	3.8%	\$311 M	3.7%
Entertainment	\$19.6 M	5.6%	\$172 M	5.7%	\$475 M	5.6%
Food and Beverages	\$51.5 M	14.7%	\$443 M	14.6%	\$1.25 B	14.7%
Furnishings and Equipment	\$12.0 M	3.4%	\$106 M	3.5%	\$291 M	3.4%
Gifts	\$8.53 M	2.4%	\$76.6 M	2.5%	\$208 M	2.5%
Health Care	\$27.9 M	8.0%	\$237 M	7.8%	\$673 M	7.9%
Household Operations	\$9.95 M	2.8%	\$89.1 M	2.9%	\$242 M	2.9%
Miscellaneous Expenses	\$5.14 M	1.5%	\$44.2 M	1.5%	\$124 M	1.5%
Personal Care	\$4.55 M	1.3%	\$39.4 M	1.3%	\$110 M	1.3%
Personal Insurance	\$2.57 M	0.7%	\$23.1 M	0.8%	\$62.7 M	0.7%
Reading	\$773 K	0.2%	\$6.72 M	0.2%	\$18.7 M	0.2%
Shelter	\$71.7 M	20.5%	\$624 M	20.5%	\$1.74 B	20.6%
Tobacco	\$2.16 M	0.6%	\$17.8 M	0.6%	\$51.8 M	0.6%
Transportation	\$66.7 M	19.1%	\$577 M	19.0%	\$1.61 B	19.1%
Utilities	\$26.4 M	7.6%	\$225 M	7.4%	\$637 M	7.5%

**Educational Attainment (2016)**

Adult Population Age 25 Years or Over	10,470		86,784		261,277	
Elementary (Grade Level 0 to 8)	301	2.9%	3,312	3.8%	16,160	6.2%
Some High School (Grade Level 9 to 11)	529	5.1%	4,209	4.8%	16,226	6.2%
High School Graduate	2,354	22.5%	18,401	21.2%	59,181	22.7%
Some College	3,007	28.7%	23,736	27.4%	70,404	26.9%
Associate Degree Only	1,114	10.6%	8,801	10.1%	24,985	9.6%
Bachelor Degree Only	2,286	21.8%	18,723	21.6%	49,180	18.8%
Graduate Degree	878	8.4%	9,604	11.1%	25,140	9.6%

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RF5

**743 N Gilbert Rd**

**Gilbert, AZ 85234**

**1 mi radius      3 mi radius      5 mi radius**

## Units In Structure (2010)

1 Detached Unit	3,351	62.2%	32,802	75.9%	86,501	65.8%
1 Attached Unit	318	5.9%	2,002	4.6%	6,253	4.8%
2 to 4 Units	348	6.5%	1,794	4.2%	7,486	5.7%
5 to 9 Units	382	7.1%	2,054	4.8%	8,182	6.2%
10 to 19 Units	325	6.0%	1,742	4.0%	7,514	5.7%
20 to 49 Units	175	3.3%	685	1.6%	3,150	2.4%
50 or More Units	423	7.8%	1,449	3.4%	4,796	3.6%
Mobile Home or Trailer	63	1.2%	658	1.5%	7,215	5.5%
Other Structure	2	-	17	-	388	0.3%

## Homes Built By Year (2010)

Homes Built 2005 or later	302	5.6%	2,049	4.7%	8,812	6.7%
Homes Built 2000 to 2004	447	8.3%	3,567	8.3%	13,238	10.1%
Homes Built 1990 to 1999	1,430	26.5%	17,091	39.6%	37,236	28.3%
Homes Built 1980 to 1989	1,998	37.1%	11,510	26.6%	33,289	25.3%
Homes Built 1970 to 1979	798	14.8%	5,780	13.4%	22,819	17.4%
Homes Built 1960 to 1969	219	4.1%	1,705	3.9%	8,229	6.3%
Homes Built 1950 to 1959	120	2.2%	1,043	2.4%	5,304	4.0%
Homes Built Before 1949	88	1.6%	498	1.2%	2,525	1.9%

## Home Values (2010)

Home Values \$1,000,000 or More	30	1.0%	302	1.0%	786	0.9%
Home Values \$500,000 to \$999,999	146	4.6%	1,495	5.1%	3,691	4.5%
Home Values \$400,000 to \$499,999	158	5.0%	1,448	5.0%	3,635	4.4%
Home Values \$300,000 to \$399,999	340	10.8%	3,561	12.2%	8,387	10.1%
Home Values \$200,000 to \$299,999	907	28.6%	7,892	27.1%	20,228	24.4%
Home Values \$150,000 to \$199,999	551	17.4%	5,410	18.5%	15,867	19.1%
Home Values \$100,000 to \$149,999	577	18.2%	4,663	16.0%	14,660	17.7%
Home Values \$70,000 to \$99,999	239	7.6%	2,126	7.3%	6,505	7.8%
Home Values \$50,000 to \$69,999	73	2.3%	772	2.6%	2,474	3.0%
Home Values \$25,000 to \$49,999	64	2.0%	625	2.1%	2,229	2.7%
Home Values Under \$25,000	80	2.5%	881	3.0%	4,462	5.4%
Owner-Occupied Median Home Value	\$201,666		\$206,688		\$189,066	
Renter-Occupied Median Rent	\$726		\$844		\$776	

## Transportation To Work (2010)

Drive to Work Alone	5,395	76.1%	46,432	77.7%	128,418	76.5%
Drive to Work in Carpool	1,055	14.9%	7,757	13.0%	22,187	13.2%
Travel to Work by Public Transportation	75	1.1%	816	1.4%	2,725	1.6%
Drive to Work on Motorcycle	24	0.3%	286	0.5%	859	0.5%
Walk or Bicycle to Work	159	2.2%	1,063	1.8%	3,631	2.2%
Other Means	31	0.4%	508	0.9%	1,512	0.9%
Work at Home	348	4.9%	2,906	4.9%	8,634	5.1%

## Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,952	29.0%	13,464	23.7%	37,006	23.2%
Travel to Work in 15 to 29 Minutes	2,520	37.4%	23,008	40.5%	64,299	40.4%
Travel to Work in 30 to 59 Minutes	2,054	30.5%	17,456	30.7%	50,060	31.4%
Travel to Work in 60 Minutes or More	212	3.1%	2,935	5.2%	7,967	5.0%
Average Minutes Travel to Work	21.2		22.8		22.7	

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