

CITY GATE MARKETPLACE | GILBERT, AZ



ADDRESS:
SEC BASELINE AND HIGLEY ROADS GILBERT, ARIZONA

SUMMARY:
One block from the US 60 with high traffic flow of 35,396 VPD and 21,970 VPD at main intersection by center corner. High income area with 170,000 workforce within 10 min drive. 1/2-mile from Banner Gateway Medical Center - 60 acre campus with 177 private rooms, nine operating suites, and an Emergency Department with 37 private treatment rooms. Ideal location for residents coming and going from commutes.



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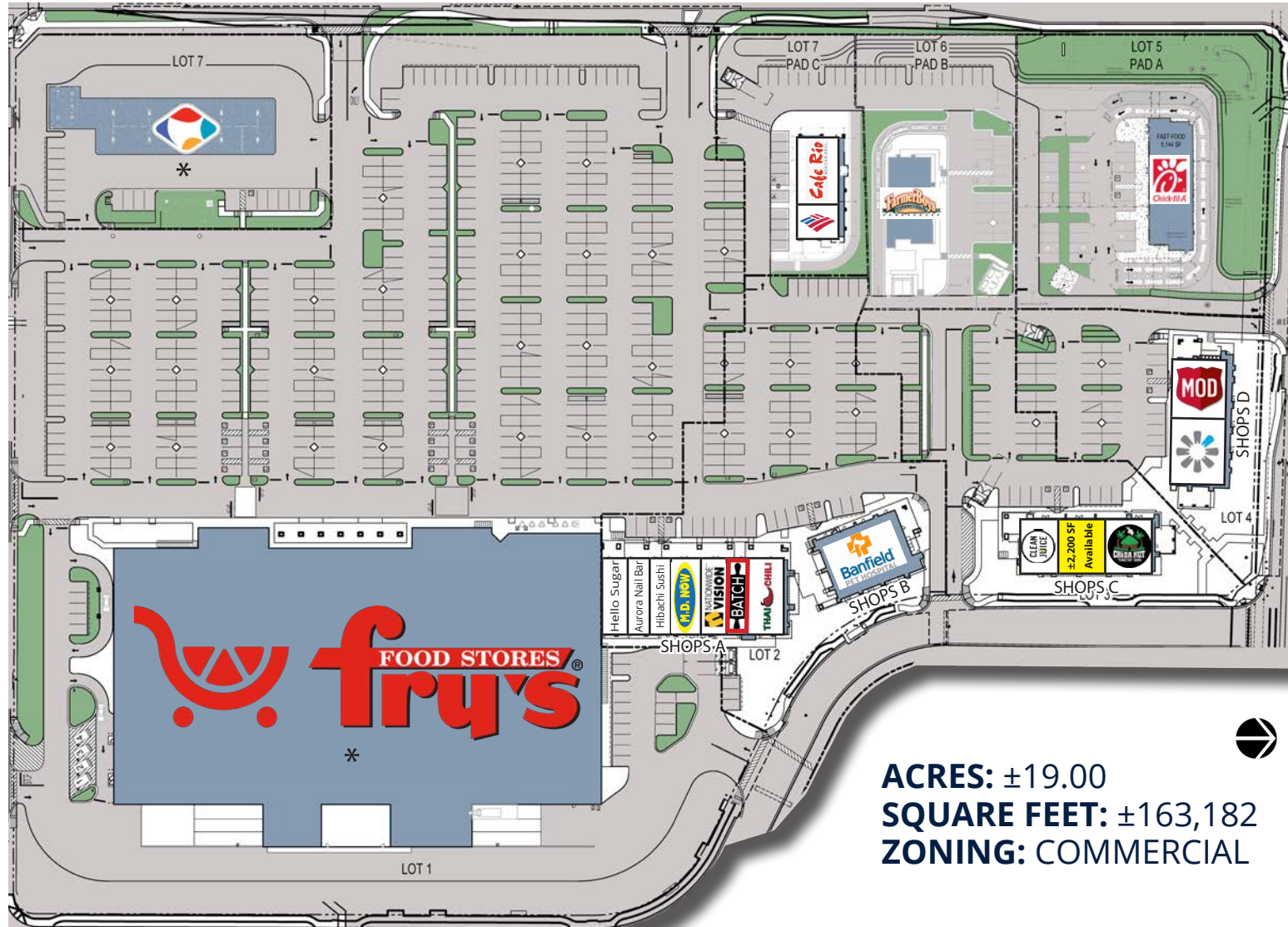
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CITY GATE MARKETPLACE | SITE PLAN

HIGLEY RD ±34,400 VPD



BASELINE RD ±21,000 VPD

ACRES: ±19.00
SQUARE FEET: ±163,182
ZONING: COMMERCIAL

* NOT A PART



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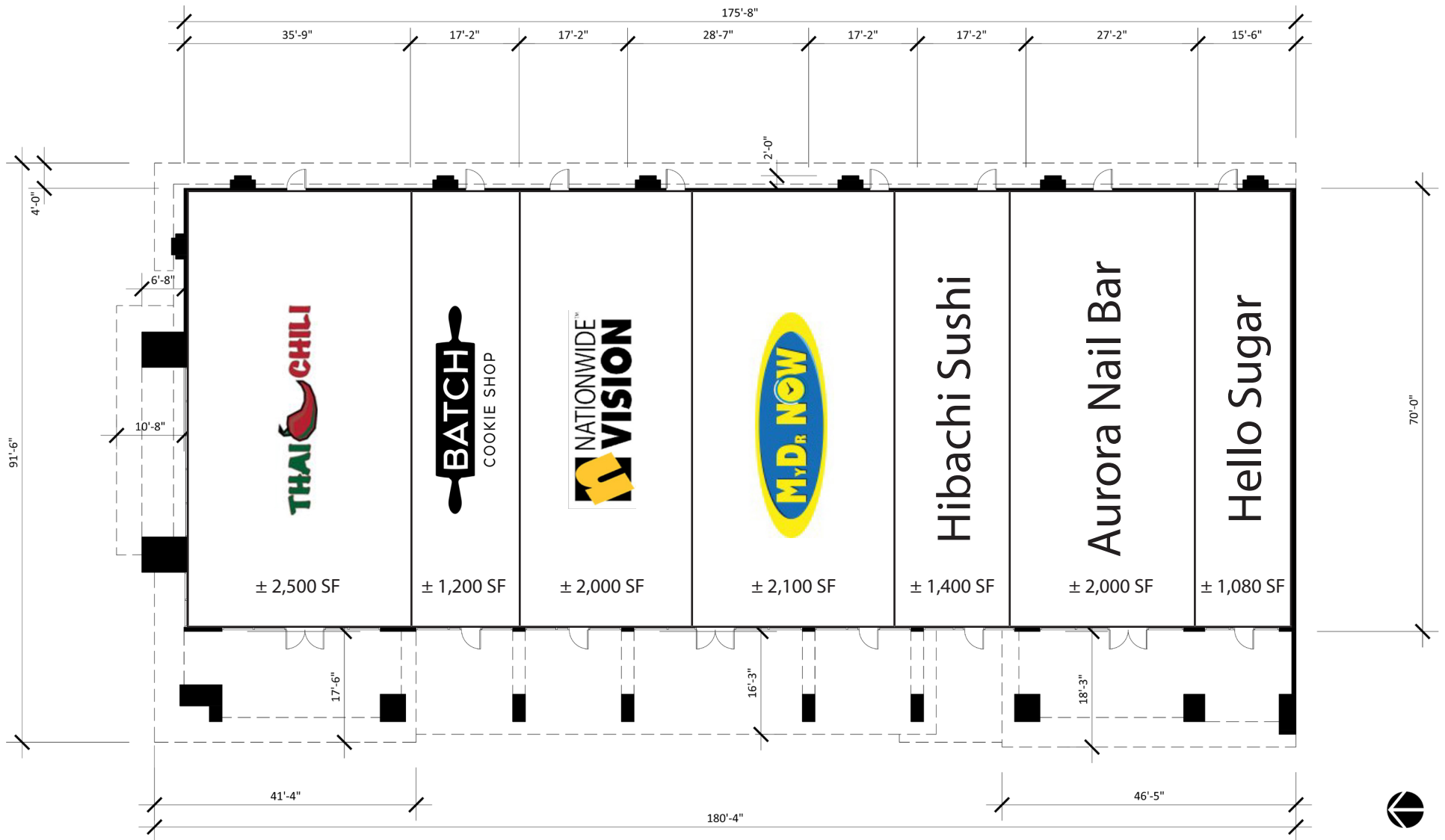
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CITY GATE MARKETPLACE | SHOPS A



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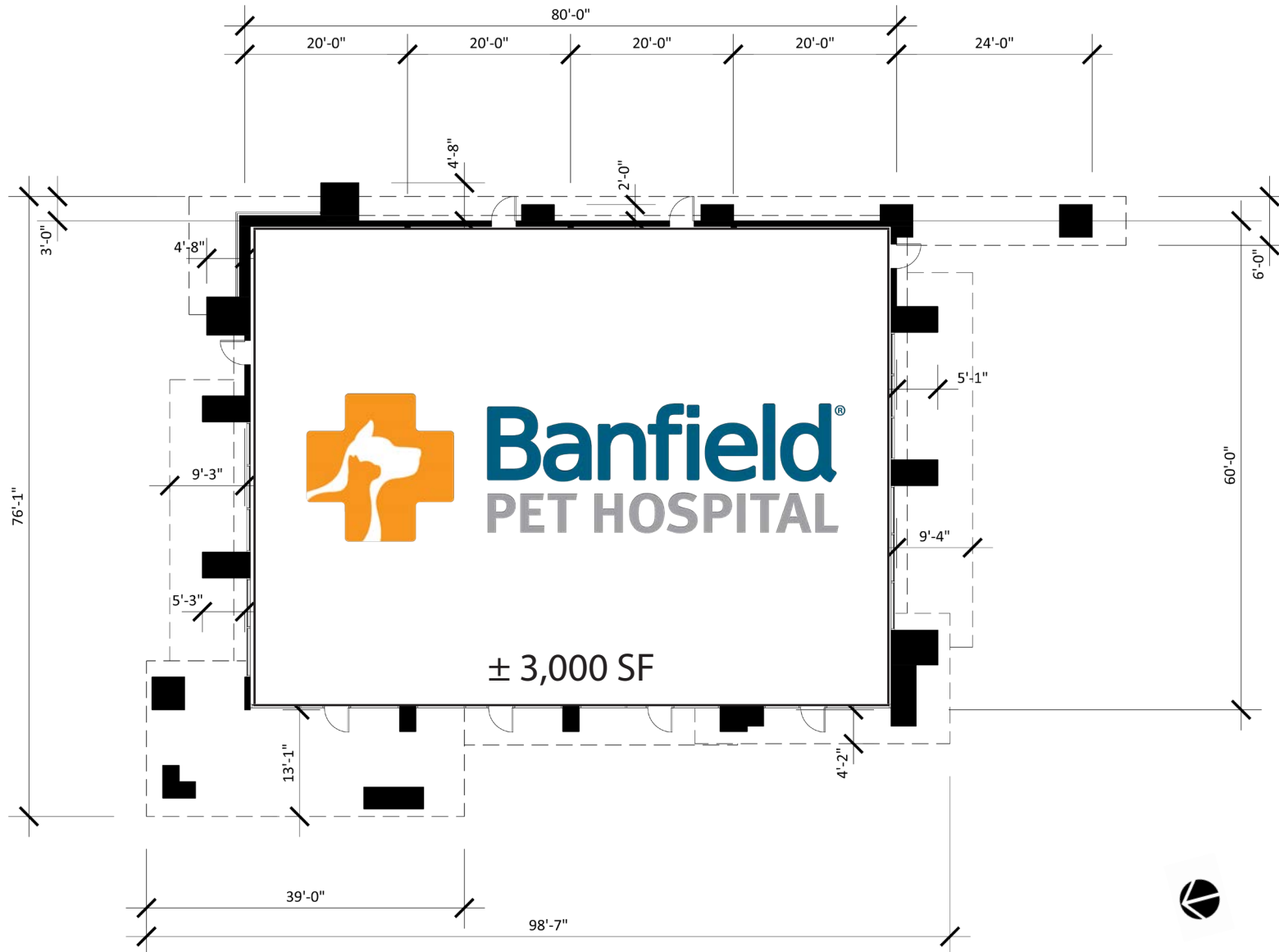
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CITY GATE MARKETPLACE | SHOPS B



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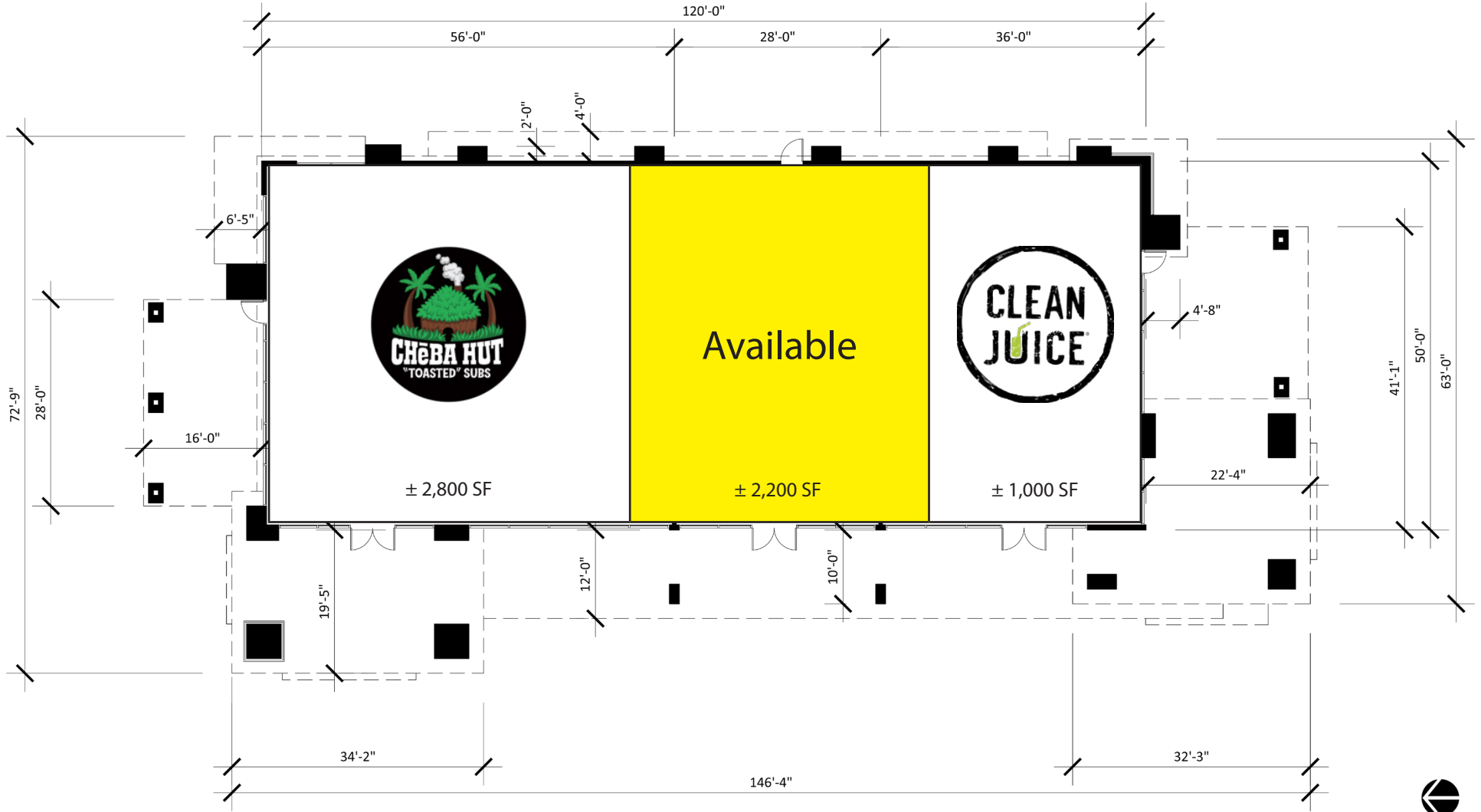
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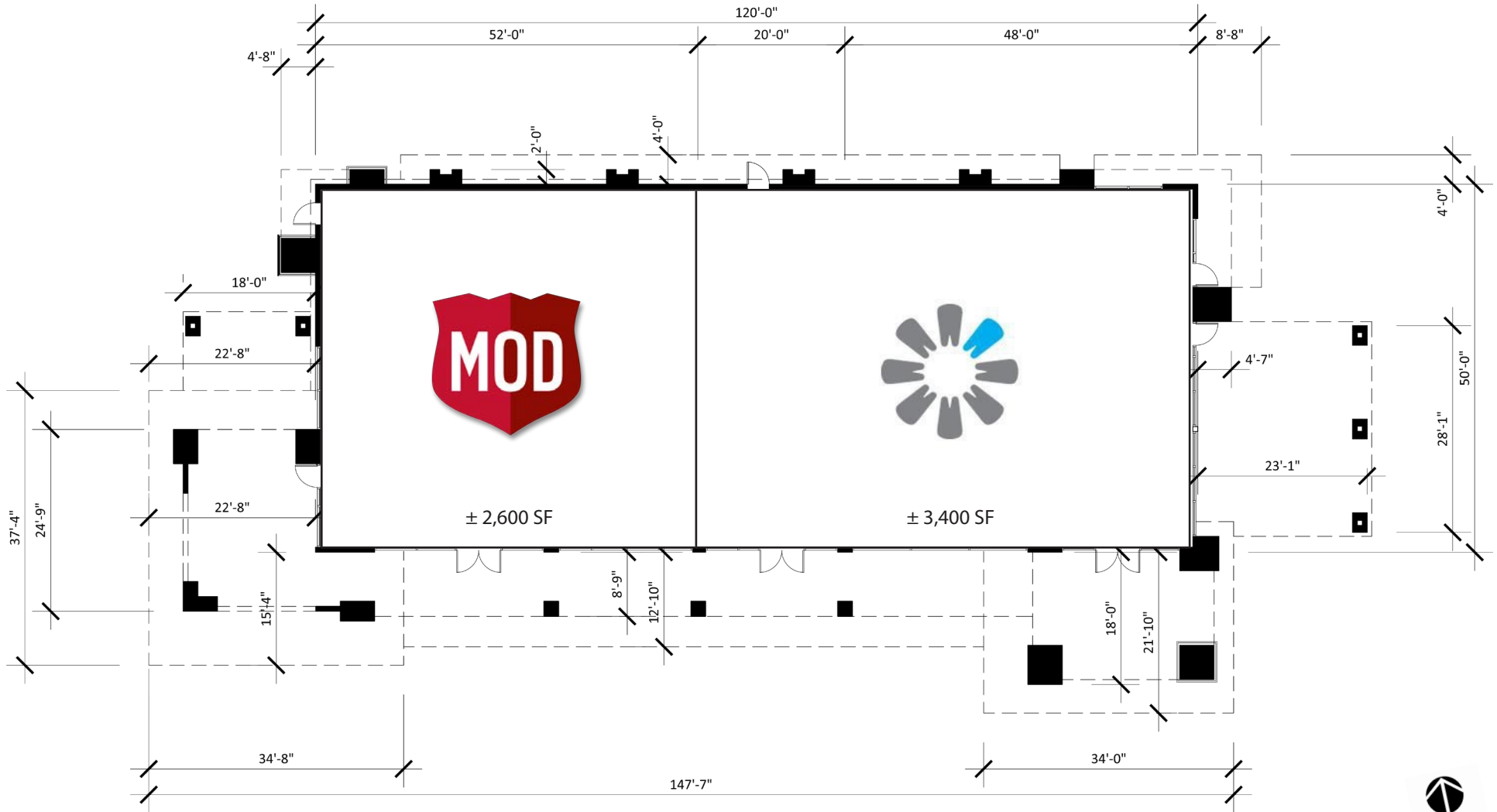
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CITY GATE MARKETPLACE | AERIAL

KEY FACTS (5-Miles)

334,662

Population



127,687

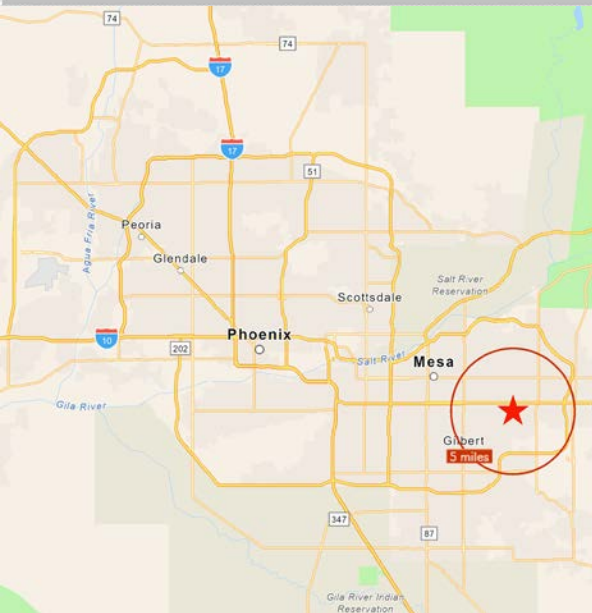
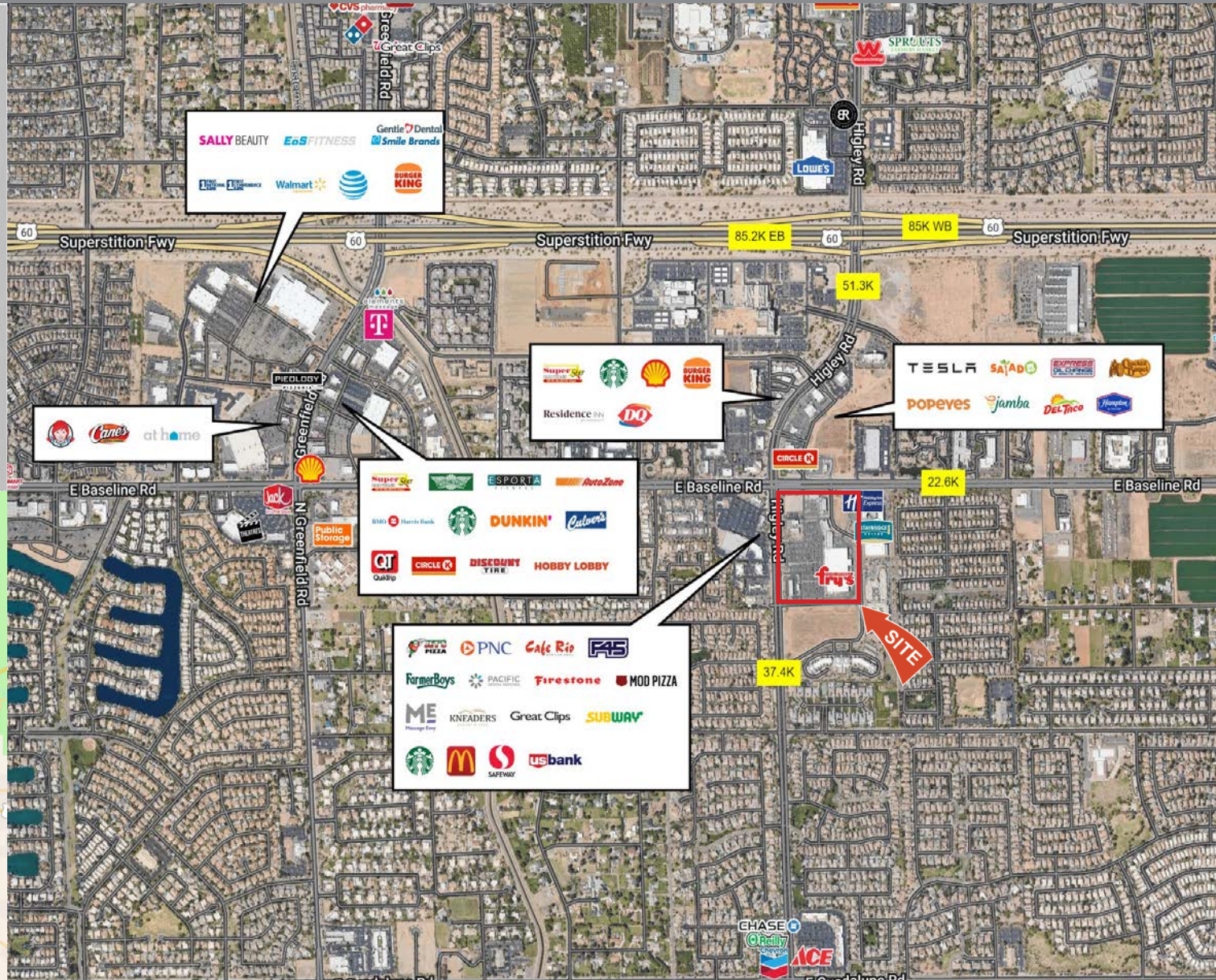
Households

38.1

Median Age

\$101,359

Average Household Income



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CITY GATE MARKETPLACE | 5-MILE DEMOS

ANNUAL HOUSEHOLD SPENDING



INCOME



Average Household Size

for this area

2.58 which is more than the average for United States

Area	Value	0.00	4.00
04013 (Maricopa County)	2.63		
This area	2.58		
04 (Arizona)	2.57		
United States	2.53		

KEY FACTS



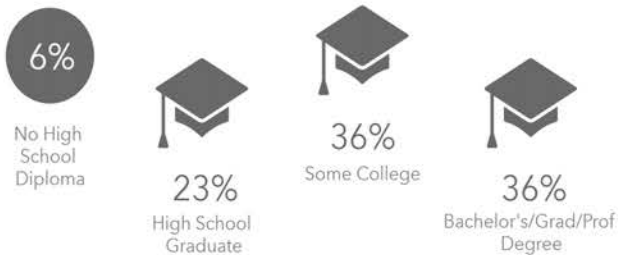
Tapestry Segments

7A	Up and Coming Families 22,117 households	17.2% of Households	▼
9C	The Elders 19,054 households	14.8% of Households	▼
4A	Workday Drive 13,319 households	10.3% of Households	▼

Company/Business Name	Direction	Distance
Supercuts	E	0.1
Aurora Nail Bar	E	0.1
Banfield Pet Hospital	NE	0.1
Fry's Food	E	0.1
Massage Envy	W	0.1
Great Clips	W	0.1
Ultra Nails & Spa	W	0.1
Firestone Complete Auto Care	W	0.1
Safeway	W	0.1
Staybridge Suites Phoenix East-Gilbert	NE	0.2

Closest 10 locations

EDUCATION



ANNUAL LIFESTYLE SPENDING



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