

# 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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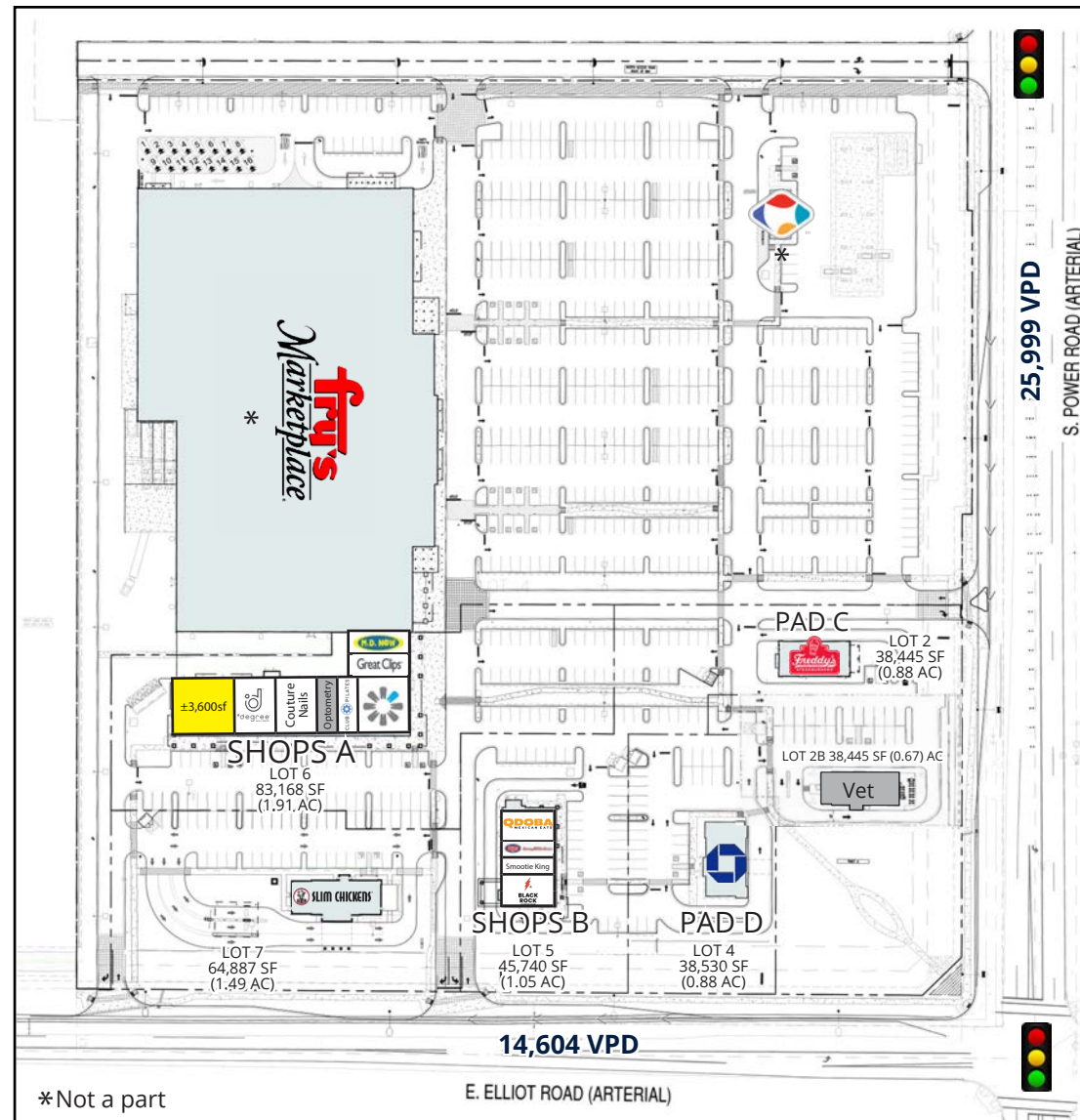
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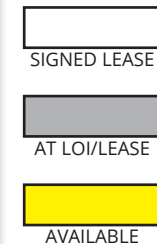
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# MORRISON RANCH | SITE PLAN



ACRES:  
± 23.3  
SQUARE FEET:  
± 167,166



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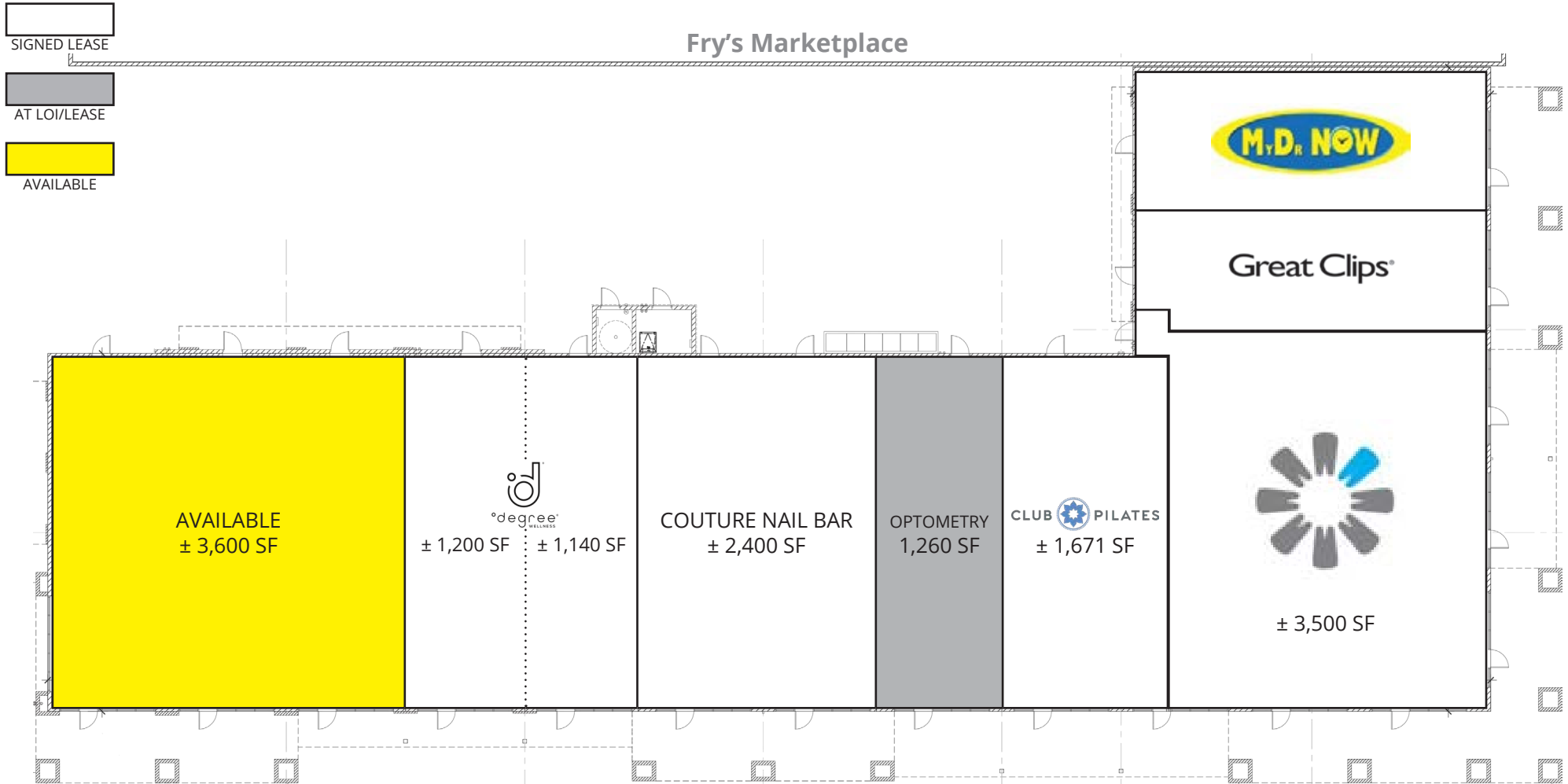
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# MORRISON RANCH | SHOPS A



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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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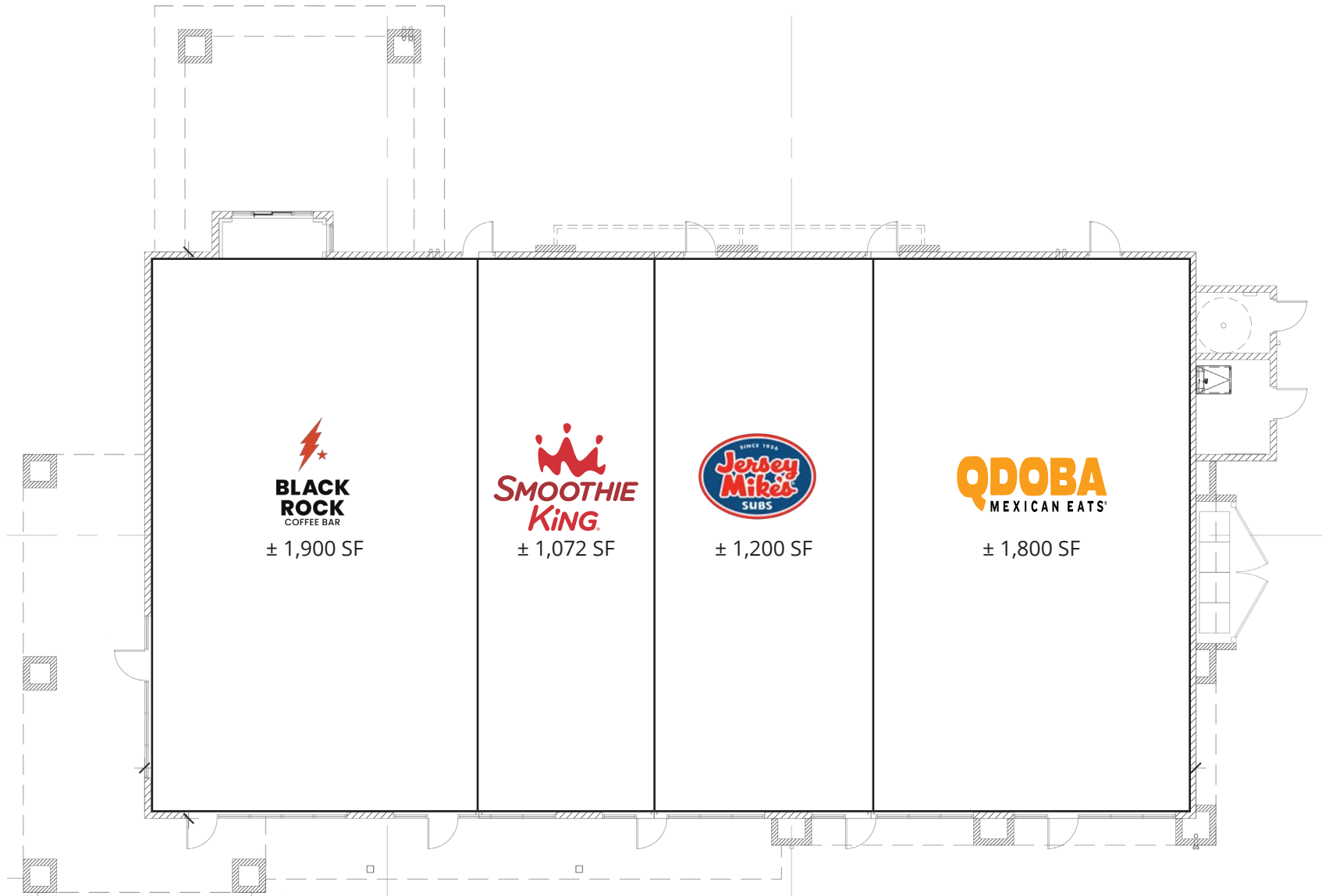


# MORRISON RANCH | SHOPS B

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" on the left, "SMOOTHIE KING" in the center, and "QDOBA MEXICAN EATS" on the right. The building has a gabled roof and large glass windows. Dimensions are provided: overall height is 33'-0", and the right section is 24'-8" high. A scale of 1/8"=1'-0" is indicated. The drawing is labeled "1 EAST ELEVATION".



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# MORRISON RANCH | AERIAL



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# MORRISON RANCH | 5 MILE DEMOGRAPHICS

## ANNUAL HOUSEHOLD SPENDING



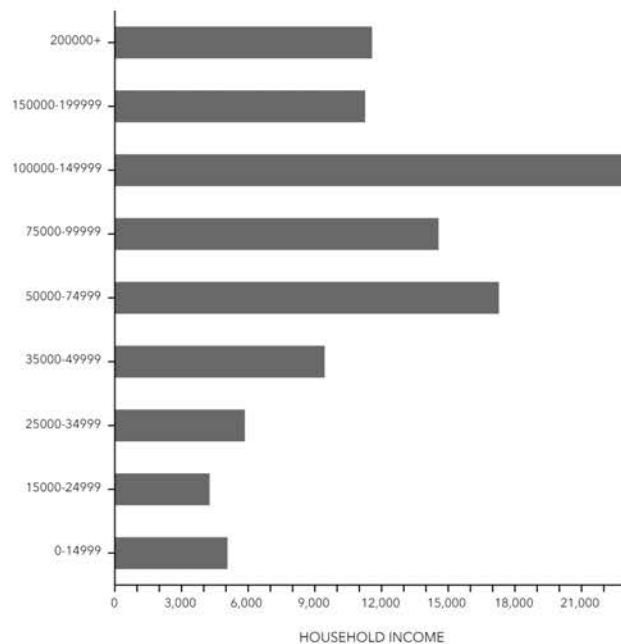
## INCOME



## Tapestry Segments



## KEY FACTS



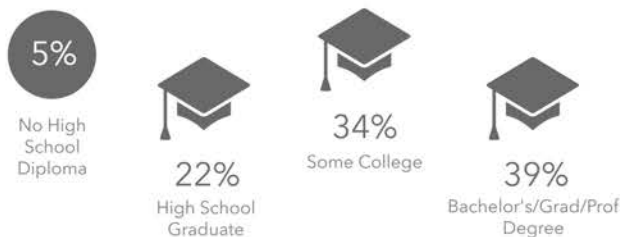
## Average Household Size

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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