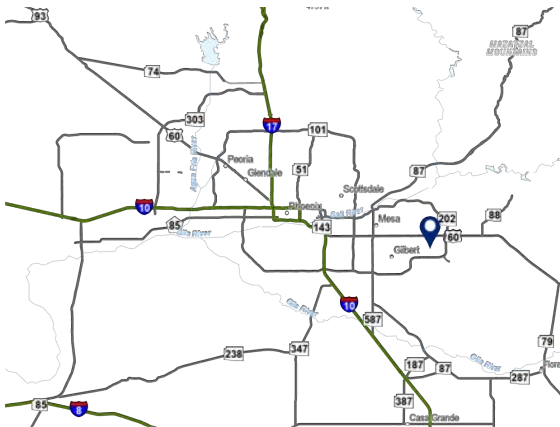


# MORRISON RANCH | NWC POWER ROAD & ELLIOT ROAD | GILBERT, ARIZONA



## 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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### Brett Sheets

Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

### Kristin Walrod

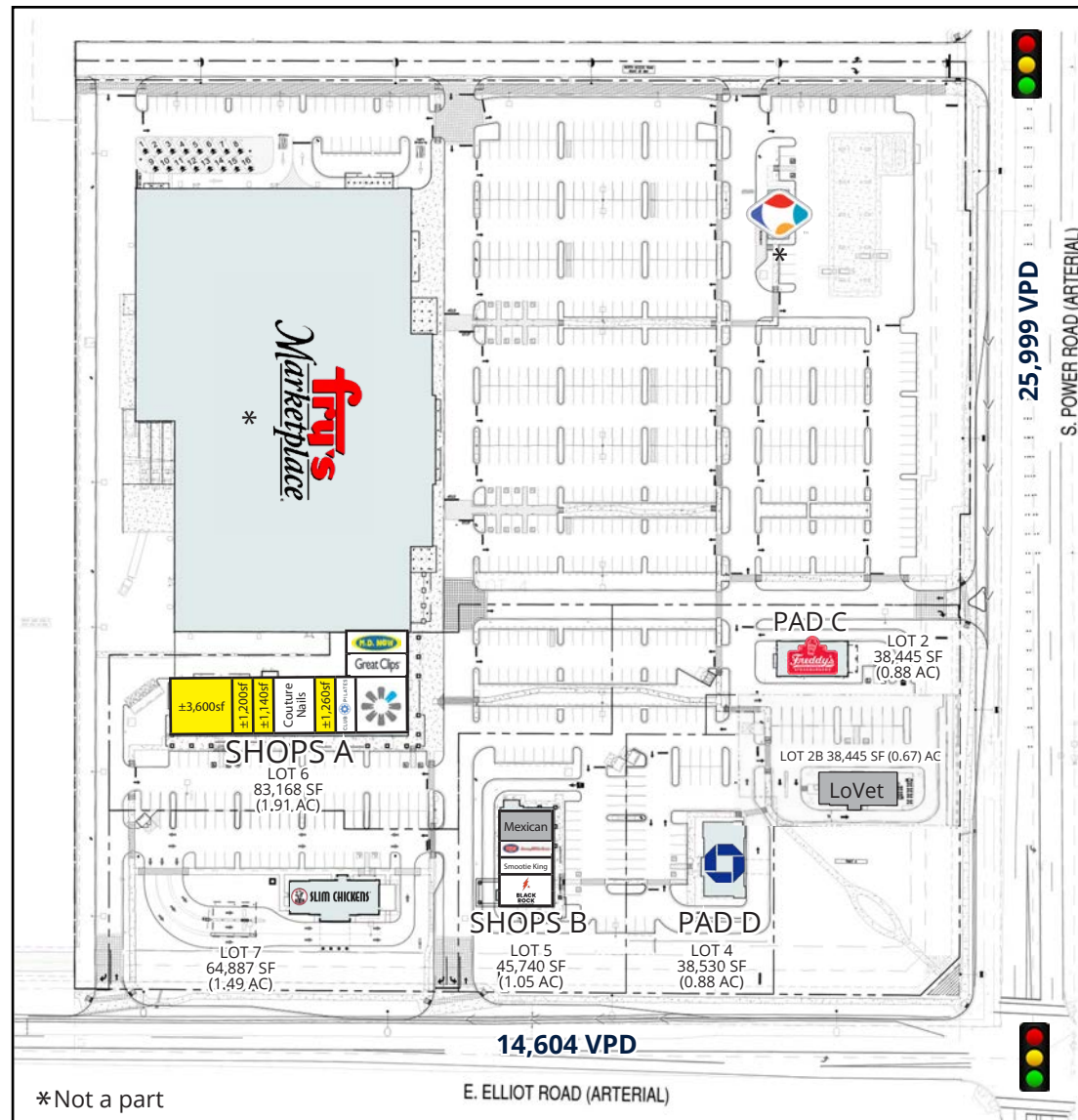
Director Leasing  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

### Matthew Archer

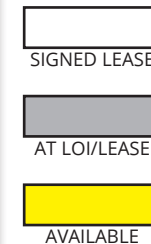
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

Call **602.224.4166** for availability.

# MORRISON RANCH | SITE PLAN



ACRES:  
± 23.3  
SQUARE FEET:  
± 167,166



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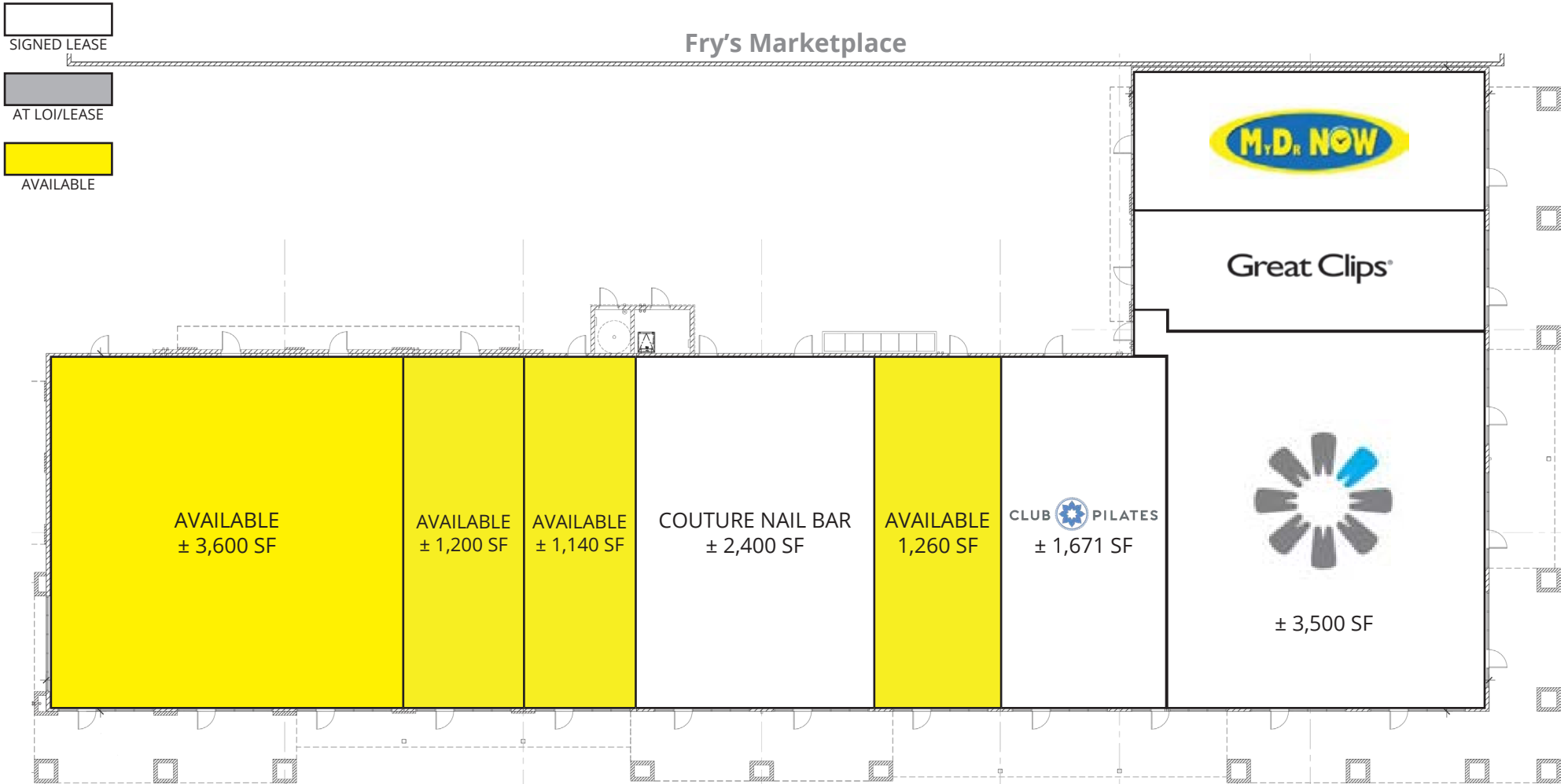
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# MORRISON RANCH | SHOPS A



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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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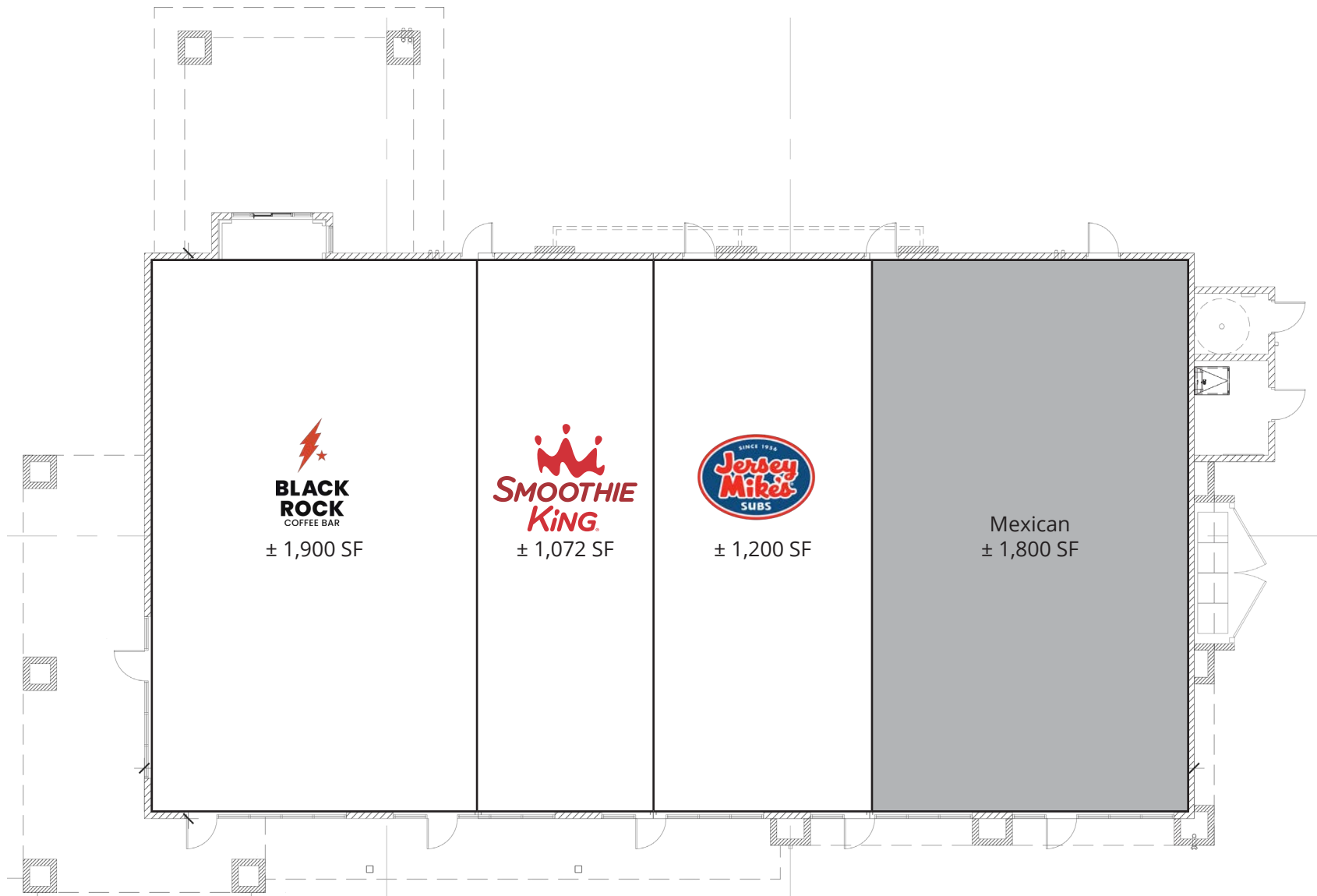
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# MORRISON RANCH | SHOPS B

 SIGNED LEASE  
 AT LOI/LEASE  
 AVAILABLE



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# MORRISON RANCH | SHOPS B - ELEVATIONS



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**Kristin Walrod**

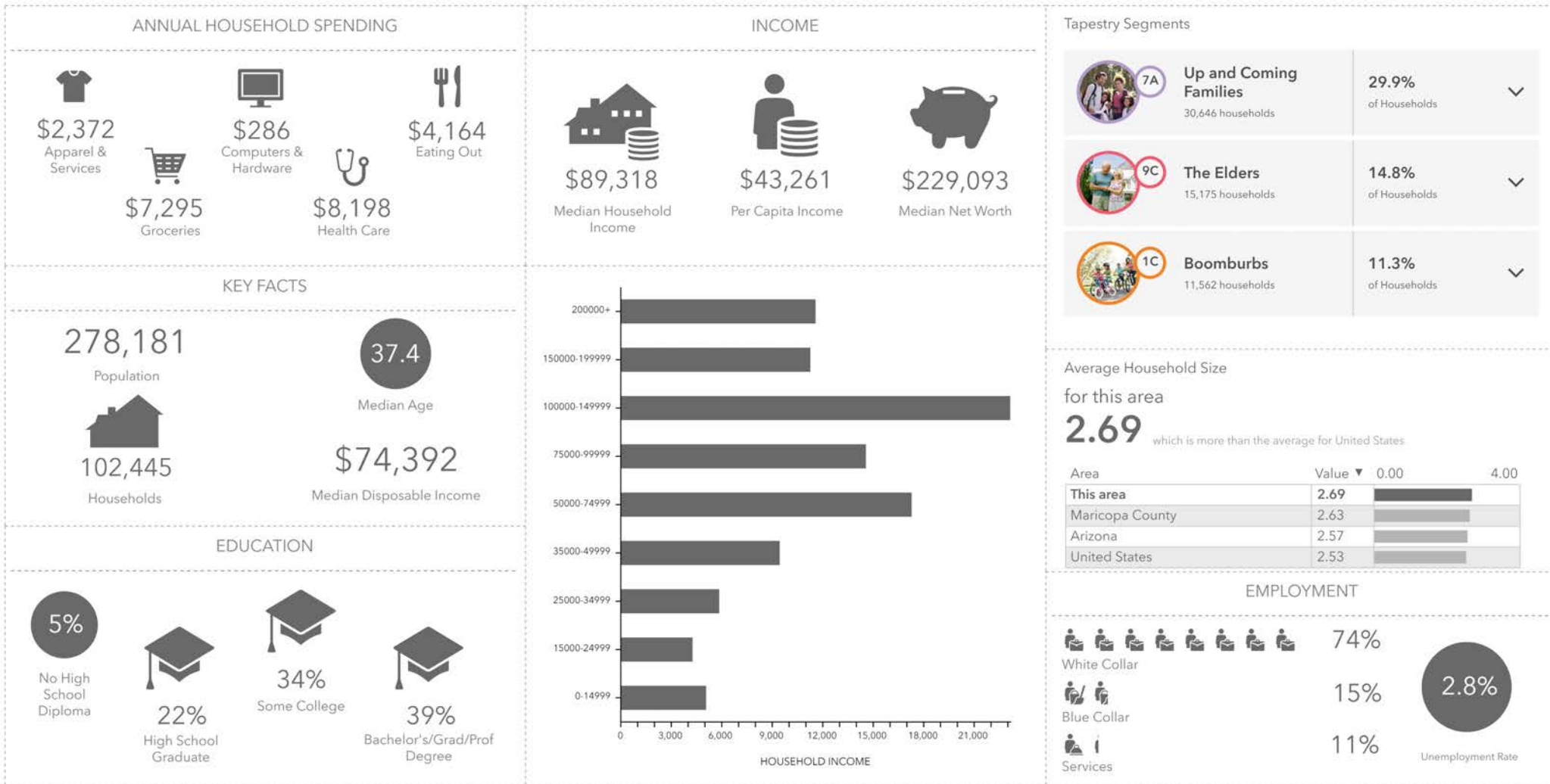
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**Matthew Archer**

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# MORRISON RANCH | 5 MILE DEMOGRAPHICS



Source: Esri Business Analyst



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