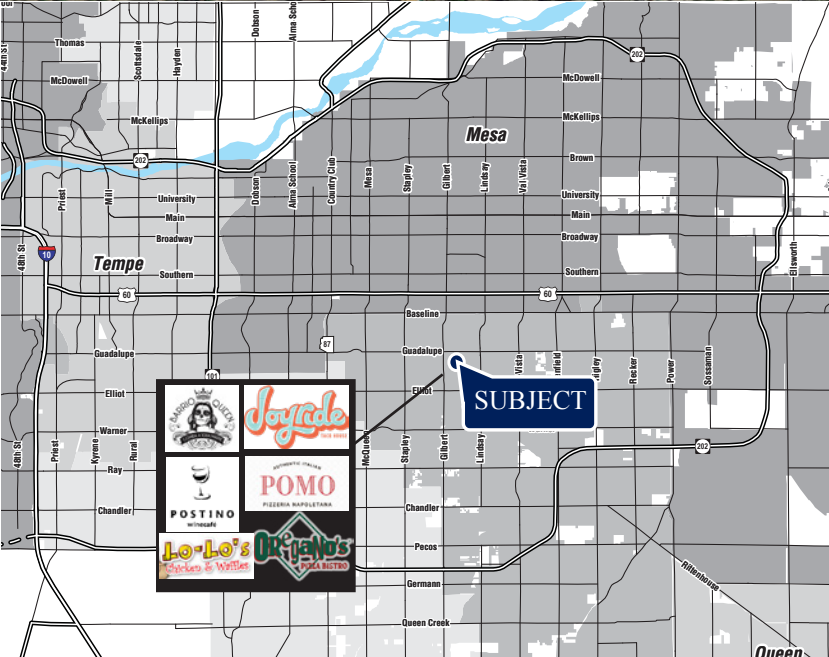
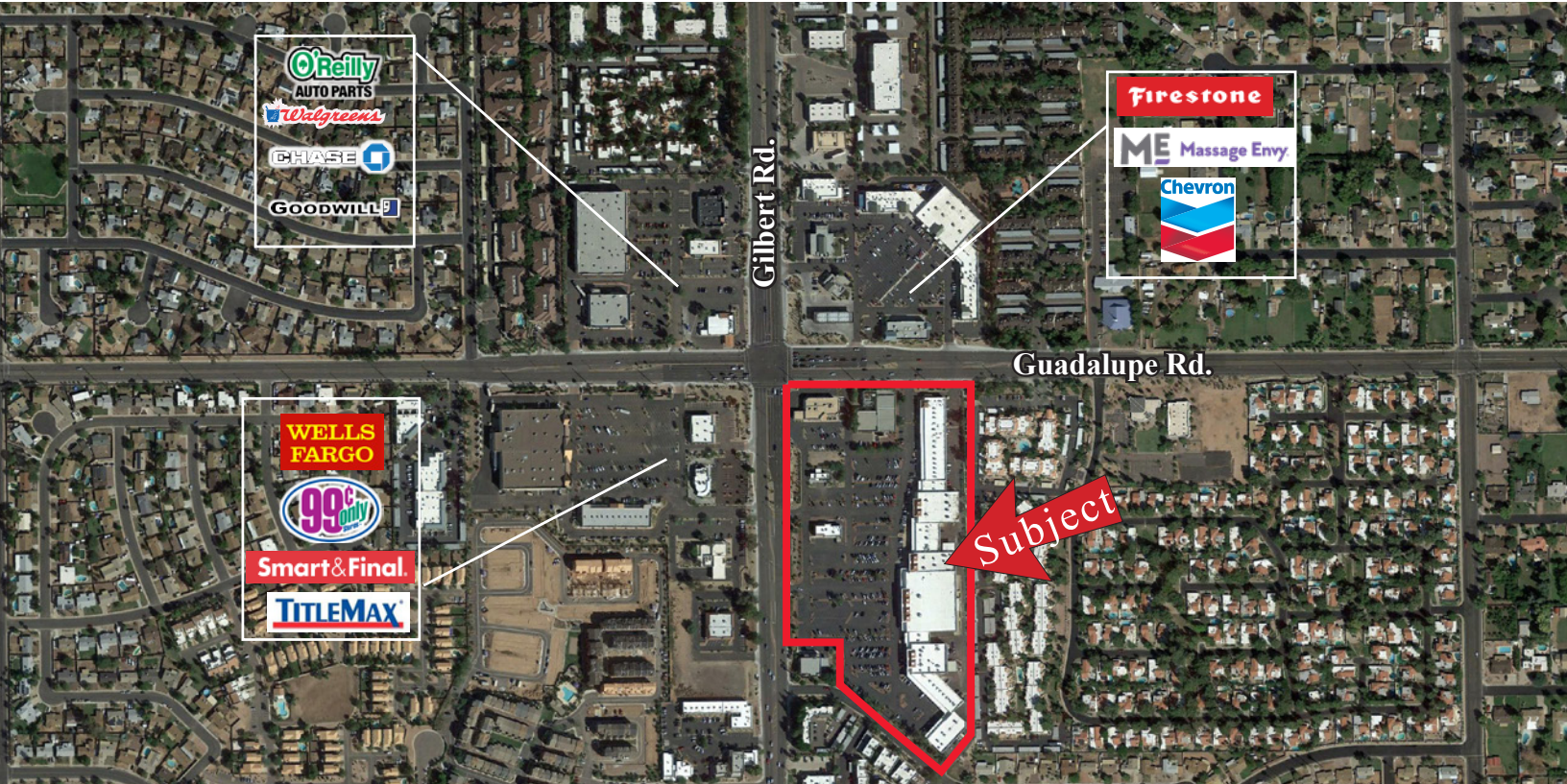


# Gilbert Towne Center



NOTABLE TENANTS IN TRADE AREA



## SHOP SPACE AND PAD AVAILABLE

### AVAILABILITY

- 1,400 sf - 4,735 sf
- 4,000 sf future PAD

### FEATURES

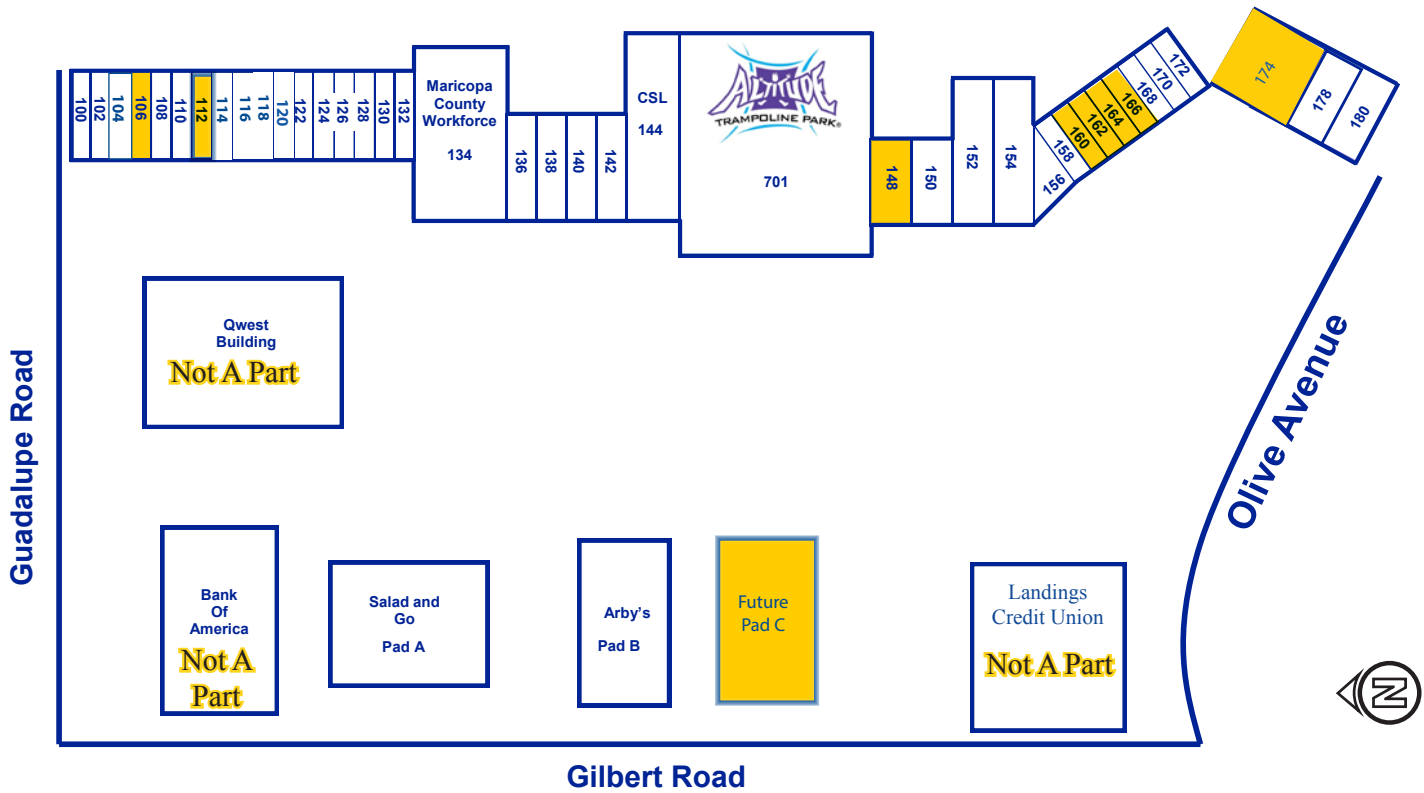
- Within 1.5-miles of US-60 and immediately North of Downtown Gilbert's Heritage District – a regional dining and entertainment hub for eastern metro Phoenix that features numerous local and regional restaurant tenants
- Join Arizona School of Real Estate, Arby's & Salad and Go
- Gilbert Road: ±36,734 CPD
- Guadalupe Road: ±16,221 CPD

2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	15,544	133,785	412,475
Avg. Household Income	\$86,842	\$95,501	\$85,084
Daytime Employment	6,739	54,749	142,010

**David Jarand**  
 D 480 423 7957  
 C 602 882 1808  
 david.jarand@avisonyoung.com

**Kevin Jarand**  
 D 480 423 7950  
 C 602 821 4808  
 kevin.jarand@avisonyoung.com

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



#	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	Available Existing Restaurant	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 - Former Restaurant	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	Juice Bar	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



<b>E Guadalupe Rd &amp; N Gilbert Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Population</b>						
Estimated Population (2019)	15,544		133,785		412,475	
Projected Population (2024)	16,891		145,803		450,053	
Census Population (2010)	14,525		127,298		371,969	
Census Population (2000)	15,414		129,124		352,090	
Projected Annual Growth (2019 to 2024)	1,347	1.7%	12,018	1.8%	37,578	1.8%
Historical Annual Growth (2010 to 2019)	1,019	0.7%	6,487	0.5%	40,506	1.1%
Historical Annual Growth (2000 to 2010)	-889	-0.6%	-1,826	-0.1%	19,879	0.6%
Estimated Population Density (2019)	4,950 psm		4,732 psm		5,254 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2019)	5,761		46,285		149,048	
Projected Households (2024)	6,010		48,514		156,603	
Census Households (2010)	5,283		43,531		132,447	
Census Households (2000)	5,034		41,661		121,876	
Estimated Households with Children (2019)	2,260	39.2%	18,654	40.3%	54,444	36.5%
Estimated Average Household Size (2019)	2.69		2.88		2.75	
<b>Average Household Income</b>						
Estimated Average Household Income (2019)	\$86,842		\$95,501		\$85,084	
Projected Average Household Income (2024)	\$96,587		\$107,358		\$95,309	
Estimated Average Family Income (2019)	\$94,179		\$104,212		\$97,971	
<b>Median Household Income</b>						
Estimated Median Household Income (2019)	\$76,120		\$79,420		\$71,788	
Projected Median Household Income (2024)	\$88,117		\$91,512		\$83,015	
Estimated Median Family Income (2019)	\$86,682		\$90,067		\$83,895	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2019)	\$32,217		\$33,085		\$30,809	
Projected Per Capita Income (2024)	\$34,396		\$35,763		\$33,223	
Estimated Per Capita Income 5 Year Growth	\$2,178	6.8%	\$2,678	8.1%	\$2,414	7.8%
Estimated Average Household Net Worth (2019)	\$834,802		\$879,211		\$768,802	
<b>Daytime Demos (2019)</b>						
Total Businesses	838		5,921		15,027	
Total Employees	6,739		54,749		142,010	
Company Headquarter Businesses	3	0.3%	20	0.3%	45	0.3%
Company Headquarter Employees	414	6.1%	1,187	2.2%	3,742	2.6%
Employee Population per Business	8.0		9.2		9.5	
Residential Population per Business	18.5		22.6		27.4	

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<b>E Guadalupe Rd &amp; N Gilbert Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Race &amp; Ethnicity</b>						
White (2019)	11,519	74.1%	96,729	72.3%	293,357	71.1%
Black or African American (2019)	777	5.0%	6,471	4.8%	21,214	5.1%
American Indian or Alaska Native (2019)	200	1.3%	1,804	1.3%	6,988	1.7%
Asian (2019)	737	4.7%	7,069	5.3%	19,293	4.7%
Hawaiian or Pacific Islander (2019)	59	0.4%	545	0.4%	1,446	0.4%
Other Race (2019)	1,522	9.8%	15,074	11.3%	52,887	12.8%
Two or More Races (2019)	730	4.7%	6,094	4.6%	17,290	4.2%
Not Hispanic or Latino Population (2019)	11,296	72.7%	95,473	71.4%	286,323	69.4%
Hispanic or Latino Population (2019)	4,248	27.3%	38,311	28.6%	126,153	30.6%
Not Hispanic or Latino Population (2024)	12,139	71.9%	102,865	70.6%	308,839	68.6%
Hispanic or Latino Population (2024)	4,752	28.1%	42,938	29.4%	141,214	31.4%
Not Hispanic or Latino Population (2010)	11,141	76.7%	95,323	74.9%	264,346	71.1%
Hispanic or Latino Population (2010)	3,384	23.3%	31,975	25.1%	107,623	28.9%
Not Hispanic or Latino Population (2000)	12,539	81.4%	106,397	82.4%	274,115	77.9%
Hispanic or Latino Population (2000)	2,875	18.6%	22,727	17.6%	77,974	22.1%
Projected Hispanic Annual Growth (2019 to 2024)	504	2.4%	4,627	2.4%	15,061	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	1,373	2.5%	15,584	3.6%	48,178	3.3%
<b>Age Distribution (2019)</b>						
Age Under 5	1,030	6.6%	8,874	6.6%	27,535	6.7%
Age 5 to 9 Years	1,087	7.0%	9,424	7.0%	28,394	6.9%
Age 10 to 14 Years	1,201	7.7%	10,346	7.7%	30,000	7.3%
Age 15 to 19 Years	1,140	7.3%	10,044	7.5%	28,648	6.9%
Age 20 to 24 Years	1,117	7.2%	9,284	6.9%	27,876	6.8%
Age 25 to 29 Years	1,268	8.2%	10,701	8.0%	32,998	8.0%
Age 30 to 34 Years	1,190	7.7%	9,950	7.4%	30,198	7.3%
Age 35 to 39 Years	1,080	6.9%	9,319	7.0%	28,475	6.9%
Age 40 to 44 Years	1,002	6.4%	9,001	6.7%	26,730	6.5%
Age 45 to 49 Years	1,059	6.8%	9,411	7.0%	27,482	6.7%
Age 50 to 54 Years	1,032	6.6%	8,830	6.6%	25,540	6.2%
Age 55 to 59 Years	934	6.0%	8,050	6.0%	24,674	6.0%
Age 60 to 64 Years	768	4.9%	6,586	4.9%	21,238	5.1%
Age 65 to 74 Years	1,042	6.7%	8,654	6.5%	31,087	7.5%
Age 75 to 84 Years	428	2.8%	3,950	3.0%	15,657	3.8%
Age 85 Years or Over	166	1.1%	1,360	1.0%	5,945	1.4%
Median Age	33.0		33.6		35.0	
<b>Gender Age Distribution (2019)</b>						
Female Population	7,813	50.3%	67,416	50.4%	208,509	50.6%
Age 0 to 19 Years	2,161	27.7%	18,774	27.8%	55,904	26.8%
Age 20 to 64 Years	4,797	61.4%	40,998	60.8%	123,506	59.2%
Age 65 Years or Over	854	10.9%	7,644	11.3%	29,100	14.0%
Female Median Age	33.9		34.5		36.0	
Male Population	7,731	49.7%	66,369	49.6%	203,966	49.4%
Age 0 to 19 Years	2,296	29.7%	19,913	30.0%	58,673	28.8%
Age 20 to 64 Years	4,653	60.2%	40,135	60.5%	121,704	59.7%
Age 65 Years or Over	782	10.1%	6,320	9.5%	23,589	11.6%
Male Median Age	32.2		32.7		33.9	

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<b>E Guadalupe Rd &amp; N Gilbert Rd</b>						
	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Household Income Distribution (2019)</b>						
HH Income \$200,000 or More	346	6.0%	3,130	6.8%	8,448	5.7%
HH Income \$150,000 to \$199,999	487	8.4%	3,906	8.4%	10,631	7.1%
HH Income \$100,000 to \$149,999	1,067	18.5%	8,385	18.1%	23,919	16.0%
HH Income \$75,000 to \$99,999	923	16.0%	8,295	17.9%	23,570	15.8%
HH Income \$50,000 to \$74,999	1,071	18.6%	9,491	20.5%	29,504	19.8%
HH Income \$35,000 to \$49,999	688	11.9%	5,354	11.6%	19,155	12.9%
HH Income \$25,000 to \$34,999	465	8.1%	3,063	6.6%	12,335	8.3%
HH Income \$15,000 to \$24,999	440	7.6%	2,609	5.6%	11,651	7.8%
HH Income Under \$15,000	274	4.8%	2,052	4.4%	9,834	6.6%
HH Income \$35,000 or More	4,582	79.5%	38,561	83.3%	115,227	77.3%
HH Income \$75,000 or More	2,823	49.0%	23,716	51.2%	66,568	44.7%
<b>Housing (2019)</b>						
Total Housing Units	5,925		47,517		157,899	
Housing Units Occupied	5,761	97.2%	46,285	97.4%	149,048	94.4%
Housing Units Owner-Occupied	3,202	55.6%	30,438	65.8%	89,503	60.1%
Housing Units, Renter-Occupied	2,559	44.4%	15,847	34.2%	59,544	39.9%
Housing Units, Vacant	163	2.8%	1,232	2.7%	8,851	5.9%
<b>Marital Status (2019)</b>						
Never Married	4,619	37.8%	36,937	35.1%	115,433	35.3%
Currently Married	5,249	42.9%	48,490	46.1%	142,387	43.6%
Separated	472	3.9%	3,972	3.8%	14,180	4.3%
Widowed	438	3.6%	3,467	3.3%	13,694	4.2%
Divorced	1,449	11.9%	12,276	11.7%	40,853	12.5%
<b>Household Type (2019)</b>						
Population Family	13,296	85.5%	116,572	87.1%	347,782	84.3%
Population Non-Family	2,216	14.3%	16,811	12.6%	62,780	15.2%
Population Group Quarters	31	0.2%	402	0.3%	1,913	0.5%
Family Households	4,049	70.3%	33,885	73.2%	101,580	68.2%
Non-Family Households	1,712	29.7%	12,400	26.8%	47,467	31.8%
Married Couple with Children	1,374	26.2%	12,325	25.4%	34,643	24.3%
Average Family Household Size	3.3		3.4		3.4	
<b>Household Size (2019)</b>						
1 Person Households	1,245	21.6%	9,041	19.5%	35,840	24.0%
2 Person Households	1,869	32.4%	14,195	30.7%	45,457	30.5%
3 Person Households	1,025	17.8%	8,343	18.0%	24,314	16.3%
4 Person Households	842	14.6%	7,497	16.2%	21,608	14.5%
5 Person Households	475	8.2%	3,938	8.5%	11,926	8.0%
6 or More Person Households	306	5.3%	3,272	7.1%	9,902	6.6%
<b>Household Vehicles (2019)</b>						
Households with 0 Vehicles Available	271	4.7%	1,457	3.1%	7,646	5.1%
Households with 1 Vehicles Available	1,763	30.6%	13,123	28.4%	50,098	33.6%
Households with 2 or More Vehicles Available	3,728	64.7%	31,705	68.5%	91,304	61.3%
Total Vehicles Available	11,156		93,810		279,294	
Average Vehicles Per Household	1.9		2.0		1.9	

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**E Guadalupe Rd & N Gilbert Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	12,027		103,189		320,918	
Estimated Civilian Employed	8,634	71.8%	71,870	69.6%	214,585	66.9%
Estimated Civilian Unemployed	334	2.8%	2,413	2.3%	8,215	2.6%
Estimated in Armed Forces	16	0.1%	32	-	180	-
Estimated Not in Labor Force	3,043	25.3%	28,874	28.0%	97,939	30.5%
Unemployment Rate	2.8%		2.3%		2.6%	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	8,634		71,870		214,585	
Management, Business, Financial Operations	1,389	16.1%	11,437	15.9%	33,412	15.6%
Professional, Related	1,898	22.0%	16,006	22.3%	45,202	21.1%
Service	1,407	16.3%	12,265	17.1%	39,534	18.4%
Sales, Office	2,496	28.9%	19,978	27.8%	58,310	27.2%
Farming, Fishing, Forestry	11	0.1%	128	0.2%	324	0.2%
Construct, Extraction, Maintenance	674	7.8%	5,524	7.7%	18,019	8.4%
Production, Transport Material Moving	760	8.8%	6,532	9.1%	19,784	9.2%
White Collar Workers	5,783	67.0%	47,421	66.0%	136,924	63.8%
Blue Collar Workers	2,851	33.0%	24,449	34.0%	77,661	36.2%
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$363.01 M		\$3.15 B		\$9.3 B	
Total Non-Retail Expenditure	\$191.14 M	52.7%	\$1.66 B	52.6%	\$4.89 B	52.6%
Total Retail Expenditure	\$171.87 M	47.3%	\$1.49 B	47.4%	\$4.4 B	47.4%
Apparel	\$12.9 M	3.6%	\$111.98 M	3.6%	\$329.21 M	3.5%
Contributions	\$11.65 M	3.2%	\$101.58 M	3.2%	\$297.98 M	3.2%
Education	\$10.85 M	3.0%	\$94.08 M	3.0%	\$273.7 M	2.9%
Entertainment	\$20.57 M	5.7%	\$179.18 M	5.7%	\$525.26 M	5.6%
Food and Beverages	\$53.65 M	14.8%	\$465.39 M	14.8%	\$1.38 B	14.8%
Furnishings and Equipment	\$12.79 M	3.5%	\$111.35 M	3.5%	\$326.46 M	3.5%
Gifts	\$8.8 M	2.4%	\$76.42 M	2.4%	\$223.87 M	2.4%
Health Care	\$30.42 M	8.4%	\$264.28 M	8.4%	\$784.42 M	8.4%
Household Operations	\$14.16 M	3.9%	\$123.1 M	3.9%	\$362.82 M	3.9%
Miscellaneous Expenses	\$6.83 M	1.9%	\$59.3 M	1.9%	\$174.98 M	1.9%
Personal Care	\$4.88 M	1.3%	\$42.29 M	1.3%	\$124.8 M	1.3%
Personal Insurance	\$2.55 M	0.7%	\$22.32 M	0.7%	\$64.91 M	0.7%
Reading	\$781.64 K	0.2%	\$6.79 M	0.2%	\$20.07 M	0.2%
Shelter	\$76.6 M	21.1%	\$661.66 M	21.0%	\$1.96 B	21.1%
Tobacco	\$2.18 M	0.6%	\$18.72 M	0.6%	\$56.79 M	0.6%
Transportation	\$66.73 M	18.4%	\$580.95 M	18.4%	\$1.71 B	18.4%
Utilities	\$26.66 M	7.3%	\$231.15 M	7.3%	\$689.19 M	7.4%
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	9,969		85,813		270,023	
Elementary (Grade Level 0 to 8)	243	2.4%	2,945	3.4%	13,337	4.9%
Some High School (Grade Level 9 to 11)	481	4.8%	4,147	4.8%	16,903	6.3%
High School Graduate	2,015	20.2%	17,725	20.7%	60,834	22.5%
Some College	2,783	27.9%	22,501	26.2%	69,225	25.6%
Associate Degree Only	1,213	12.2%	8,759	10.2%	25,678	9.5%
Bachelor Degree Only	2,119	21.3%	19,693	22.9%	55,917	20.7%
Graduate Degree	1,115	11.2%	10,044	11.7%	28,128	10.4%

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**E Guadalupe Rd & N Gilbert Rd**

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2019)</b>						
1 Detached Unit	3,720	70.4%	35,291	81.1%	96,797	73.1%
1 Attached Unit	352	6.7%	2,026	4.7%	7,109	5.4%
2 to 4 Units	318	6.0%	1,829	4.2%	8,348	6.3%
5 to 9 Units	309	5.9%	2,025	4.7%	8,403	6.3%
10 to 19 Units	366	6.9%	2,003	4.6%	9,346	7.1%
20 to 49 Units	184	3.5%	785	1.8%	3,772	2.8%
50 or More Units	463	8.8%	1,790	4.1%	7,123	5.4%
Mobile Home or Trailer	47	0.9%	490	1.1%	7,750	5.9%
Other Structure	2	-	45	0.1%	399	0.3%
<b>Homes Built By Year (2019)</b>						
Homes Built 2010 or later	192	3.6%	1,699	3.9%	6,911	5.2%
Homes Built 2000 to 2009	730	13.8%	5,384	12.4%	21,208	16.0%
Homes Built 1990 to 1999	1,640	31.1%	16,393	37.7%	38,581	29.1%
Homes Built 1980 to 1989	1,861	35.2%	12,137	27.9%	36,534	27.6%
Homes Built 1970 to 1979	948	17.9%	7,250	16.7%	28,551	21.6%
Homes Built 1960 to 1969	186	3.5%	2,107	4.8%	9,876	7.5%
Homes Built 1950 to 1959	138	2.6%	910	2.1%	5,016	3.8%
Homes Built Before 1949	66	1.3%	405	0.9%	2,371	1.8%
<b>Home Values (2019)</b>						
Home Values \$1,000,000 or More	9	0.3%	129	0.4%	335	0.4%
Home Values \$500,000 to \$999,999	146	4.7%	1,769	6.1%	5,021	6.0%
Home Values \$400,000 to \$499,999	227	7.3%	2,125	7.3%	5,983	7.2%
Home Values \$300,000 to \$399,999	615	19.8%	6,221	21.3%	15,208	18.2%
Home Values \$200,000 to \$299,999	1,208	38.9%	11,409	39.1%	31,331	37.6%
Home Values \$150,000 to \$199,999	647	20.8%	5,182	17.8%	15,650	18.8%
Home Values \$100,000 to \$149,999	174	5.6%	2,157	7.4%	7,333	8.8%
Home Values \$70,000 to \$99,999	77	2.5%	509	1.7%	2,227	2.7%
Home Values \$50,000 to \$69,999	16	0.5%	156	0.5%	802	1.0%
Home Values \$25,000 to \$49,999	10	0.3%	138	0.5%	1,130	1.4%
Home Values Under \$25,000	66	2.1%	551	1.9%	4,147	5.0%
Owner-Occupied Median Home Value	\$255,239		\$263,290		\$238,864	
Renter-Occupied Median Rent	\$925		\$980		\$912	
<b>Transportation To Work (2019)</b>						
Drive to Work Alone	6,106	80.6%	50,508	77.3%	154,621	76.7%
Drive to Work in Carpool	713	9.4%	7,353	11.2%	22,876	11.3%
Travel to Work by Public Transportation	121	1.6%	1,270	1.9%	4,460	2.2%
Drive to Work on Motorcycle	42	0.6%	415	0.6%	1,006	0.5%
Walk or Bicycle to Work	224	3.0%	1,427	2.2%	5,221	2.6%
Other Means	69	0.9%	485	0.7%	1,912	0.9%
Work at Home	302	4.0%	3,906	6.0%	11,615	5.8%
<b>Travel Time (2019)</b>						
Travel to Work in 14 Minutes or Less	1,822	24.1%	13,444	20.6%	42,141	20.9%
Travel to Work in 15 to 29 Minutes	3,668	48.4%	28,850	44.1%	86,662	43.0%
Travel to Work in 30 to 59 Minutes	2,469	32.6%	21,701	33.2%	62,038	30.8%
Travel to Work in 60 Minutes or More	311	4.1%	3,386	5.2%	11,254	5.6%
Average Minutes Travel to Work	21.9		23.5		23.0	

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

