

# 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.



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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: ±1,100 Square Feet

Suite 106: ±1,364 Square Feet



# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



## KEY FACTS

155,470

Population

32.7

Median Age



58,133

Households

\$42,590

Median Disposable Income

## EDUCATION

15%

No High School Diploma



22%

High School Graduate



35%

Some College



28%

Bachelor's/Grad/Prof Degree

## INCOME



\$51,447

Median Household Income



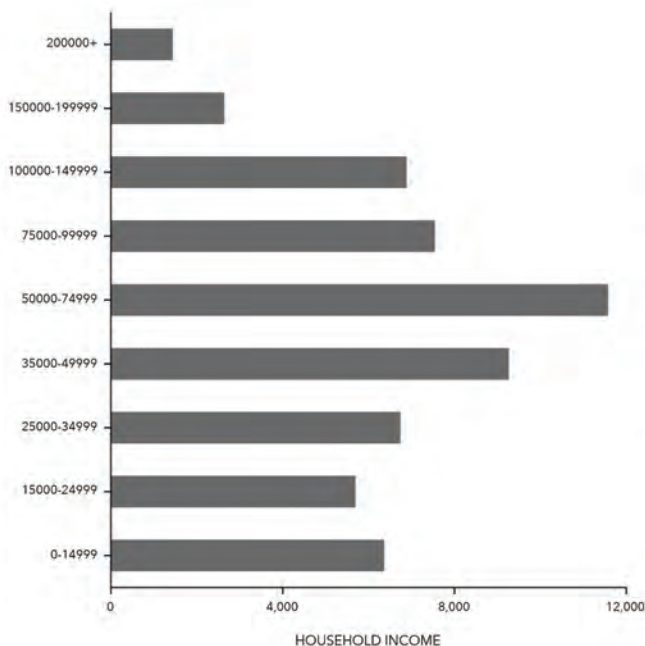
\$25,049

Per Capita Income



\$37,731

Median Net Worth



## Tapestry Segments



11B

Young and Restless

9,874 households

17.0%

of Households



11C

Metro Fusion

7,839 households

13.5%

of Households



8C

Bright Young Professionals

7,301 households

12.6%

of Households

## 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		

## EMPLOYMENT



White Collar



Blue Collar



Services

61%

20%

19%

5.9%

Unemployment Rate