



SHOPS, PADS & MAJOR SPACE AVAILABLE

AVAILABILITY

- 2,580 sf - 3,300 sf Shop Space
- 4,000 sf Pad End Cap
- 20,000 sf Major
- 28,428 sf Major Coming Available • 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 - +/- 37,000 cpd

NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	7,477	63,160	197,475
Ave Household Income	\$81,262	\$112,568	\$107,740
Daytime Employment	2,044	9,407	53,518



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Gilbert Gateway
Towne Center

SAN TAN FREEWAY (LOOP 202)



#	TENANT	SQ. FT.
Majors		
Major B	Party City	12,000 sf
Major C	Available	20,000 sf
Major J	Walmart	205,000 sf
Shops A		
SA100	Available	2,580 sf
SA102	Cool Cuts 4 Kids	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	Available	3,000 sf
SA105	Catherine's	4,000 sf
Shops B		
SB100	Thai Chili	2,400 sf
SB101	Zellas Pizza	2,400 sf
SB102	Subway	1,405 sf
SB103	T Mobile	1,500 sf
SB104	Chipotle	2,345 sf
Shops C		
SC100	Starbucks	1,700 sf
SC101	Available-Former Restaurant	1,500 sf
SC102	Ono BBQ	1,800 sf
SC103	Jamba Juice	1,743 sf
SC104	Native New Yorker	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	Village Inn	4,400 sf
Pad G	Panera	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	Coming Available	28,428 sf
M000B	PetsMart	19,107 sf
M000C	At Lease	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



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.

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Towne Center

SWC POWER & SAN TAN FREEWAY
GILBERT, AZ



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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3216/-111.6869

RF5

Power Rd. & Ray Road Mesa, AZ 85212	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	7,477	63,160	197,475
Projected Population (2023)	8,119	68,538	214,248
Census Population (2010)	6,833	49,026	166,921
Census Population (2000)	636	9,677	71,560
Projected Annual Growth (2018 to 2023)	642 1.7%	5,378 1.7%	16,773 1.7%
Historical Annual Growth (2010 to 2018)	644 1.2%	14,134 3.6%	30,554 2.3%
Historical Annual Growth (2000 to 2010)	6,197 97.4%	39,349 40.7%	95,361 13.3%
Estimated Population Density (2018)	2,381 <i>psm</i>	2,235 <i>psm</i>	2,515 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	2,489	20,556	66,934
Projected Households (2023)	2,625	21,625	70,412
Census Households (2010)	2,280	15,743	55,943
Census Households (2000)	208	3,046	23,580
Estimated Households with Children (2018)	1,069 42.9%	9,568 46.5%	28,372 42.4%
Estimated Average Household Size (2018)	2.96	3.06	2.94
Average Household Income			
Estimated Average Household Income (2018)	\$81,262	\$112,568	\$107,740
Projected Average Household Income (2023)	\$91,112	\$130,949	\$124,951
Estimated Average Family Income (2018)	\$88,877	\$123,922	\$120,780
Median Household Income			
Estimated Median Household Income (2018)	\$82,521	\$91,660	\$86,969
Projected Median Household Income (2023)	\$93,870	\$105,906	\$100,490
Estimated Median Family Income (2018)	\$89,395	\$101,224	\$97,941
Per Capita Income			
Estimated Per Capita Income (2018)	\$27,121	\$36,664	\$36,534
Projected Per Capita Income (2023)	\$29,521	\$41,343	\$41,079
Estimated Per Capita Income 5 Year Growth	\$2,401 8.9%	\$4,679 12.8%	\$4,545 12.4%
Estimated Average Household Net Worth (2018)	\$877,782	\$1,236,685	\$1,144,254
Daytime Demos (2018)			
Total Businesses	187	1,117	5,794
Total Employees	2,044	9,407	53,518
Company Headquarter Businesses	2 1.1%	3 0.3%	9 0.1%
Company Headquarter Employees	36 1.8%	192 2.0%	1,988 3.7%
Employee Population per Business	11.0	8.4	9.2
Residential Population per Business	40.1	56.5	34.1

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RF5

Power Rd. & Ray Road

Mesa, AZ 85212

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	5,687	76.1%	48,924	77.5%	156,027	79.0%
Black or African American (2018)	352	4.7%	3,077	4.9%	8,841	4.5%
American Indian or Alaska Native (2018)	111	1.5%	606	1.0%	1,756	0.9%
Asian (2018)	496	6.6%	4,350	6.9%	11,220	5.7%
Hawaiian or Pacific Islander (2018)	16	0.2%	122	0.2%	429	0.2%
Other Race (2018)	458	6.1%	3,271	5.2%	11,024	5.6%
Two or More Races (2018)	357	4.8%	2,811	4.5%	8,178	4.1%
Not Hispanic or Latino Population (2018)	6,058	81.0%	52,018	82.4%	161,614	81.8%
Hispanic or Latino Population (2018)	1,418	19.0%	11,142	17.6%	35,861	18.2%
Not Hispanic or Latino Population (2023)	6,446	79.4%	55,294	80.7%	171,578	80.1%
Hispanic or Latino Population (2023)	1,673	20.6%	13,244	19.3%	42,669	19.9%
Not Hispanic or Latino Population (2010)	5,626	82.3%	41,343	84.3%	141,145	84.6%
Hispanic or Latino Population (2010)	1,207	17.7%	7,683	15.7%	25,776	15.4%
Not Hispanic or Latino Population (2000)	548	86.2%	8,427	87.1%	63,608	88.9%
Hispanic or Latino Population (2000)	88	13.8%	1,250	12.9%	7,952	11.1%
Projected Hispanic Annual Growth (2018 to 2023)	254	3.6%	2,102	3.8%	6,808	3.8%
Historic Hispanic Annual Growth (2000 to 2018)	1,331	84.4%	9,892	44.0%	27,909	19.5%

Age Distribution (2018)

Age Under 5	712	9.5%	5,566	8.8%	15,117	7.7%
Age 5 to 9 Years	654	8.8%	5,344	8.5%	15,800	8.0%
Age 10 to 14 Years	593	7.9%	5,182	8.2%	15,984	8.1%
Age 15 to 19 Years	546	7.3%	4,326	6.8%	13,390	6.8%
Age 20 to 24 Years	489	6.5%	3,632	5.8%	10,546	5.3%
Age 25 to 29 Years	719	9.6%	5,325	8.4%	14,216	7.2%
Age 30 to 34 Years	725	9.7%	5,660	9.0%	15,262	7.7%
Age 35 to 39 Years	672	9.0%	5,388	8.5%	15,594	7.9%
Age 40 to 44 Years	508	6.8%	4,475	7.1%	13,773	7.0%
Age 45 to 49 Years	432	5.8%	4,015	6.4%	12,890	6.5%
Age 50 to 54 Years	352	4.7%	3,379	5.4%	11,078	5.6%
Age 55 to 59 Years	304	4.1%	3,012	4.8%	10,143	5.1%
Age 60 to 64 Years	254	3.4%	2,547	4.0%	9,357	4.7%
Age 65 to 74 Years	335	4.5%	3,370	5.3%	14,713	7.5%
Age 75 to 84 Years	143	1.9%	1,462	2.3%	7,273	3.7%
Age 85 Years or Over	39	0.5%	478	0.8%	2,337	1.2%
Median Age	29.4		31.2		34.4	

Gender Age Distribution (2018)

Female Population	3,784	50.6%	32,101	50.8%	100,419	50.9%
Age 0 to 19 Years	1,206	31.9%	9,845	30.7%	28,998	28.9%
Age 20 to 64 Years	2,302	60.8%	19,378	60.4%	58,217	58.0%
Age 65 Years or Over	276	7.3%	2,878	9.0%	13,203	13.1%
Female Median Age	30.1		31.8		35.2	
Male Population	3,693	49.4%	31,059	49.2%	97,056	49.1%
Age 0 to 19 Years	1,300	35.2%	10,572	34.0%	31,293	32.2%
Age 20 to 64 Years	2,153	58.3%	18,055	58.1%	54,643	56.3%
Age 65 Years or Over	240	6.5%	2,432	7.8%	11,120	11.5%
Male Median Age	28.7		30.7		33.5	

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RF5

Power Rd. & Ray Road Mesa, AZ 85212	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	58	2.3%	1,884	9.2%	5,971	8.9%
HH Income \$150,000 to \$199,999	241	9.7%	2,477	12.1%	6,906	10.3%
HH Income \$100,000 to \$149,999	594	23.9%	4,806	23.4%	14,376	21.5%
HH Income \$75,000 to \$99,999	496	19.9%	3,298	16.0%	10,613	15.9%
HH Income \$50,000 to \$74,999	353	14.2%	3,498	17.0%	11,817	17.7%
HH Income \$35,000 to \$49,999	303	12.2%	1,909	9.3%	6,775	10.1%
HH Income \$25,000 to \$34,999	128	5.2%	943	4.6%	3,761	5.6%
HH Income \$15,000 to \$24,999	117	4.7%	698	3.4%	2,954	4.4%
HH Income Under \$15,000	198	8.0%	1,043	5.1%	3,760	5.6%
HH Income \$35,000 or More	2,046	82.2%	17,872	86.9%	56,458	84.3%
HH Income \$75,000 or More	1,390	55.8%	12,465	60.6%	37,867	56.6%
Housing (2018)						
Total Housing Units	2,579		21,178		70,545	
Housing Units Occupied	2,489	96.5%	20,556	97.1%	66,934	94.9%
Housing Units Owner-Occupied	1,727	69.4%	15,393	74.9%	50,241	75.1%
Housing Units, Renter-Occupied	762	30.6%	5,163	25.1%	16,693	24.9%
Housing Units, Vacant	90	3.5%	622	2.9%	3,611	5.1%
Marital Status (2018)						
Never Married	1,506	27.3%	14,206	30.2%	41,461	27.5%
Currently Married	3,043	55.2%	25,006	53.1%	83,551	55.5%
Separated	229	4.1%	1,597	3.4%	4,734	3.1%
Widowed	78	1.4%	1,102	2.3%	5,538	3.7%
Divorced	661	12.0%	5,157	11.0%	15,290	10.2%
Household Type (2018)						
Population Family	6,489	86.8%	56,422	89.3%	175,913	89.1%
Population Non-Family	883	11.8%	6,402	10.1%	21,116	10.7%
Population Group Quarters	104	1.4%	337	0.5%	446	0.2%
Family Households	1,870	75.1%	16,039	78.0%	51,142	76.4%
Non-Family Households	619	24.9%	4,517	22.0%	15,792	23.6%
Married Couple with Children	753	24.7%	7,077	28.3%	20,874	25.0%
Average Family Household Size	3.5		3.5		3.4	
Household Size (2018)						
1 Person Households	421	16.9%	3,106	15.1%	11,663	17.4%
2 Person Households	755	30.3%	5,922	28.8%	20,808	31.1%
3 Person Households	446	17.9%	4,011	19.5%	11,541	17.2%
4 Person Households	480	19.3%	4,038	19.6%	12,120	18.1%
5 Person Households	236	9.5%	2,053	10.0%	6,373	9.5%
6 or More Person Households	151	6.1%	1,426	6.9%	4,430	6.6%
Household Vehicles (2018)						
Households with 0 Vehicles Available	101	4.1%	461	2.2%	1,448	2.2%
Households with 1 Vehicles Available	617	24.8%	5,043	24.5%	18,784	28.1%
Households with 2 or More Vehicles Available	1,771	71.2%	15,052	73.2%	46,702	69.8%
Total Vehicles Available	4,730		41,395		132,583	
Average Vehicles Per Household	1.9		2.0		2.0	

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Power Rd. & Ray Road Mesa, AZ 85212	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	5,408	46,114	147,666
Estimated Civilian Employed	3,793 70.1%	32,743 71.0%	98,061 66.4%
Estimated Civilian Unemployed	131 2.4%	1,068 2.3%	3,062 2.1%
Estimated in Armed Forces	16 0.3%	104 0.2%	171 0.1%
Estimated Not in Labor Force	1,469 27.2%	12,199 26.5%	46,373 31.4%
Unemployment Rate	2.4%	2.3%	2.1%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	4,203	32,421	98,137
Management, Business, Financial Operations	771 18.3%	6,151 19.0%	18,389 18.7%
Professional, Related	1,096 26.1%	8,898 27.4%	25,592 26.1%
Service	657 15.6%	4,283 13.2%	14,527 14.8%
Sales, Office	1,134 27.0%	8,514 26.3%	25,954 26.4%
Farming, Fishing, Forestry	- -	24 0.1%	102 0.1%
Construct, Extraction, Maintenance	182 4.3%	1,811 5.6%	6,234 6.4%
Production, Transport Material Moving	363 8.6%	2,741 8.5%	7,339 7.5%
White Collar Workers	3,001 71.4%	23,562 72.7%	69,935 71.3%
Blue Collar Workers	1,202 28.6%	8,859 27.3%	28,203 28.7%
Consumer Expenditure (2018)			
Total Household Expenditure	\$152 M	\$1.57 B	\$4.96 B
Total Non-Retail Expenditure	\$78.9 M 51.8%	\$824 M 52.4%	\$2.60 B 52.3%
Total Retail Expenditure	\$73.4 M 48.2%	\$748 M 47.6%	\$2.37 B 47.7%
Apparel	\$5.35 M 3.5%	\$55.7 M 3.5%	\$175 M 3.5%
Contributions	\$6.63 M 4.4%	\$75.2 M 4.8%	\$235 M 4.7%
Education	\$5.88 M 3.9%	\$64.8 M 4.1%	\$201 M 4.0%
Entertainment	\$8.61 M 5.7%	\$89.5 M 5.7%	\$282 M 5.7%
Food and Beverages	\$22.2 M 14.6%	\$225 M 14.3%	\$713 M 14.4%
Furnishings and Equipment	\$5.39 M 3.5%	\$56.2 M 3.6%	\$177 M 3.6%
Gifts	\$3.83 M 2.5%	\$41.9 M 2.7%	\$131 M 2.6%
Health Care	\$11.8 M 7.7%	\$118 M 7.5%	\$376 M 7.6%
Household Operations	\$4.50 M 3.0%	\$48.6 M 3.1%	\$152 M 3.1%
Miscellaneous Expenses	\$2.20 M 1.4%	\$22.4 M 1.4%	\$71.0 M 1.4%
Personal Care	\$1.98 M 1.3%	\$20.3 M 1.3%	\$64.2 M 1.3%
Personal Insurance	\$1.16 M 0.8%	\$12.7 M 0.8%	\$39.5 M 0.8%
Reading	\$338 K 0.2%	\$3.49 M 0.2%	\$11.0 M 0.2%
Shelter	\$31.3 M 20.5%	\$324 M 20.6%	\$1.02 B 20.6%
Tobacco	\$874 K 0.6%	\$8.33 M 0.5%	\$27.0 M 0.5%
Transportation	\$29.0 M 19.1%	\$294 M 18.7%	\$930 M 18.7%
Utilities	\$11.2 M 7.4%	\$112 M 7.1%	\$356 M 7.2%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	4,482	39,110	126,638
Elementary (Grade Level 0 to 8)	102 2.3%	610 1.6%	2,638 2.1%
Some High School (Grade Level 9 to 11)	81 1.8%	984 2.5%	4,196 3.3%
High School Graduate	708 15.8%	6,430 16.4%	23,099 18.2%
Some College	1,279 28.5%	10,136 25.9%	33,369 26.3%
Associate Degree Only	423 9.4%	4,192 10.7%	12,687 10.0%
Bachelor Degree Only	1,297 28.9%	11,524 29.5%	34,097 26.9%
Graduate Degree	593 13.2%	5,234 13.4%	16,553 13.1%

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Mesa, AZ 85212

Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,330	102.2	17,632	112.0	55,422	99.1%
1 Attached Unit	220	9.6%	723	4.6%	2,251	4.0%
2 to 4 Units	15	0.6%	183	1.2%	918	1.6%
5 to 9 Units	46	2.0%	228	1.5%	1,494	2.7%
10 to 19 Units	71	3.1%	592	3.8%	2,118	3.8%
20 to 49 Units	22	1.0%	239	1.5%	701	1.3%
50 or More Units	42	1.8%	454	2.9%	1,554	2.8%
Mobile Home or Trailer	26	1.1%	297	1.9%	2,441	4.4%
Other Structure	1	-	5	-	49	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	43	1.9%	566	3.6%	2,796	5.0%
Homes Built 2000 to 2009	1,596	70.0%	11,498	73.0%	30,389	54.3%
Homes Built 1990 to 1999	244	10.7%	3,283	20.9%	18,384	32.9%
Homes Built 1980 to 1989	137	6.0%	868	5.5%	5,039	9.0%
Homes Built 1970 to 1979	203	8.9%	947	6.0%	3,797	6.8%
Homes Built 1960 to 1969	69	3.0%	374	2.4%	1,313	2.3%
Homes Built 1950 to 1959	57	2.5%	265	1.7%	668	1.2%
Homes Built Before 1949	63	2.8%	192	1.2%	422	0.8%

Home Values (2015)

Home Values \$1,000,000 or More	8	0.6%	67	0.6%	292	0.7%
Home Values \$500,000 to \$999,999	95	6.2%	908	7.9%	3,515	8.5%
Home Values \$400,000 to \$499,999	136	8.9%	1,202	10.4%	4,088	9.9%
Home Values \$300,000 to \$399,999	286	18.6%	2,783	24.1%	9,979	24.1%
Home Values \$200,000 to \$299,999	749	48.9%	6,090	52.7%	18,028	43.5%
Home Values \$150,000 to \$199,999	393	25.6%	2,795	24.2%	8,537	20.6%
Home Values \$100,000 to \$149,999	186	12.1%	833	7.2%	3,124	7.5%
Home Values \$70,000 to \$99,999	30	2.0%	102	0.9%	655	1.6%
Home Values \$50,000 to \$69,999	6	0.4%	40	0.3%	385	0.9%
Home Values \$25,000 to \$49,999	3	0.2%	62	0.5%	357	0.9%
Home Values Under \$25,000	33	2.2%	254	2.2%	1,114	2.7%
Owner-Occupied Median Home Value	\$238,682		\$259,974		\$258,589	
Renter-Occupied Median Rent	\$1,160		\$1,078		\$1,074	

Transportation To Work (2015)

Drive to Work Alone	3,038	76.9%	23,434	78.4%	73,120	77.4%
Drive to Work in Carpool	387	9.8%	2,944	9.8%	9,927	10.5%
Travel to Work by Public Transportation	53	1.4%	319	1.1%	979	1.0%
Drive to Work on Motorcycle	33	0.8%	115	0.4%	363	0.4%
Walk or Bicycle to Work	112	2.8%	565	1.9%	1,521	1.6%
Other Means	59	1.5%	412	1.4%	942	1.0%
Work at Home	269	6.8%	2,104	7.0%	7,577	8.0%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	718	19.5%	5,107	18.4%	16,554	19.1%
Travel to Work in 15 to 29 Minutes	1,458	39.6%	11,222	40.4%	33,532	38.6%
Travel to Work in 30 to 59 Minutes	1,354	36.8%	11,110	40.0%	32,746	37.7%
Travel to Work in 60 Minutes or More	383	10.4%	2,634	9.5%	7,394	8.5%
Average Minutes Travel to Work	25.6		26.2		25.5	

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