

GROCERY-ANCHORED NEIGHBORHOOD CENTER

Opening Planned For
June 2020



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SOUTHEAST CORNER OF BASELINE AND HIGLEY ROADS | GILBERT, ARIZONA

CITY GATE
MARKETPLACE

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2390 East Camelback Road
Suite 200
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480.596.9399



CITY GATE MARKETPLACE

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 (2016):

US 60 (Superstition) Freeway:	186,475 VPD
Baseline Road:	21,970 VPD
Higley Road:	35,396 VPD

Demographics (2016):

	1 Mile	3 Miles	5 Miles
Population:	11,559	112,984	321,184
Avg. HH Income:	\$82,957	\$80,516	\$74,640
Daytime Population:	5,492	41,416	92,430



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Shops D Grey Shell - 50' depth



Shops C Grey Shell - 50' depth



Shops B Grey Shell - 60' depth



Shops A Vanilla Shell - 70' depth



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