

# Gilbert Gateway Towne Center

SWC Power Road & San Tan Freeway



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# 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®



  
Applebee's



...and many more.

Site plan

Former Bank of America coming available  
SWC Power Rd & San Tan Fwy

#	Tenant	Size
SA100	Haney Family Jeweler	1,524 sf
SA101	Dolphin Pools	1,507 sf
SA102	The Apple Xchange	1,660 sf
SA103	Elements Message	3,300 sf
SA103A	Available	850 sf
SA104	Palace Nails	3,000 sf
SA105	Bath & Body Works	4,000 sf
SB100	Thai Chili	2,400 sf
SB101	Zellas Pizza	2,400 sf
SB102	Jersey Mike's Subs	1,405 sf
SB103	Available	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	Einstein Bros. Bagels	1,500 sf
SC105	The Great Greek	2,400 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	Coming available 11/1/2024	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	3,995 sf
PA103	Rally House	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

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# Location, location, location

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- 1

**ASU Polytechnic**  
Home to more than 9,000 students enrolled in 40 degree programs. The 600-acre, Williams Campus is shared with Chandler-Gilbert Community College, Mesa Community College, Embry-Riddle Aeronautical University, a United States Air Force research laboratory, a Veteran's Administration Clinic and the Silvestre Herrera Army Reserve Center.
- 2

**Phoenix-Mesa Gateway Airport**  
The airport hosts more than 40 companies, serves more than 45 cities with non-stop service via Allegiant, Swoop, and Westjet, and contributes \$1.3 billion annually to the Arizona economy. Phoenix-Mesa Gateway Airport Authority is currently undertaking an update to its Airport Master Plan. This Plan will serve as a guide for the airport's growth in the next 10-20 years.
- 3

**Legacy Sports Park**  
An impressive 320-acre multi-use family sport and entertainment complex of outdoor and indoor team athletic facilities geared to high-energy entertainment and sports in Mesa, AZ, will open in January 2022. The Park will also feature state-of-the-art training and wellness centers, nutrition professionals, and a wide selection of dining options. Legacy Sports Park expands beyond sports; it will also feature an e-gaming center, a multi-purpose arena, and an outdoor amphitheater designed for live events, family shows, exhibitions, conventions, and award ceremonies.
- 4

**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.
- 5

**Eastmark**  
Eastmark is the number one master-planned community in Arizona, with 15,000 homes at completion. As a large-scale community of 3,200 acres, Eastmark artfully integrates residential neighborhoods with employment, education, recreation and commerce. As the community grows, it will develop deliberately to meet the needs and demands of the marketplace. Located in one of the fastest-growing areas in the Greater Phoenix area, Eastmark is at the center of it all.
- 6

**Cadence at Gateway**  
Cadence at Gateway is a brand new 464-acre master-planned community located just to the south of Eastmark at Ellsworth and Ray Road in East Mesa. Cadence at Gateway will offer a wide variety of parks and walking trails, a planned main street area with retail and office space, and The Square, which will be an incredible amenity for residents. The new Silver Valley elementary school is also located within the community and a brand-new high school is located just five minutes away.



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**SkyBridge Arizona**  
SkyBridge is a game-changing, 435-acre multi-use gateway development home to an expedited, joint U.S.-Mexico customs inspections facility. Strategically located in the rapidly growing, greater Phoenix area, SkyBridge promises businesses more efficiency and more connections with fewer steps.
- 8

**Apple Global Operations Center**  
Apple's Arizona Global Operations Center, located at the corner of Signal Butte and Elliot Roads in Mesa, anchors Eastmark's northern Technology Enterprise District. Apple's 1.3 million square foot data center monitors operations at Apple's five U.S. data centers and international centers, making it unlike any other. The building is 100 percent powered by clean energy using the nearby 15-megawatt Bonnybrooke solar array in partnership with SRP.
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**'Data Center Alley' in Mesa**  
Southeast Mesa is quickly becoming a data center hub, attracting several global companies for industrial/office developments. Future development includes EdgeCore's plans to build seven data centers totaling more than 1.25 million square feet. EdgeCore's Data Center Campus will be part of the Elliot Road Technology Corridor, a new 1,080,240 square foot speculative industrial development north of Eastmark. Other developments coming to Data Center Alley include: RagingWire/NTT's multi-building data center campus adjacent to EdgeCore; Comarch's 32,000 square foot building located on 3-acres at 3223 S. Ellsworth Road; and a new 1.5 million square foot class A, industrial park planned north of the 202 Freeway and the Phoenix-Mesa Gateway Airport.



## Trade area

**Former Bank of America coming available**  
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# Demographics



Population

	1-mile	3-miles	5-miles
Population	5,256	75,814	243,435



Median age

	1-mile	3-miles	5-miles
Median age	29.6	32.2	35.2



Daytime employment

	1-mile	3-miles	5-miles
Daytime employment	1,392	12,155	51,053



Avg. HH income

	1-mile	3-miles	5-miles
Avg. HH income	\$127,638	\$157,801	\$140,947



HH units

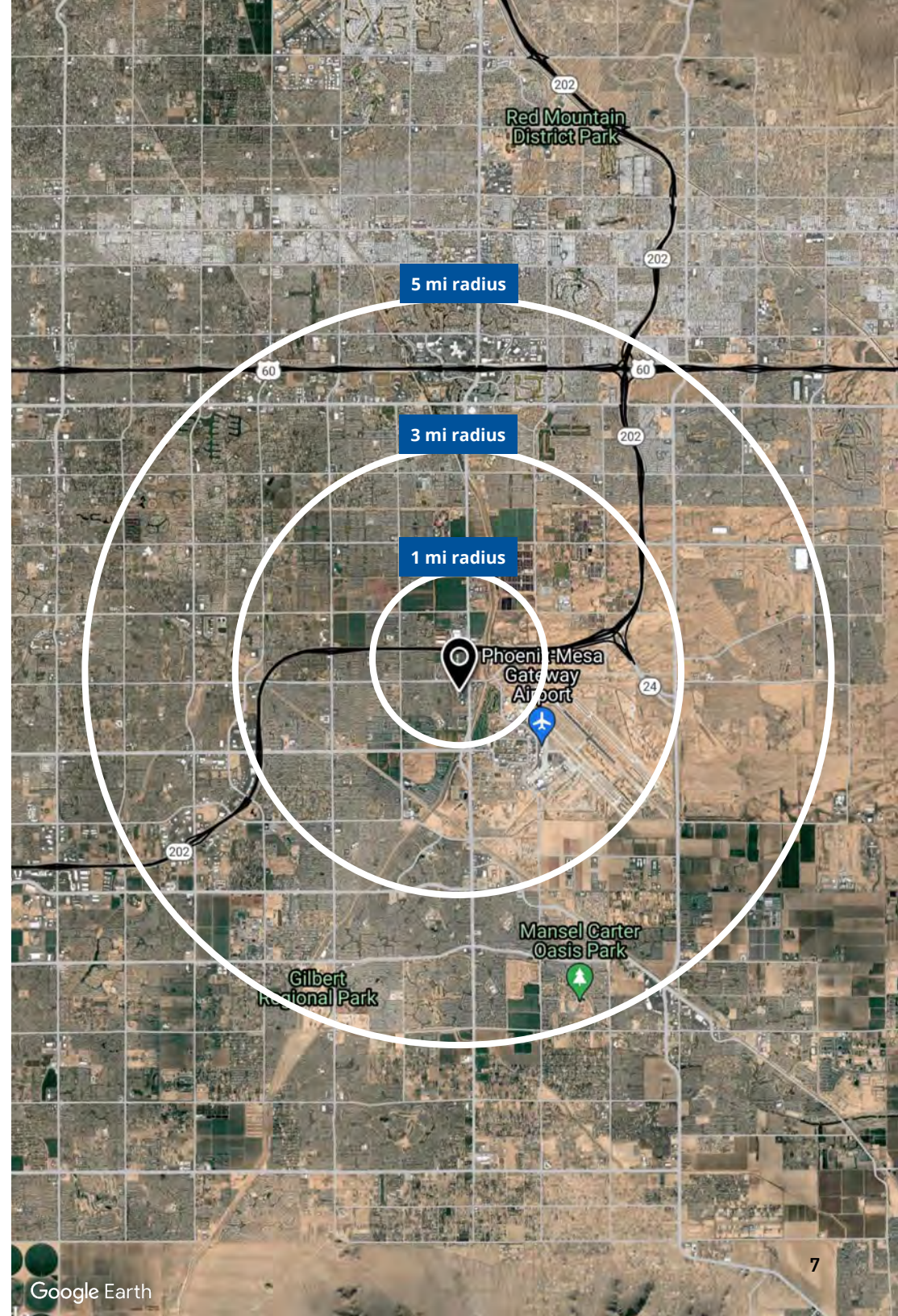
	1-mile	3-miles	5-miles
HH units	1,940	26,161	91,238

## Traffic counts



Power Road  $\pm 53,423$  cpd

Loop-202 Freeway  $\pm 136,000$  cpd





# Join us!

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