

# Gilbert Gateway Towne Center

SWC Power Road & San Tan Freeway



Click here for virtual tour

**Matt Milinovich**

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

**James DeCremer**

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

**Kristina Remon**

D 480 423 7954

C 602 621 1529

kristina.remon@avisonyoung.com



**AVISON  
YOUNG**

# Location



# Location

## Cooley Station Master-Planned Trade Area

The 650-acre Cooley Station master-planned community provides single-family housing, multi-family residential options, retail and office commercial space and a transit station for a future commuter rail line which will speed East Valley commuters to Phoenix. Included in the Cooley Station developments are The Post at Cooley Station, a 172,000 sf Fry's Marketplace anchored shopping center, and The Verde at Cooley Station, a 150,000 sf mixed-use development that will include commercial space and 450 multi-family units.



# Location



# Dining, shopping, everyday essentials.

The project features a tenant mix of over 40 national retailers including Target, PetSmart, Michael's, World Market, and Ross.



**TARGET**

*Michael's*

*Chick-fil-A*

**COST PLUS  
WORLD MARKET**

**WALK-ON'S**  
SPORTS BISTROUX

  
Jamba Juice

**TILLYS**

**PET SMART**

**ROSS**  
DRESS FOR LESS®









...and many more.



Site plan

Shop space available  
SWC Power Rd & San Tan Fwy

| #      | Tenant  | Size     |
|--------|---|----------|
| SA100  | Haney Family Jeweler  | 1,524 sf |
| SA101  | Sally Beauty  | 1,507 sf |
| SA102  | The Apple Xchange   | 1,660 sf |
| SA103  | Elements Message  | 3,300 sf |
| SA103A | Liberty Tax   | 850 sf   |
| SA104  | Palace Nails  | 3,000 sf |
| SA105  | Available   | 4,000 sf |
| SB100  | Thai Chili  | 2,400 sf |
| SB101  | Zellas Pizza  | 2,400 sf |
| SB102  | Jersey Mike's Subs  | 1,405 sf |
| SB103  | T-Mobile  | 1,500 sf |
| SB104  | Chipotle  | 2,345 sf |
| SC100  | Starbucks   | 1,700 sf |
| SC101  | Bibio   | 1,500 sf |
| SC102  | Ono BBQ   | 1,800 sf |
| SC103  | Jamba Juice   | 1,743 sf |
| SC104  | Available - former Native Grill<br>(can be demised for two tenants) | 3,900 sf |
| S000D  | Alyssa Mencini Dental   | 3,518 sf |
| PAD B  | Chick-Fil-A   | 4,250 sf |
| PAD C  | Walk On's   | 8,000 sf |
| PD100  | Gamestop  | 1,167 sf |
| PD101  | Ombre Nails   | 1,167 sf |
| PD102  | Supercuts   | 1,167 sf |
| PE100  | Menchie's   | 1,000 sf |
| PE102  | Lerner & Rowe   | 2,500 sf |
| PE103  | Once Upon A Child   | 6,435 sf |
| PAD F  | Denny's   | 4,400 sf |
| PAD G  | Chili's   | 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 |
| PA100  | The UPS Store   | 1,500 sf |
| PA101  | Davis Chiropractic  | 1,500 sf |
| PA102  | Available - former Mattress Store                                   | 4,000 sf |
| PA103  | Available - former Hi Health  | 6,434 sf |



| #     | Tenant              | Size      |
|-------|---------------------|-----------|
| M000A | Mega Furniture      | 28,428 sf |
| M000B | PetSmart            | 19,107 sf |
| M000C | The Beauty District | 7,500 sf  |
| M000D | Ivy & Sage          | 10,746 sf |
| M000E | Ross                | 29,788 sf |
| M000F | Cost Plus           | 18,000 sf |

| #     | Tenant       | Size       |
|-------|--------------|------------|
| M000G | Dollar Tree  | 8,000 sf   |
| M000H | Michael's    | 23,690 sf  |
| M000I | Tilly's      | 8,857 sf   |
| M000J | Super Target | 158,407 sf |
| M000L | BBQ Island   | 4,250 sf   |



# Site aerial

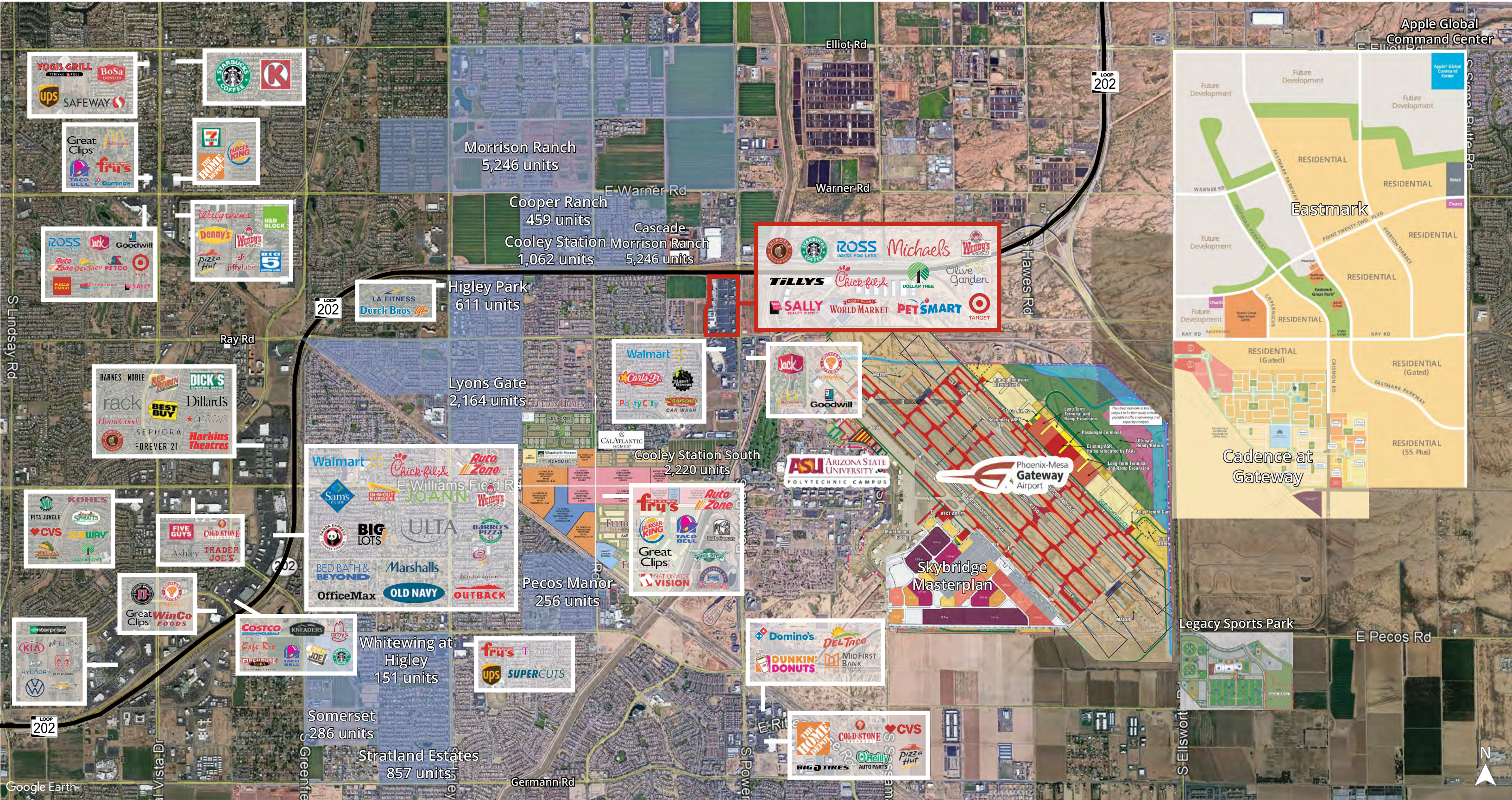
Shop space available  
SWC Power Rd & San Tan Fwy










Trade area

Shop space available  
SWC Power Rd & San Tan Fwy




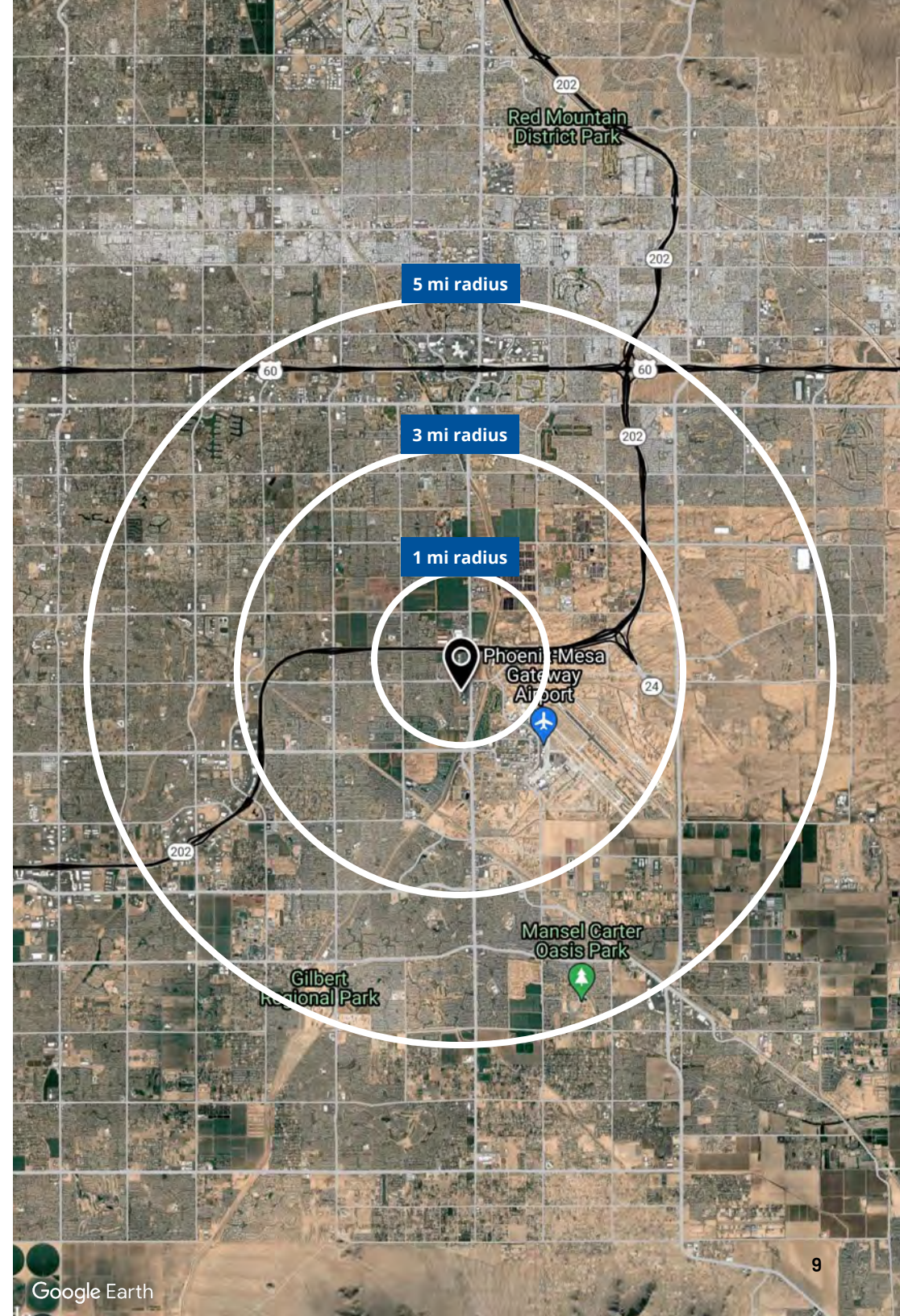


# Demographics

|   |                            |                             |                             |
|---|----------------------------|-----------------------------|-----------------------------|
| <br>Population         | 1-mile<br><b>8,368</b>     | 3-miles<br><b>71,638</b>    | 5-miles<br><b>222,700</b>   |
| <br>Median age         | 1-mile<br><b>30.9</b>      | 3-miles<br><b>32.6</b>      | 5-miles<br><b>35.2</b>      |
| <br>Daytime employment | 1-mile<br><b>2,506</b>     | 3-miles<br><b>13,164</b>    | 5-miles<br><b>53,019</b>    |
| <br>Avg. HH income     | 1-mile<br><b>\$101,477</b> | 3-miles<br><b>\$124,210</b> | 5-miles<br><b>\$116,724</b> |
| <br>HH units          | 1-mile<br><b>3,113</b>     | 3-miles<br><b>25,102</b>    | 5-miles<br><b>82,840</b>    |

## Traffic counts

|   |                  |                     |
|---|------------------|---------------------|
|  | Power Road       | <b>±53,423 cpd</b>  |
|   | Loop-202 Freeway | <b>±136,000 cpd</b> |





# Join us!

**Matt Milinovich**

D 480 423 7959

C 602 885 9393

[matt.milinovich@avisonyoung.com](mailto:matt.milinovich@avisonyoung.com)

**James DeCremer**

D 480 423 7958

C 602 909 0957

[james.decremer@avisonyoung.com](mailto:james.decremer@avisonyoung.com)

**Kristina Remon**

D 480 423 7954

C 602 621 1529

[kristina.remon@avisonyoung.com](mailto:kristina.remon@avisonyoung.com)



**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

© 2022 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155



**AVISON  
YOUNG**