

**CROSS ROADS TOWNE CENTER / Southwest Corner of Gilbert Rd & Germann Rd, Gilbert, Arizona**



**NEW FAST CASUAL PIZZA RESTAURANT FOR SUBLEASE**

CROSS ROADS TOWNE CENTER / Southwest Corner of Gilbert Rd & Germann Rd, Gilbert, Arizona

2,604 SF - FULLY BUILT OUT ENDCAP - AVAILABLE FOR SUBLEASE / NEXT TO HARKINS THEATRE



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	4,445	83,156	289,446
Projected Population (2022)	4,801	90,170	313,807
Estimated Avg. Household Income (2017)	\$99,650	\$109,980	\$105,249
Projected Avg. Household Income (2022)	\$118,684	\$135,124	\$130,211
Average Household Size (2017)	2.92	3.04	2.95
Total Daytime Employees (2017)	879	17,531	67,138
Median Age (2017)	32.5	33.8	34.3

**TRAFFIC COUNTS** (2015 Source: CoStar)

Gilbert Rd	35,800
Germann Rd	17,204
Gilbert Rd at Loop 202	40,707
<b>Total Cars Per Day</b>	<b>93,711</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

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**PROJECT HIGHLIGHTS**

- Dynamic Gilbert trade area at South Loop 202 freeway
- Power center includes the following iconic brands:
- Intersection includes:
- Seven (7) years & six (6) months of base term remaining
- Fully fixtured fast casual pizza restaurant (fixtures & equipment available for purchase)

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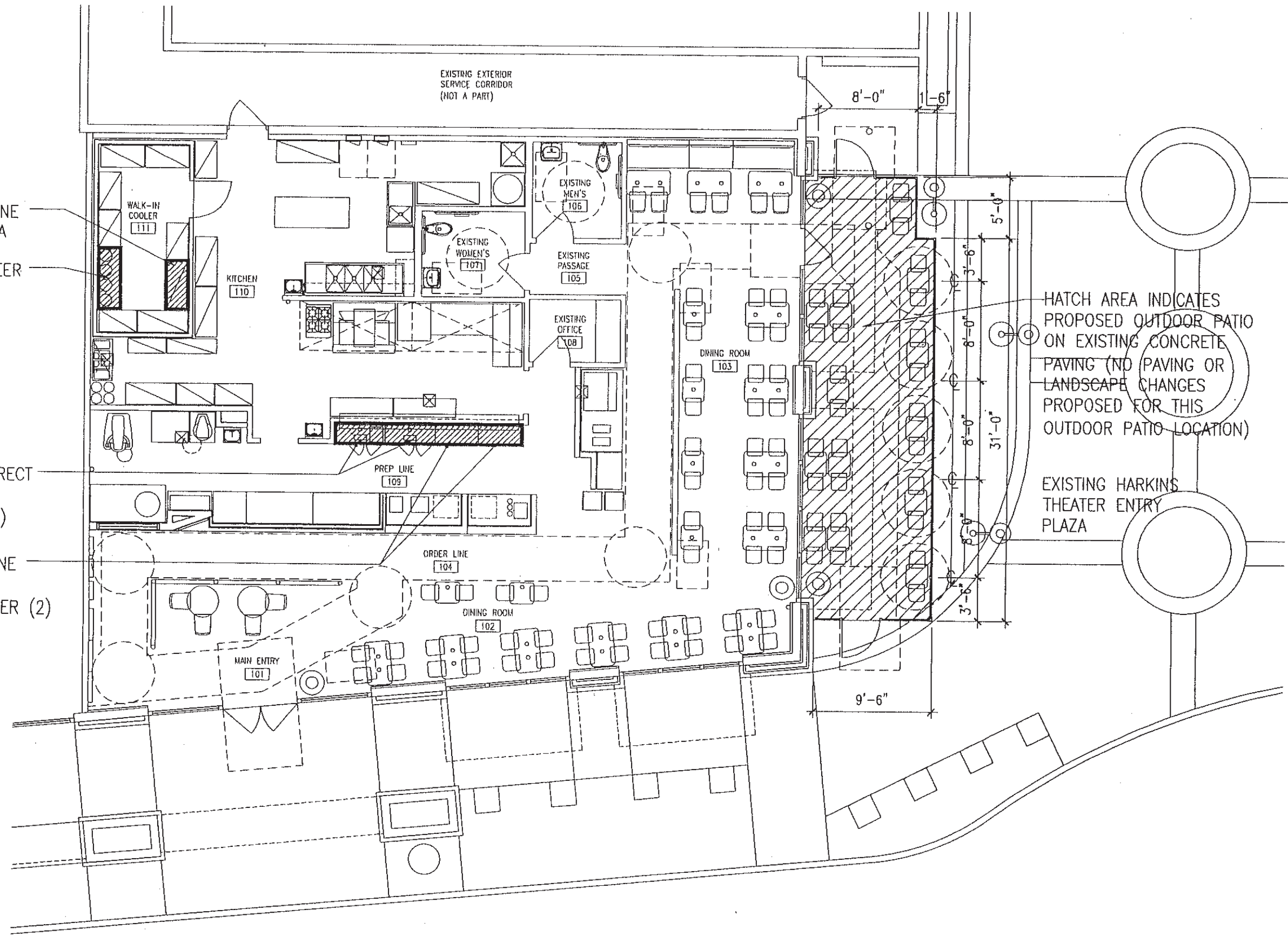
PROPOSED WINE STORAGE AREA

PROPOSED BEER KEG STORAGE AREA

EXISTING VACANT RETAIL (NOT A PART)

PROPOSED DIRECT DRAW BEER DISPENSER (2)

PROPOSED WINE BOTTLE GLASS DISPLAY COOLER (2)



HATCH AREA INDICATES PROPOSED OUTDOOR PATIO ON EXISTING CONCRETE PAVING (NO PAVING OR LANDSCAPE CHANGES PROPOSED FOR THIS OUTDOOR PATIO LOCATION)

EXISTING HARKINS THEATER ENTRY PLAZA



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# PROPOSED FLOOR PLAN

SCALE: NOT TO SCALE