

# CITY GATE MARKETPLACE | GILBERT, AZ



**ACRES:**  
±19.00

**SQUARE FEET:**  
±163,182

**ZONING:**  
COMMERCIAL

**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.



**BARCLAY**  
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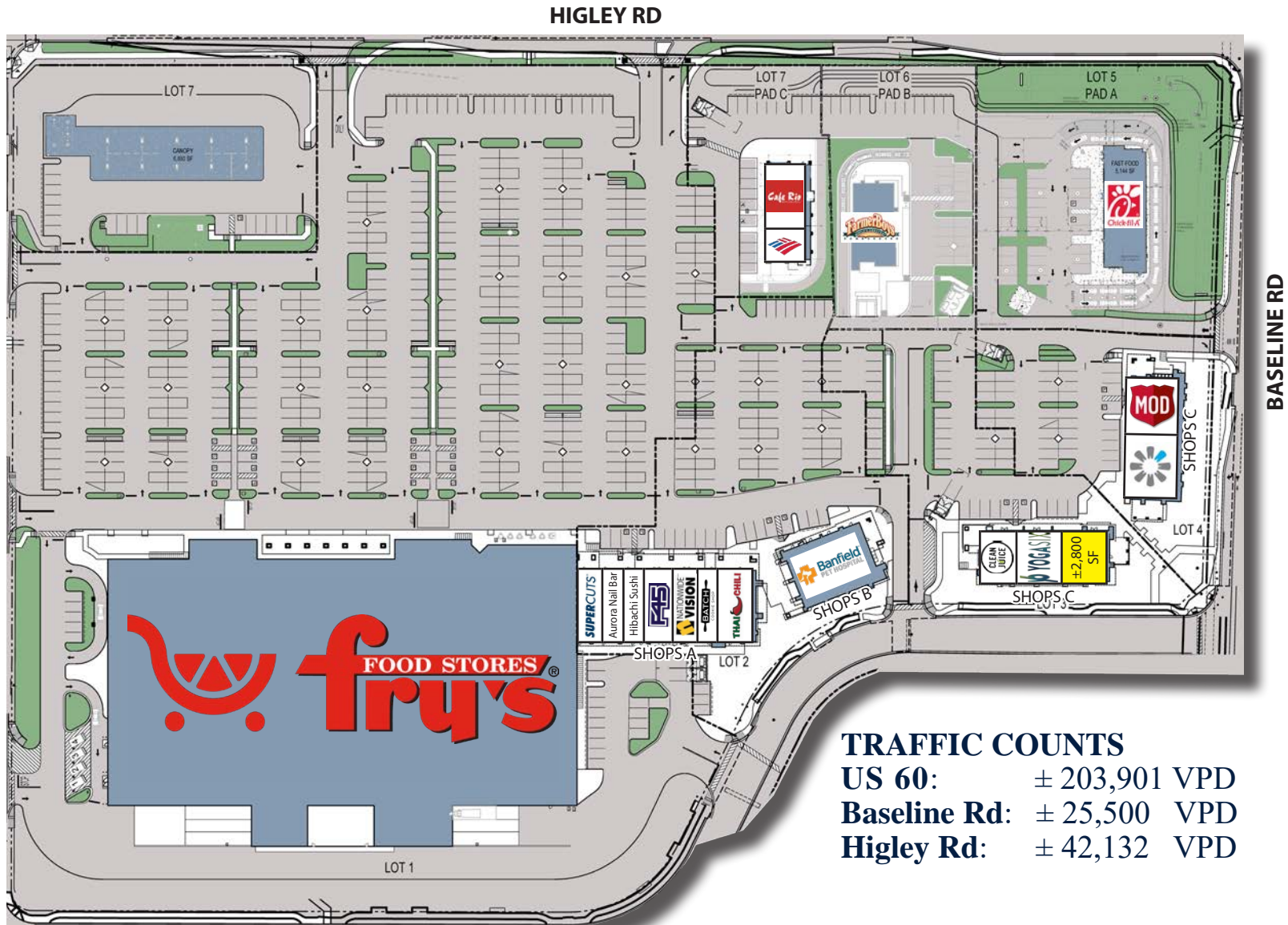
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# OVERVIEW



## TRAFFIC COUNTS

**US 60:**  $\pm 203,901$  VPD

**Baseline Rd:**  $\pm 25,500$  VPD

**Higley Rd:**      $\pm 42,132$    VPD



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# AERIAL MAP

## KEY FACTS (5-Miles)

334,662

Population



127,687

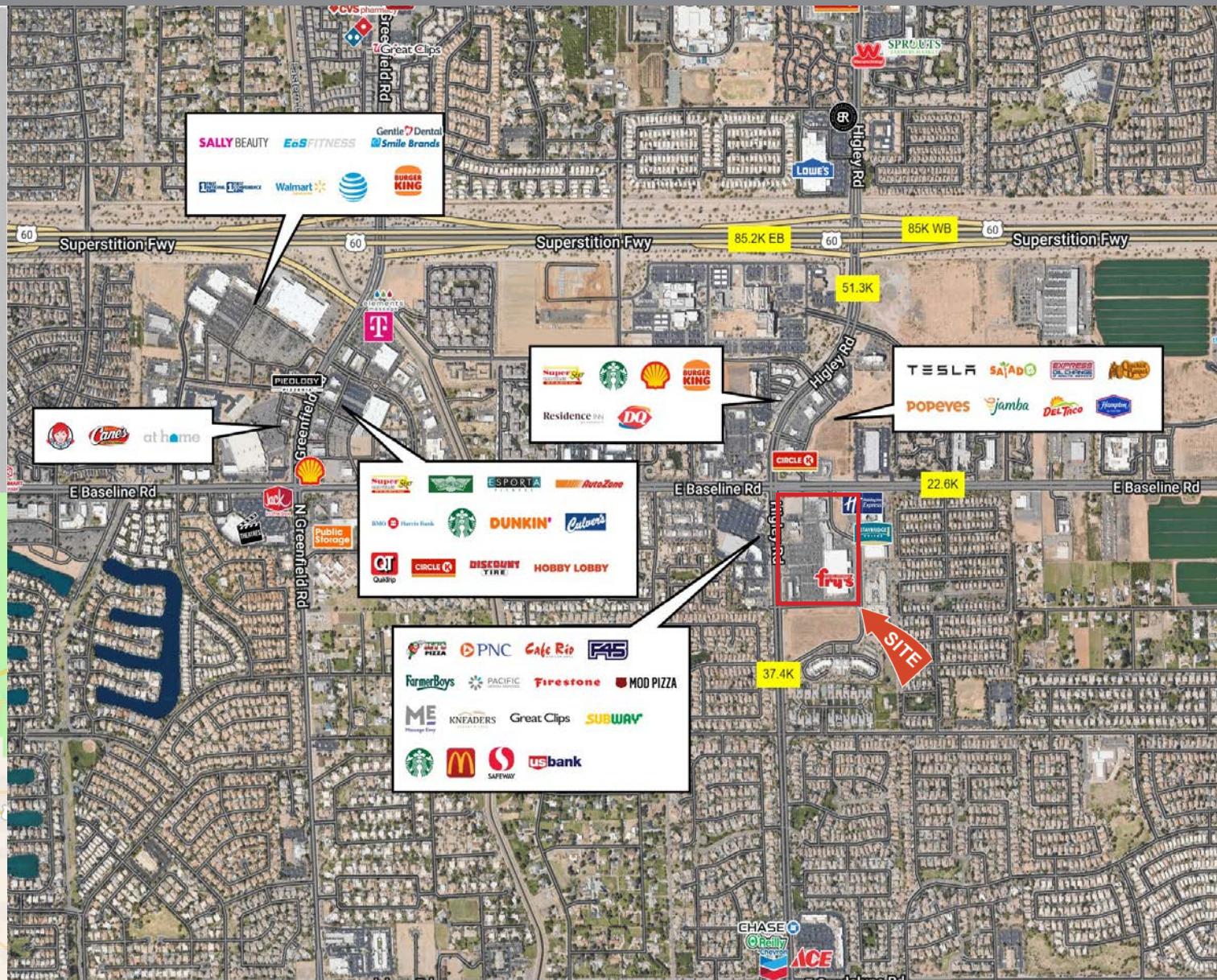
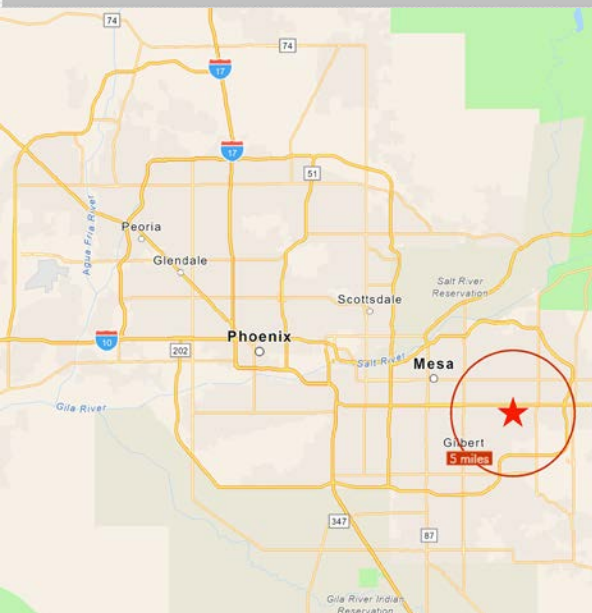
Households

38.1

Median Age

\$101,359

Average Household Income



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# DEMOGRAPHICS (5 MILES)

## 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		
<b>This area</b>	<b>2.58</b>		
04 (Arizona)	2.57		
United States	2.53		

## KEY FACTS

335,763

Population

38.2

Median Age



128,931

Households

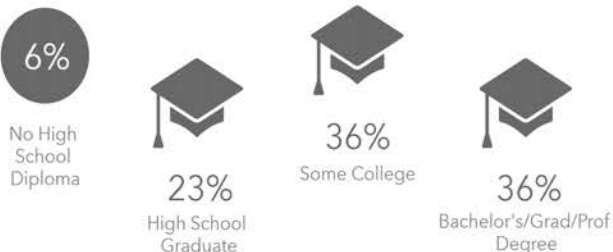
\$65,029

Median Disposable Income

## Tapestry Segments

<b>Up and Coming Families</b> 22,117 households	<b>17.2%</b> of Households	▼
<b>The Elders</b> 19,054 households	<b>14.8%</b> of Households	▼
<b>Workday Drive</b> 13,319 households	<b>10.3%</b> of Households	▼

## EDUCATION



## ANNUAL LIFESTYLE SPENDING



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



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