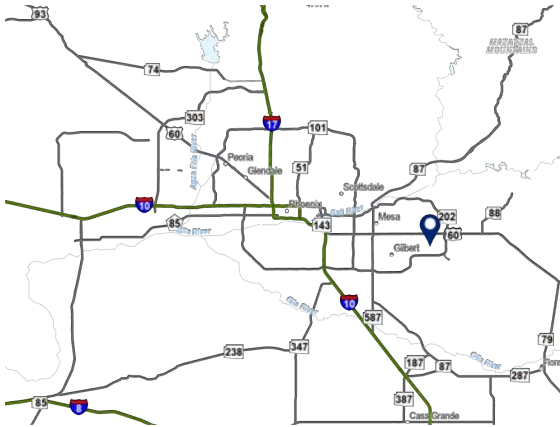


# MORRISON RANCH | NWC POWER ROAD & ELLIOT ROAD | GILBERT, ARIZONA



## ADDRESS:

3490 S Power Rd, Gilbert, AZ 85234

## SUMMARY:

Power & Elliot is a grocery anchored shopping center found on the intersection of Power Road and Elliot Road with a total traffic count approaching 30,000 vehicles per day. Located in the Morrison Ranch master planned community, the five-mile trade area boasts an average household income of \$90,000, a residential population of over 90,000 and a daytime population exceeding 85,000.



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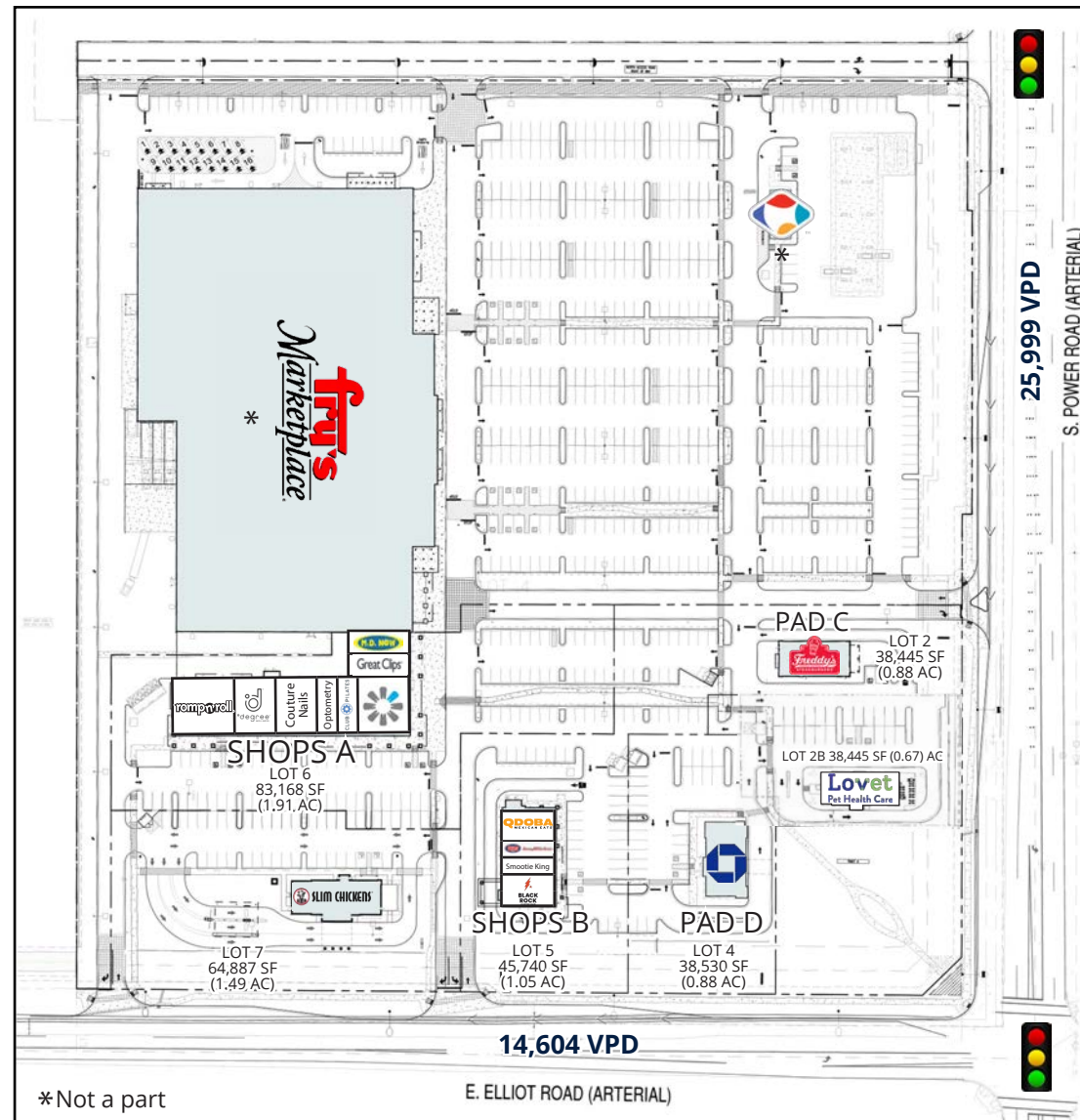
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

**Brett Sheets**  
*Senior Vice President Leasing*  
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602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

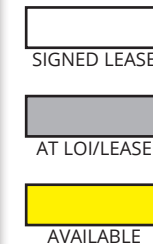
**Kristin Walrod**  
*Director Leasing*  
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[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
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[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# MORRISON RANCH | SITE PLAN



ACRES:  
± 23.3  
SQUARE FEET:  
± 167,166



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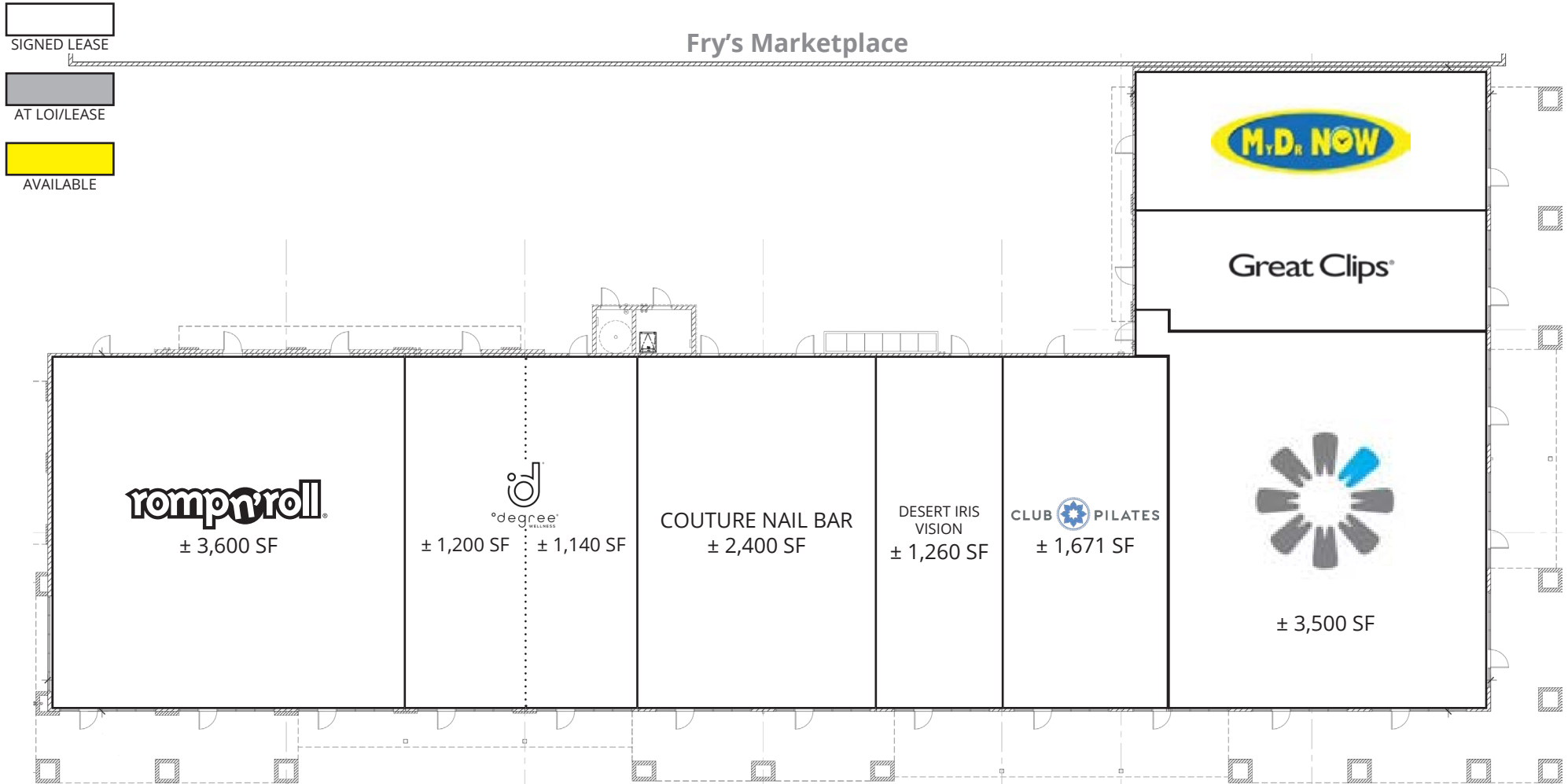
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# MORRISON RANCH | SHOPS A



BAY DEPTH: 60'



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# MORRISON RANCH | SHOPS A - ELEVATIONS



① SOUTH ELEVATION

SCALE: 3/32"=1'-0"



② EAST ELEVATION

SCALE: 3/32"=1'-0"



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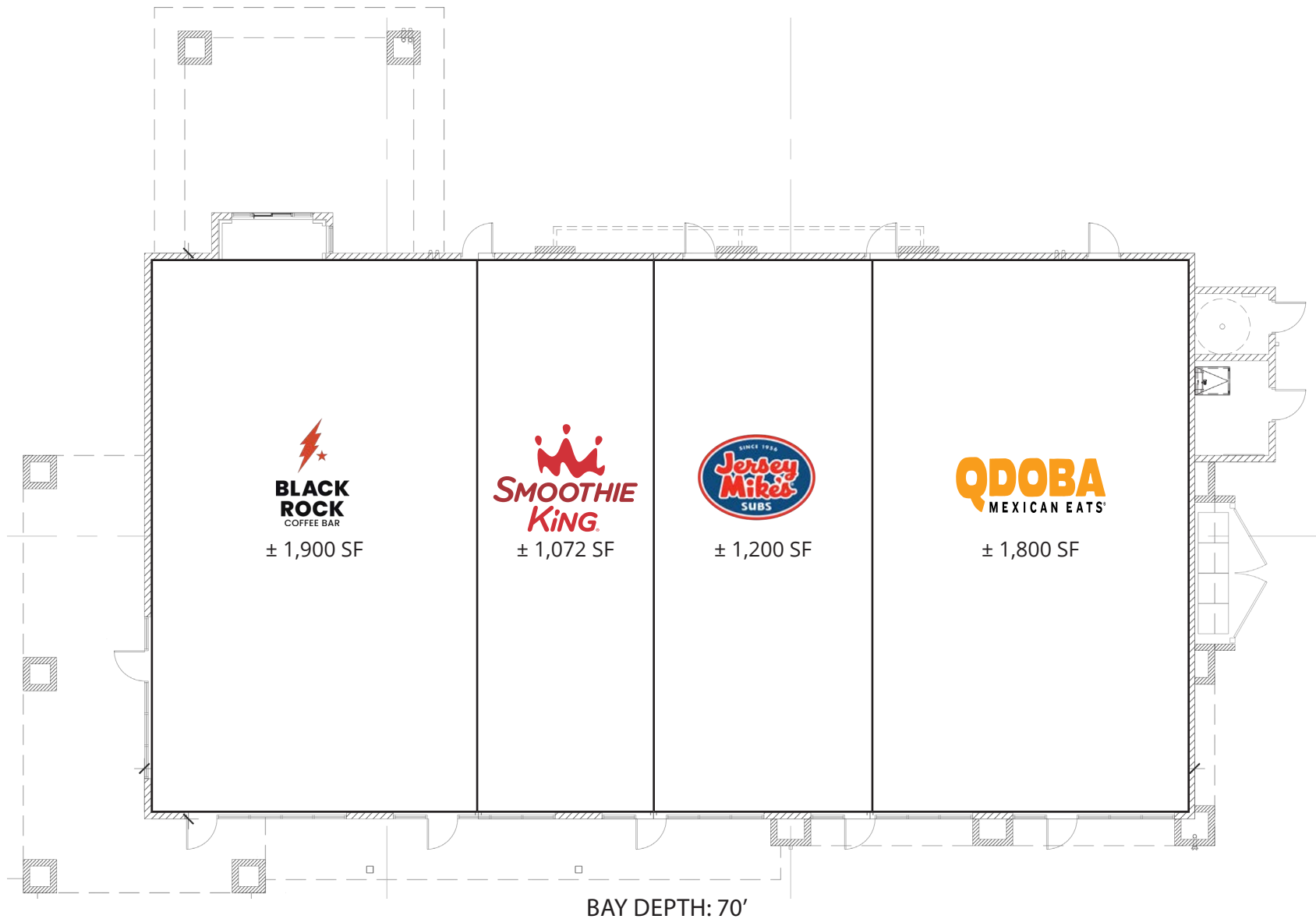


# MORRISON RANCH | SHOPS B

SIGNED LEASE

AT LOI/LEASE

AVAILABLE



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# MORRISON RANCH | SHOPS B - ELEVATIONS



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# MORRISON RANCH | AERIAL



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# MORRISON RANCH | 5 MILE DEMOGRAPHICS

## ANNUAL HOUSEHOLD SPENDING



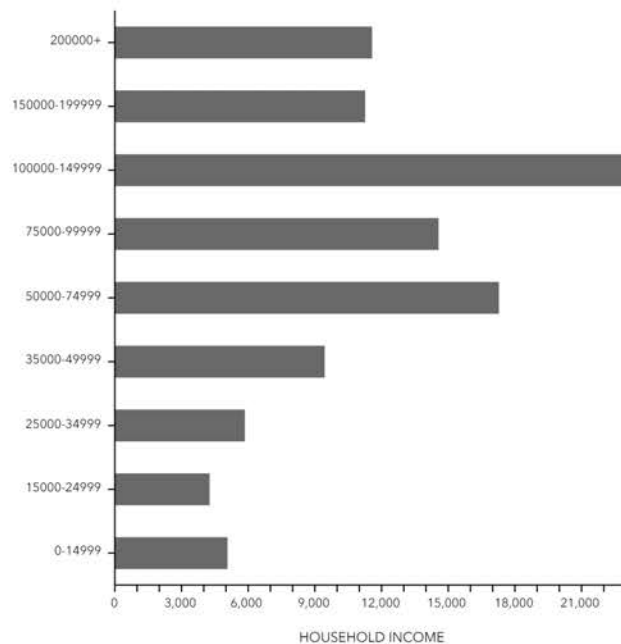
## INCOME



## Tapestry Segments



## KEY FACTS



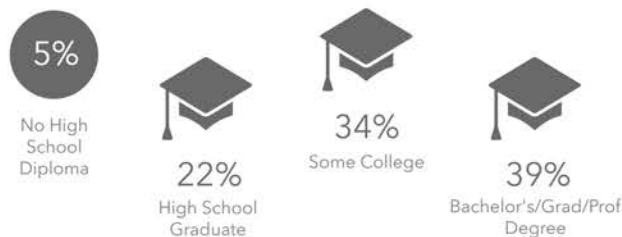
## Average Household Size

for this area  
**2.69**

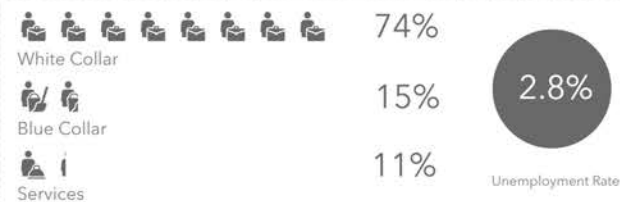
which is more than the average for United States

Area	Value	0.00	4.00
This area	2.69		
Maricopa County	2.63		
Arizona	2.57		
United States	2.53		

## EDUCATION



## EMPLOYMENT



Source: Esri Business Analyst



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