

GROCERY-ANCHORED NEIGHBORHOOD CENTER



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MARKETPLACE

SOUTHEAST CORNER OF BASELINE AND HIGLEY ROADS | GILBERT, ARIZONA

CITY GATE
MARKETPLACE

Jim Gardner

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Project Size: ±19 Acres

Total Building Area: ±165,000 SF

Available: Shops

Trade Area Highlights:

- One block from the US 60 with high traffic flow of 35,396 VPD (N/S) and 21,970 VPD (E/W) 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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Traffic Counts (2019):

US 60 (Superstition) Freeway:.....203,901 VPD
Baseline Road:25,500 VPD
Higley Road:.....42,132 VPD

Demographics (2018):

	1 Mile	3 Miles	5 Miles
Population:	11,531	117,765	336,113
Avg. HH Income:	\$97,640	\$93,408	\$87,150
Daytime Population:	12,359	117,837	310,661



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