

# DESERT LANE CROSSING | GILBERT, ARIZONA



**ACRES:**  
±11.96

**SQUARE FEET:**  
±32,717

**ZONING:**  
GC  
GENERAL COMMERCIAL

**ADDRESS:**  
1295 N ARIZONA AVE GILBERT, AZ 85233

**SUMMARY:**  
Located by one of the busiest intersections in the South East Valley with a total traffic count of over 54,000 cars per day. New infill development with traffic draw from Winco and the neighboring Costco. Adjacent to the newly opened Mark-Taylor 372 unit luxury apartment. Located in a high population area with 204,000 workers and 214,000 residents within a five mile radius.



2390 E Camelback Rd, Suite 200  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Jim Gardner**  
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# OVERVIEW

## TRAFFIC COUNTS

Arizona Ave: 42,000 VPD

Baseline Rd: 26,200 VPD

Highway 60: 227,000 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$74,609	\$66,053	\$70,555

### Total Population

1 Mile	3 Miles	5 Miles
13,232	155,470	441,575

### Daytime Population

1 Mile	3 Miles	5 Miles
19,300	176,432	419,596

### Total Households

1 Mile	3 Miles	5 Miles
5,345	58,133	164,282

## AVAILABLE

Suite 101: ±1,200 Square Feet

Suite 102: ±1,300 Square Feet

Suite 105: ±1,000 Square Feet

Suite 106: ±1,364 Square Feet



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



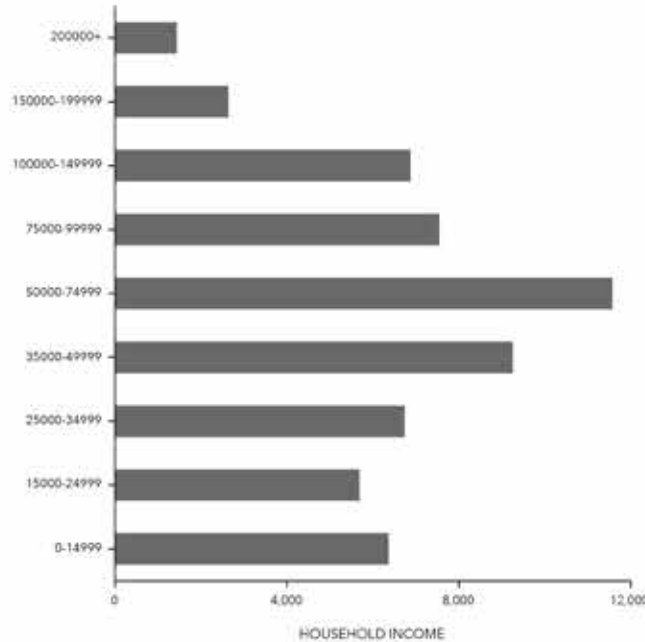
## INCOME



## Tapestry Segments



## KEY FACTS



## Average Household Size for this area

**2.65** which is more than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.69		
This area	2.65		
Arizona	2.64		
United States	2.59		

## EDUCATION



## EMPLOYMENT



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