



CROSSROADS TOWNE CENTER



CROSSROADS TOWNE CENTER

SWC Loop 202 and Gilbert Rd
Chandler, Arizona

Owned by
CTO

Brian Gast
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Heather Prinsloo
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◆ CROSSROADS TOWNE CENTER

Property Highlights

- Over 50,000 cars per day on Gilbert Rd with over 30,000 cars per day on Germann Rd
- Anchored by Walmart, Home Depot, Burlington, and Harkins Theatres
- Over 77,000 daytime employees in the trade area
- High demographics with median household income over \$112,000 within 3 miles
- One of the busiest shopping centers in the East Valley

Traffic Counts

| | |
|--------------|--------------------|
| Loop 202 | 144,422 CPD |
| Gilbert Rd | 49,419 CPD |
| Total | 196,841 CPD |

Demographics

| | 1 mi | 3 mi | 5 mi |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 4,725 | 92,810 | 310,887 |
| Estimated Households | 1,593 | 30,555 | 105,690 |
| Avg Household Income | \$100,764 | \$110,925 | \$115,011 |
| Daytime Population | 6,646 | 25,054 | 77,123 |

Source: SitesUSA

Nearby Tenants

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CONCEPTUAL SITE PLAN



| Suite | Tenant | Square Feet |
|--------------|--|--------------|
| A100 | Family Dollar | 8,480 |
| A100A | Storage | 280 |
| B100 | SKECHERS 5.11 | 7,000 |
| B101 | Tactical | 4,158 |
| B102 | Massage Envy | 3,600 |
| B103 | Club Tan | 1,751 |
| B104 | Fantastic Sams | 1,400 |
| B105 | Available | 1,400 |
| B106 | Dental Group | 4,200 |
| B109 | Glitter Nail Bar | 1,600 |
| D | Bank of America | 0 |
| D101 | Sushi Green | 3,221 |
| D103 | RareTea | 1,416 |
| M000B | Harkins | 55,737 |
| M000E | Staples | 20,000 |
| M000F | Petsmart | 22,939 |
| M000H | Bob's Discount Furniture | 42,411 |
| P000L | Old Chicago | 5,627 |
| Pad C | Mattress Firm | 6,527 |
| Pad D | Darden | 8,000 |
| Pad F | Village Inn | 4,500 |
| Pad G | Party City | 12,000 |
| Pad J | BBQs Galore | 6,000 |
| Pad J2 | Jimmy John's | 2,000 |
| Pad P | Del Taco | 2,260 |
| SC100 | Rubio's | 2,500 |
| SC101 | Cold Stone | 1,387 |
| SC102 | As You Wish | 1,900 |
| SC102A | Storage | 491 |
| SC104 | Broken Yolk Café | 4,951 |
| SD100 | Verizon | 3,248 |
| SD101 | Available (Former Restaurant) | 3,221 |
| SD102 | Sport Clips | 1,255 |
| SD104 | Brooklyn V's Pizza | 2,604 |

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LOOP
202

144,422 CPD

134,632 CPD



Gilbert Rd

49,419 CPD

46,976 CPD



Germann Rd

19,519 CPD



SOLID CABINETRY



Chandler Airport

Chandler Airport Business Park



FIREHOUSE SUBS

McDonald's

Dignity Health

native

JCPenney

Arizona Federal



Jacksons CAR WASH

CarTron

GNC GENERAL NUTRITION CENTER

HOBBY LOBBY

Arizona Bank & Trust

PENDING COFFEE

GL OR ANCHOR B15 LOT 5C 47.532 ACRES



Banner Health

PROGRESSIVE

Park Lu Industrial 48 Acres / 61

Par Indus 48 Acres

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DEMOGRAPHICS



2022 POPULATION

1 MILE: 4,725
3 MILES: 92,810
5 MILES: 310,887



MEDIAN HOUSEHOLD INCOME

1 MILE: \$115,280
3 MILES: \$112,591
5 MILES: \$103,938



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 5.7%
3 MILES: 2.9%
5 MILES: 2.0%



TOTAL BUSINESSES

1 MILE: 586
3 MILES: 3,369
5 MILES: 11,078



2022 TOTAL HOUSEHOLDS

1 MILE: 1,593
3 MILES: 30,555
5 MILES: 105,960



NUMBER OF EMPLOYEES

1 MILE: 6,646
3 MILES: 25,054
5 MILES: 77,123



MEDIAN HOME VALUE

1 MILE: \$371,669
3 MILES: \$419,557
5 MILES: \$414,957

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