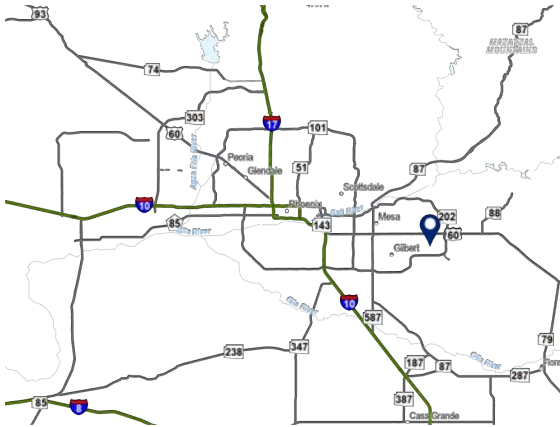


MORRISON RANCH | NWC POWER ROAD & ELLIOT ROAD | GILBERT, ARIZONA



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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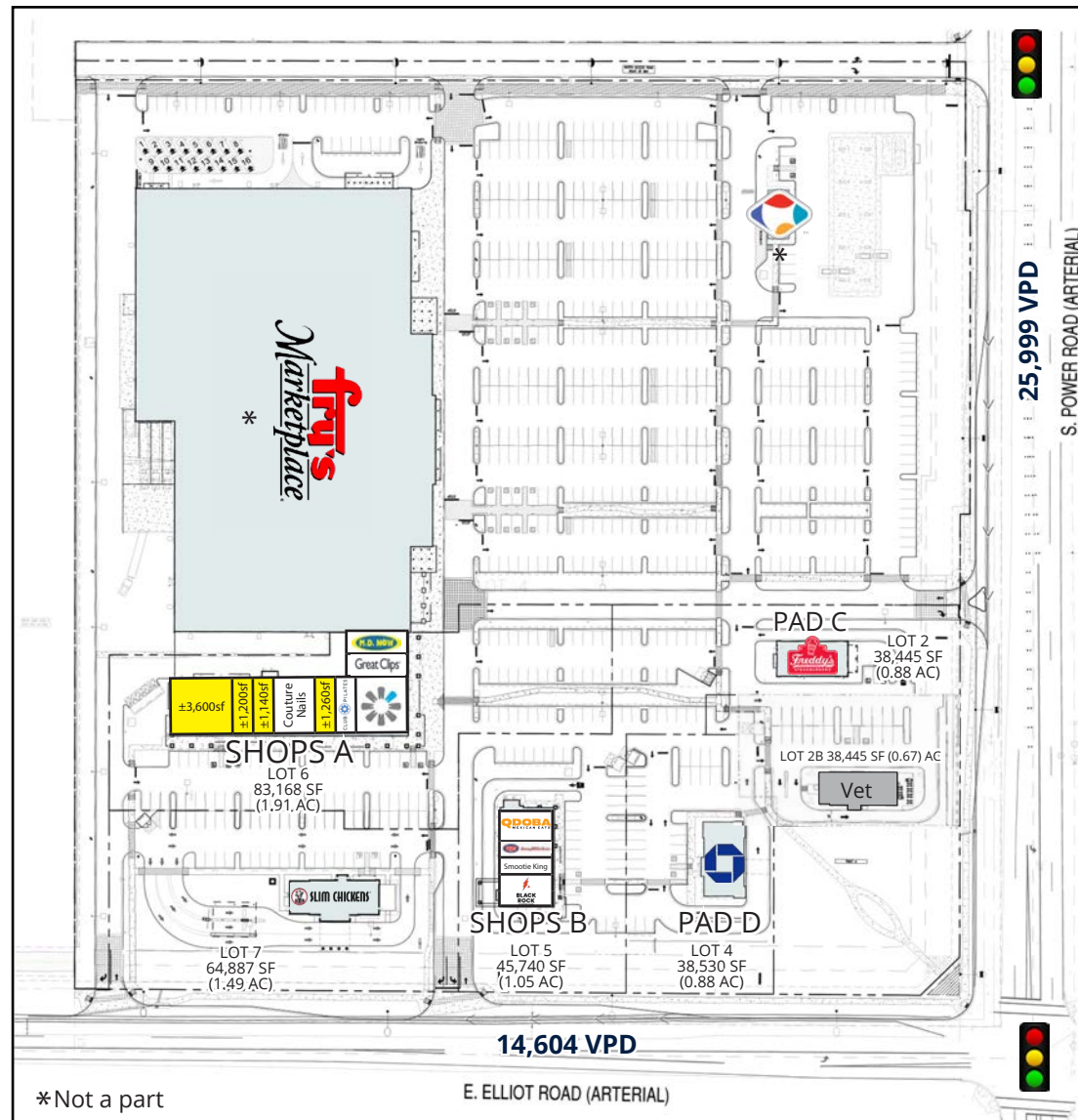
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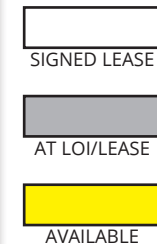
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Matthew Archer
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MORRISON RANCH | SITE PLAN



ACRES:
± 23.3
SQUARE FEET:
± 167,166



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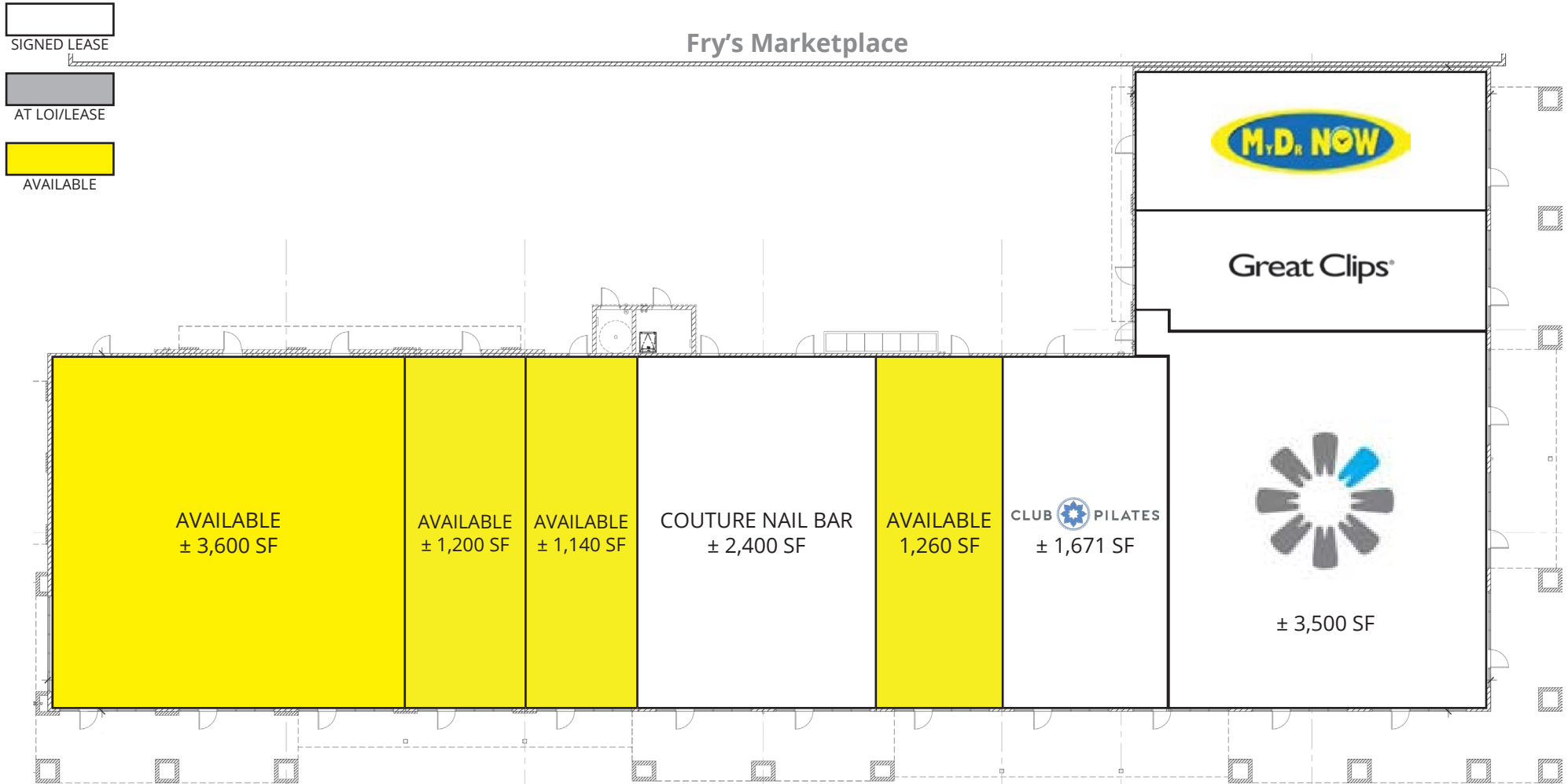
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MORRISON RANCH | SHOPS A



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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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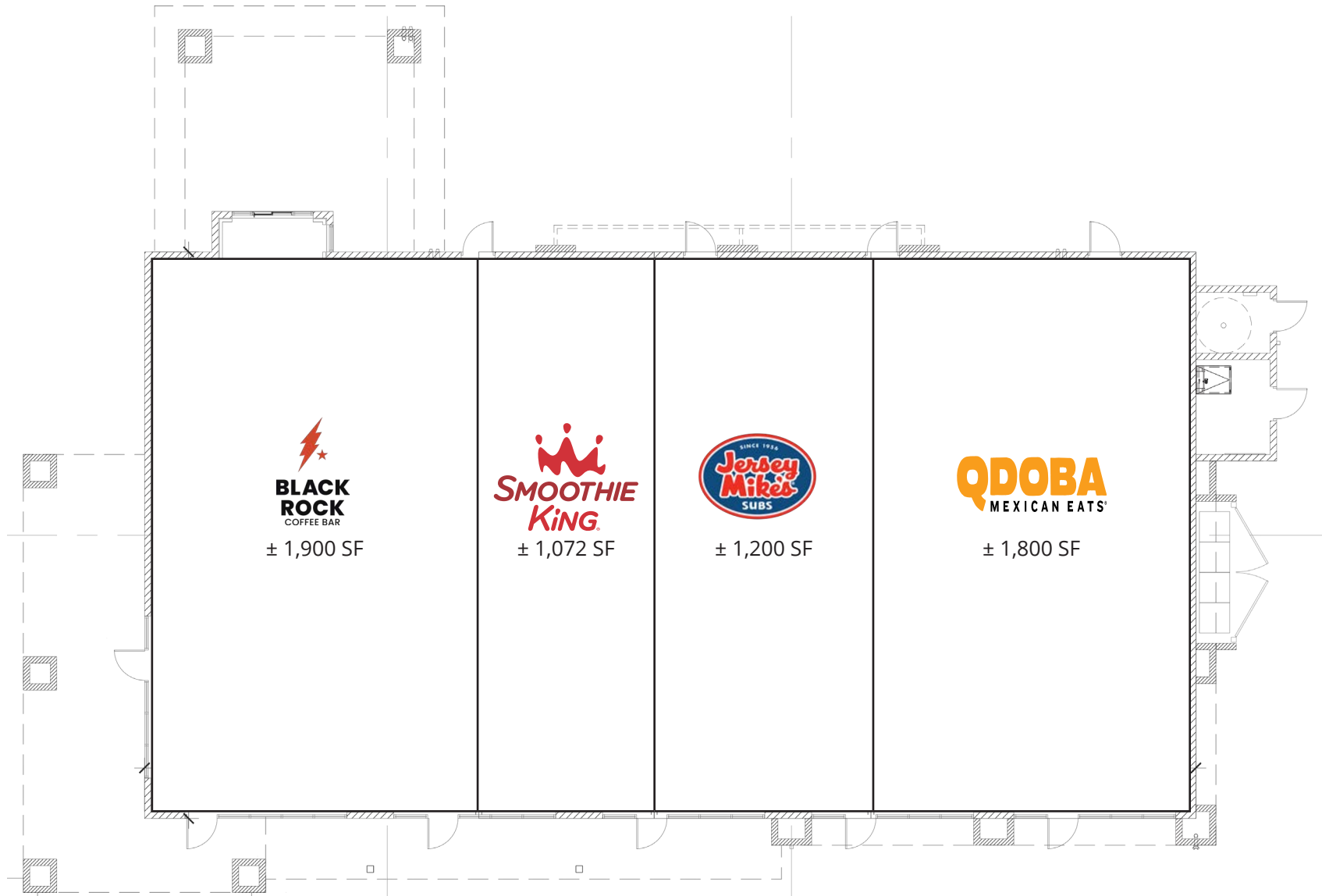
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MORRISON RANCH | SHOPS B

SIGNED LEASE

AT LOI/LEASE

AVAILABLE



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Architectural drawing of the East Elevation of a building. The drawing shows three storefronts: Black Rock Coffee Bar, Smoothie King, and QDOBA Mexican Eats. The building has a gabled roof and large windows. Dimensions are provided for various sections: 33'-0" and 10'-0" on the left, and 24'-8" and 27'-8" on the right. Callouts include FC2, SS1, PM1, SS1, CB1, PM2, FC1, FC3, CB1, CB2, SS1, PT2, BL1, BL2, AS1, PT2, FC2, CB2, AS1, CB2, BL1, BL2. A scale of 1/8"=1'-0" is indicated.



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MORRISON RANCH | AERIAL



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MORRISON RANCH | 5 MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



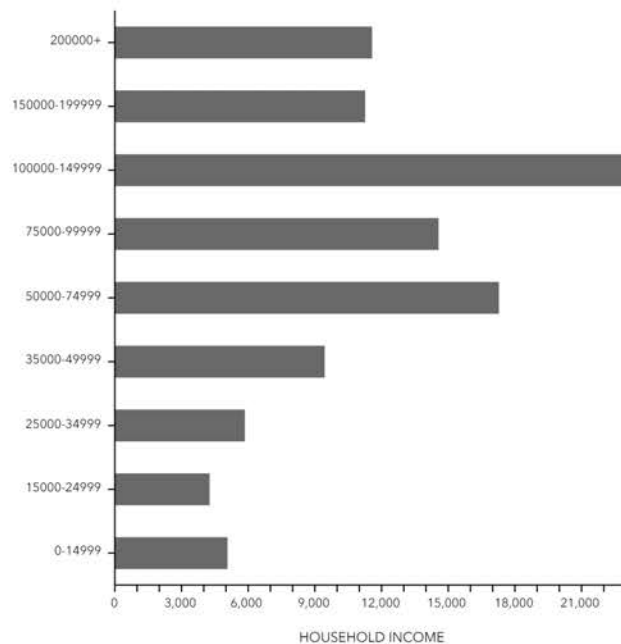
INCOME



Tapestry Segments



KEY FACTS



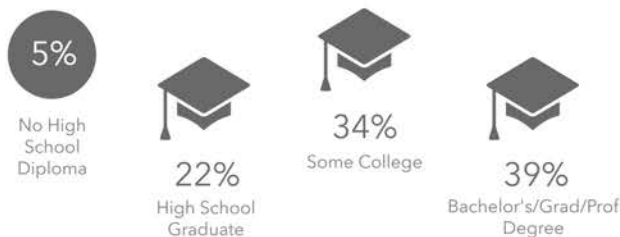
Average Household Size

for this area
2.69

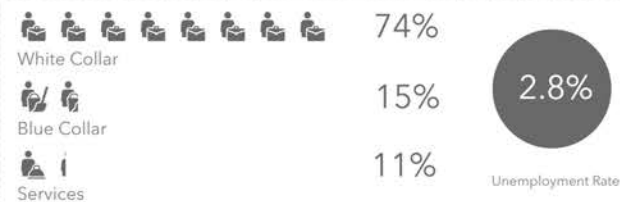
which is more than the average for United States

Area	Value ▼	0.00	4.00
This area	2.69	<div></div>	
Maricopa County	2.63	<div></div>	
Arizona	2.57	<div></div>	
United States	2.53	<div></div>	

EDUCATION



EMPLOYMENT



Source: Esri Business Analyst



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