

# Gilbert Gateway Towne Center

SWC Power Road & San Tan Freeway



Click here for virtual tour

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# Location



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## 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 BISTRO

  
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 (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

# Photos

**Shop space available**  
SWC Power Rd & San Tan Fwy

3,900 sf - former Native Grill  
(can be demised for two tenants)





# Site aerial

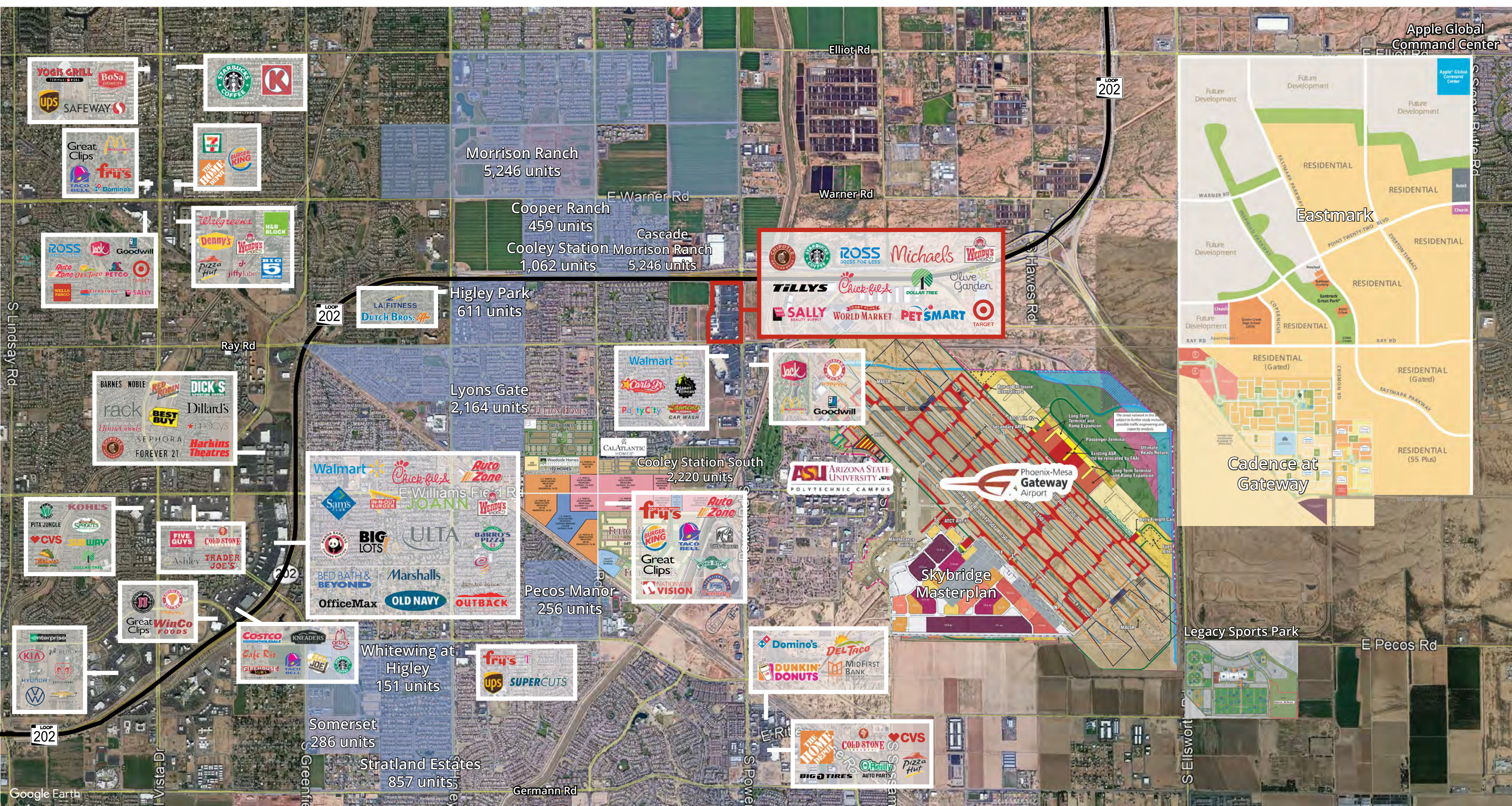
Shop space available  
SWC Power Rd & San Tan Fwy






## Trade area


**Shop space available**  
SWC Power Rd & San Tan Fwy







# Demographics

	1-mile	3-miles	5-miles
Population	<b>8,368</b>	<b>71,638</b>	<b>222,700</b>


	1-mile	3-miles	5-miles
Median age	<b>30.9</b>	<b>32.6</b>	<b>35.2</b>

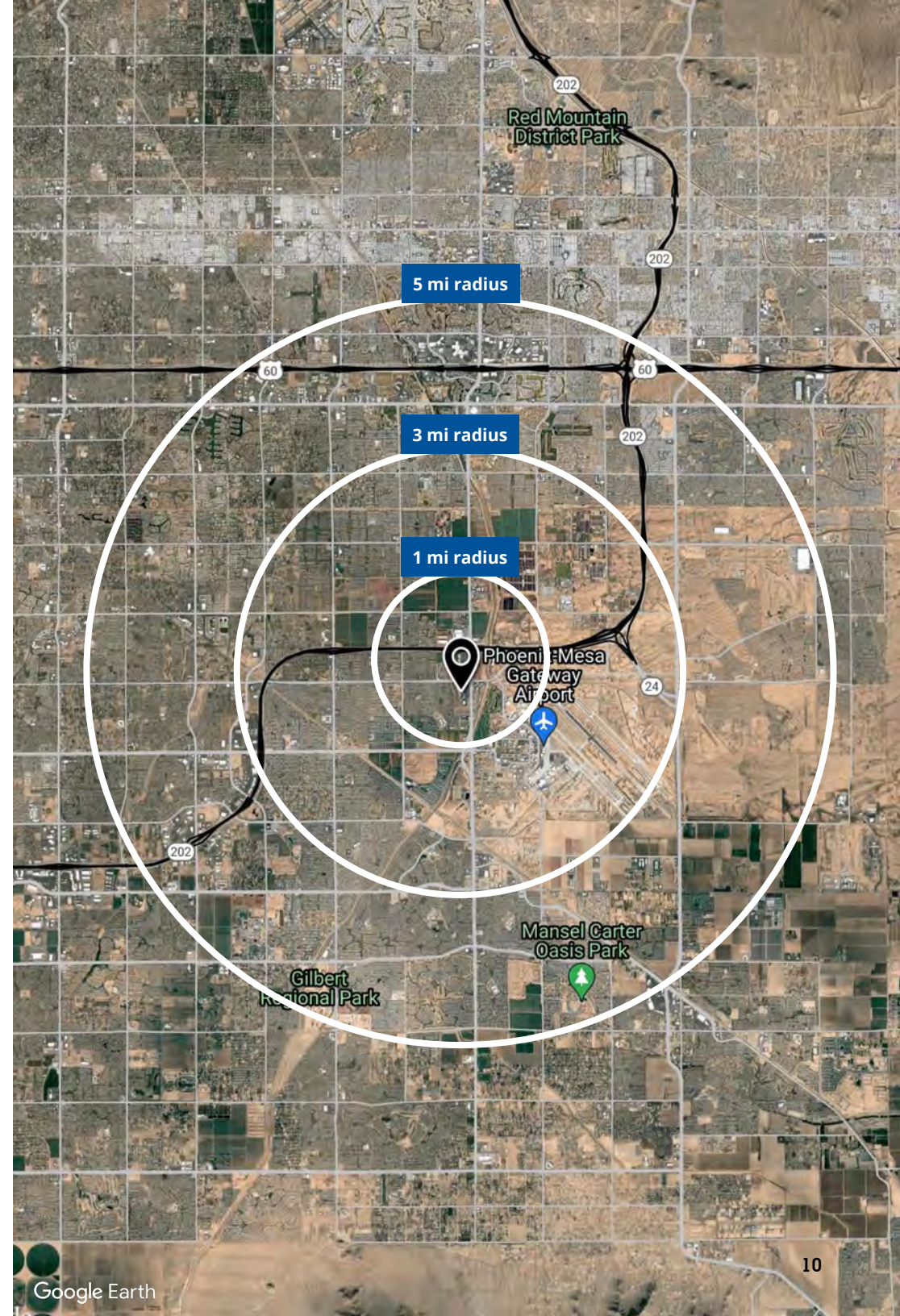
	1-mile	3-miles	5-miles
Daytime employment	<b>2,506</b>	<b>13,164</b>	<b>53,019</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$101,477</b>	<b>\$124,210</b>	<b>\$116,724</b>

	1-mile	3-miles	5-miles
HH units	<b>3,113</b>	<b>25,102</b>	<b>82,840</b>

## Traffic counts

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





# Join us!

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