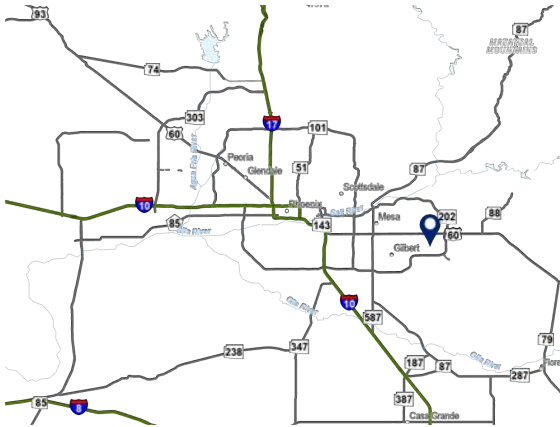


MORRISON RANCH | NWC POWER ROAD & ELLIOT ROAD | GILBERT, ARIZONA



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.



BARCLAY
GROUP

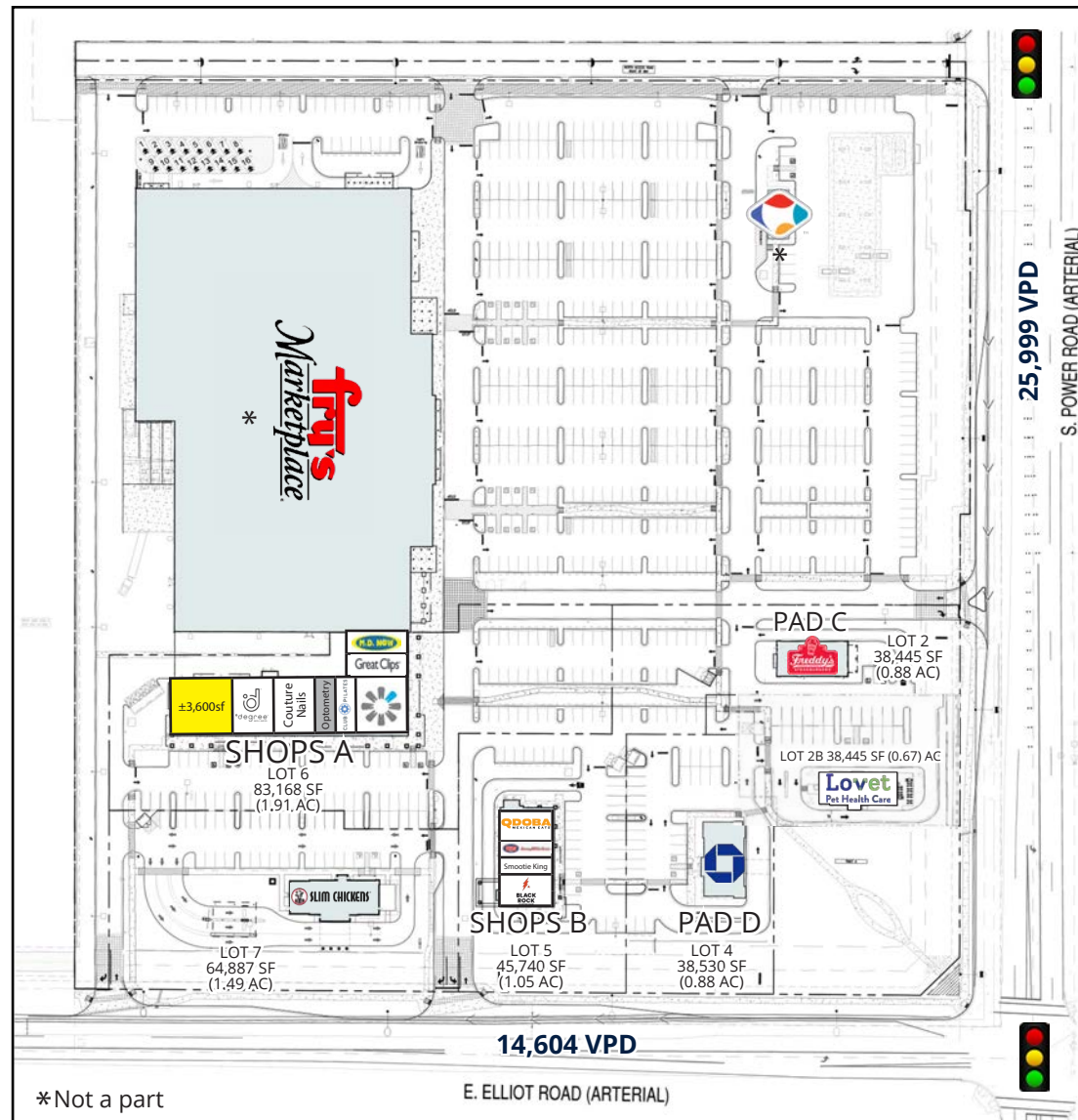
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | SITE PLAN



BARCLAY
GROUP

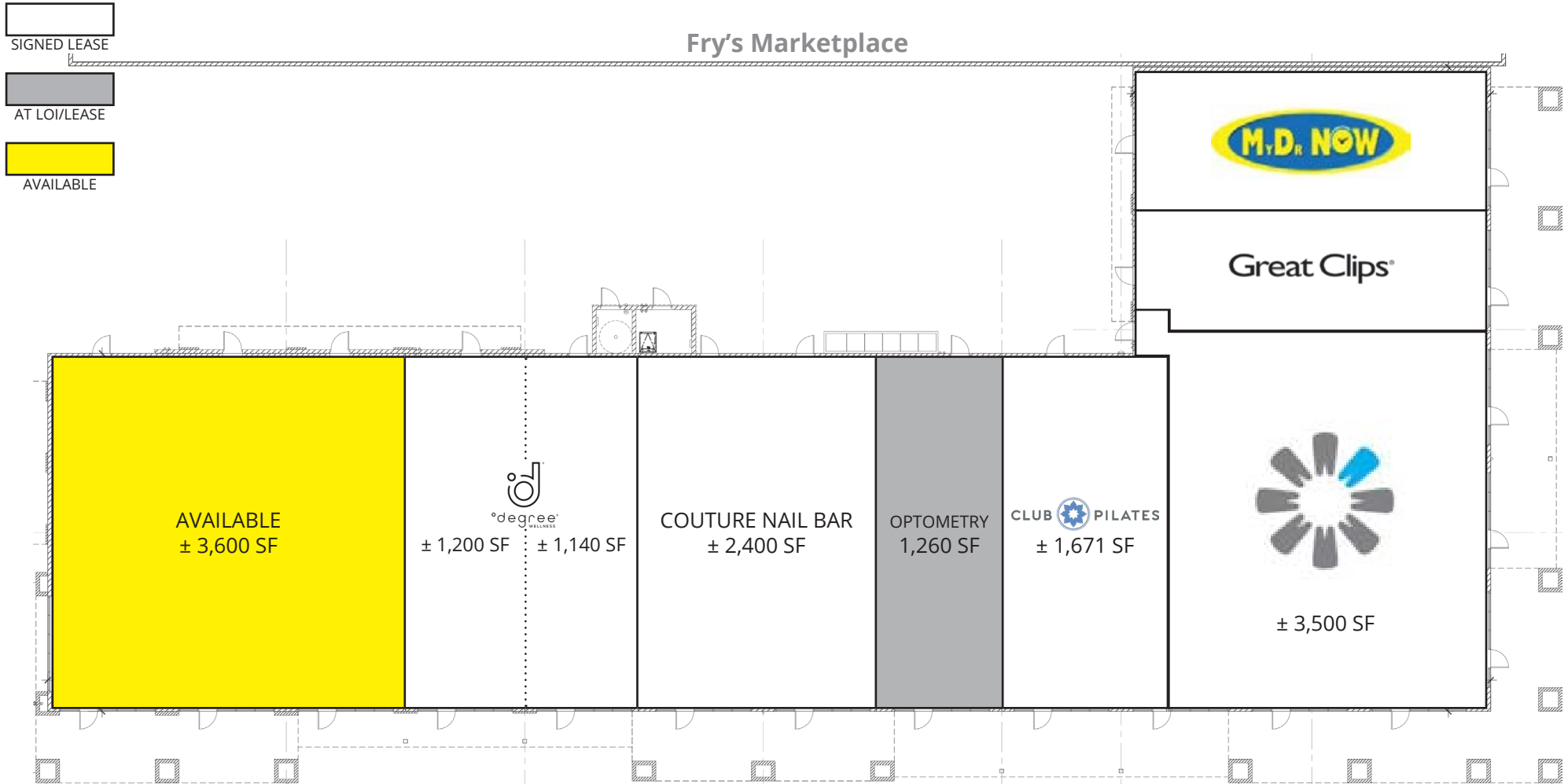
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | SHOPS A



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | SHOPS A - ELEVATIONS



① SOUTH ELEVATION

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



② EAST ELEVATION

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



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

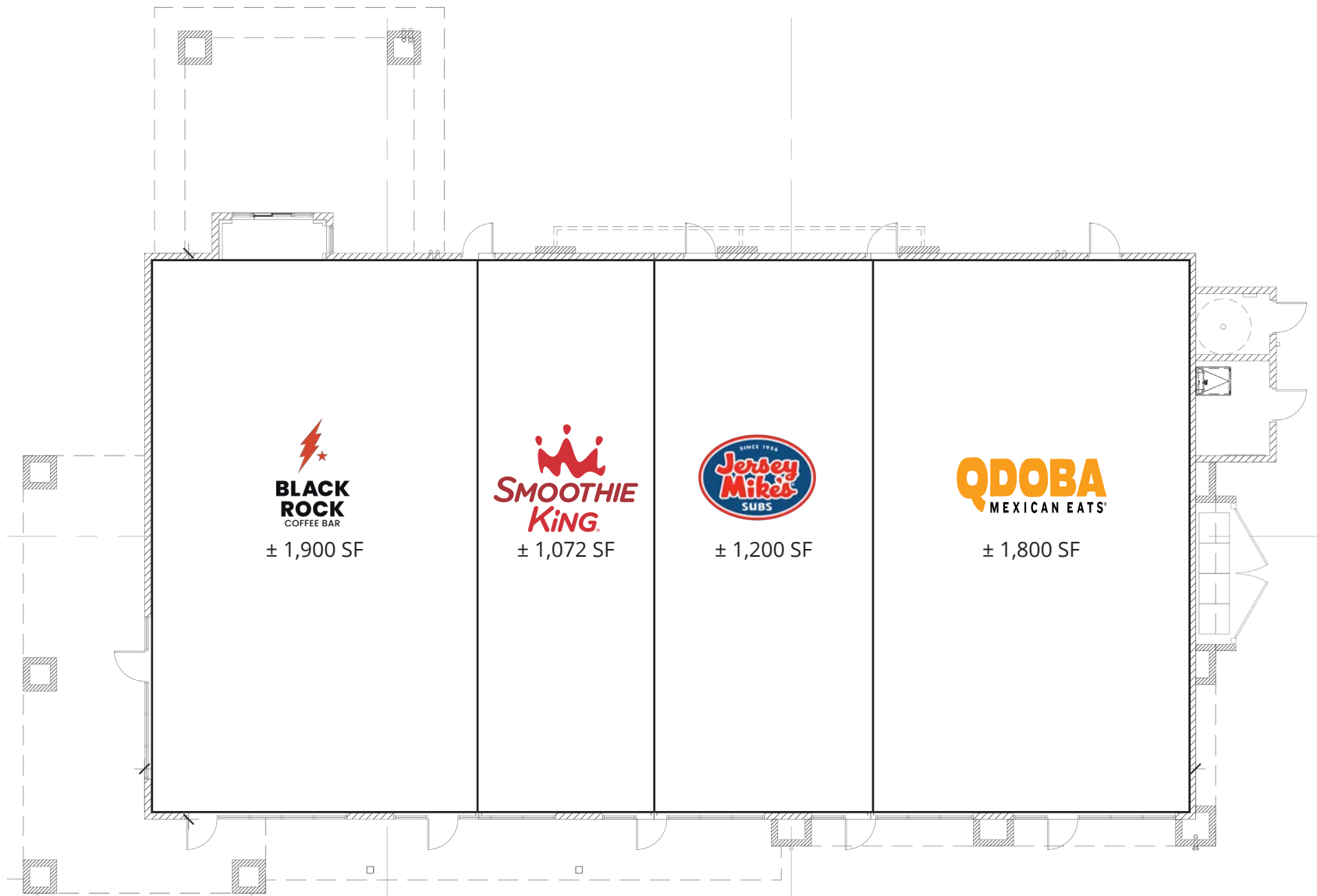
Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | SHOPS B

SIGNED LEASE

AT LOI/LEASE

AVAILABLE



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

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.



BARCLAY
GROUP

Brett Sheets
Senior Vice President Leasing
 602.224.4147 Direct
 602.908.8837 Cell
 bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | AERIAL



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
 Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
 Senior Vice President Leasing
 602.224.4147 Direct
 602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
 Director Leasing
 602.224.4171 Direct
 480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
 Leasing Associate
 602.224.4160 Direct
 602.908.8680 Cell
marcher@barclaygroup.com

MORRISON RANCH | 5 MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



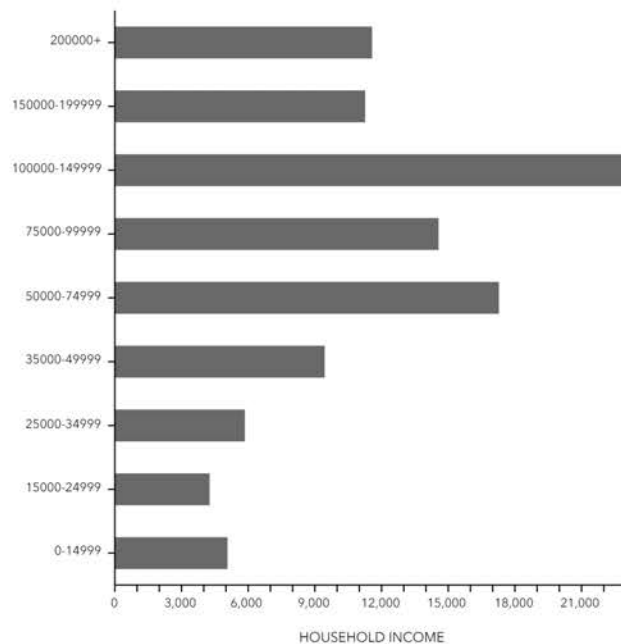
INCOME



Tapestry Segments



KEY FACTS

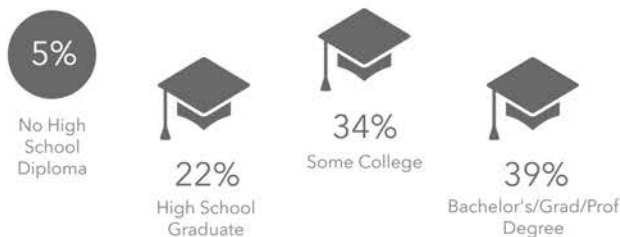


Average Household Size

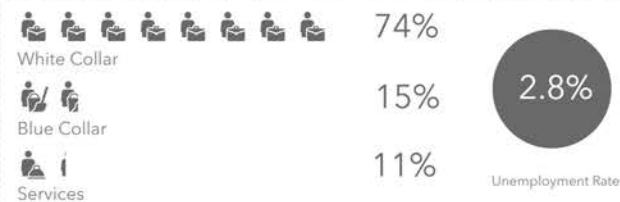
for this area
2.69 which is more than the average for United States

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



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Director Leasing
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com