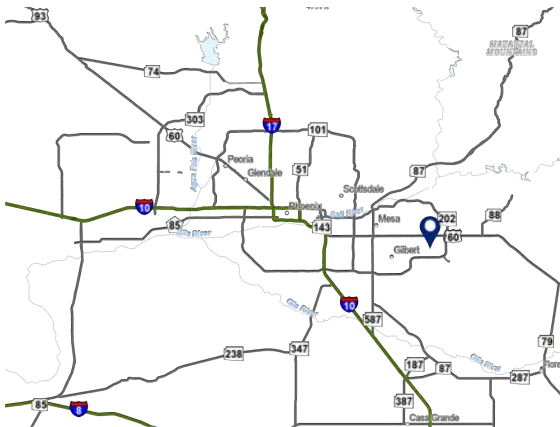


# MORRISON RANCH | NWC POWER ROAD & ELLIOT ROAD | GILBERT, ARIZONA



**PLANNED OPENING Q4 2024**



## ADDRESS:

NWC Power RD & Elliot RD, Gilbert, Arizona

## 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](http://www.BarclayGroup.com)

### Brett Sheets

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

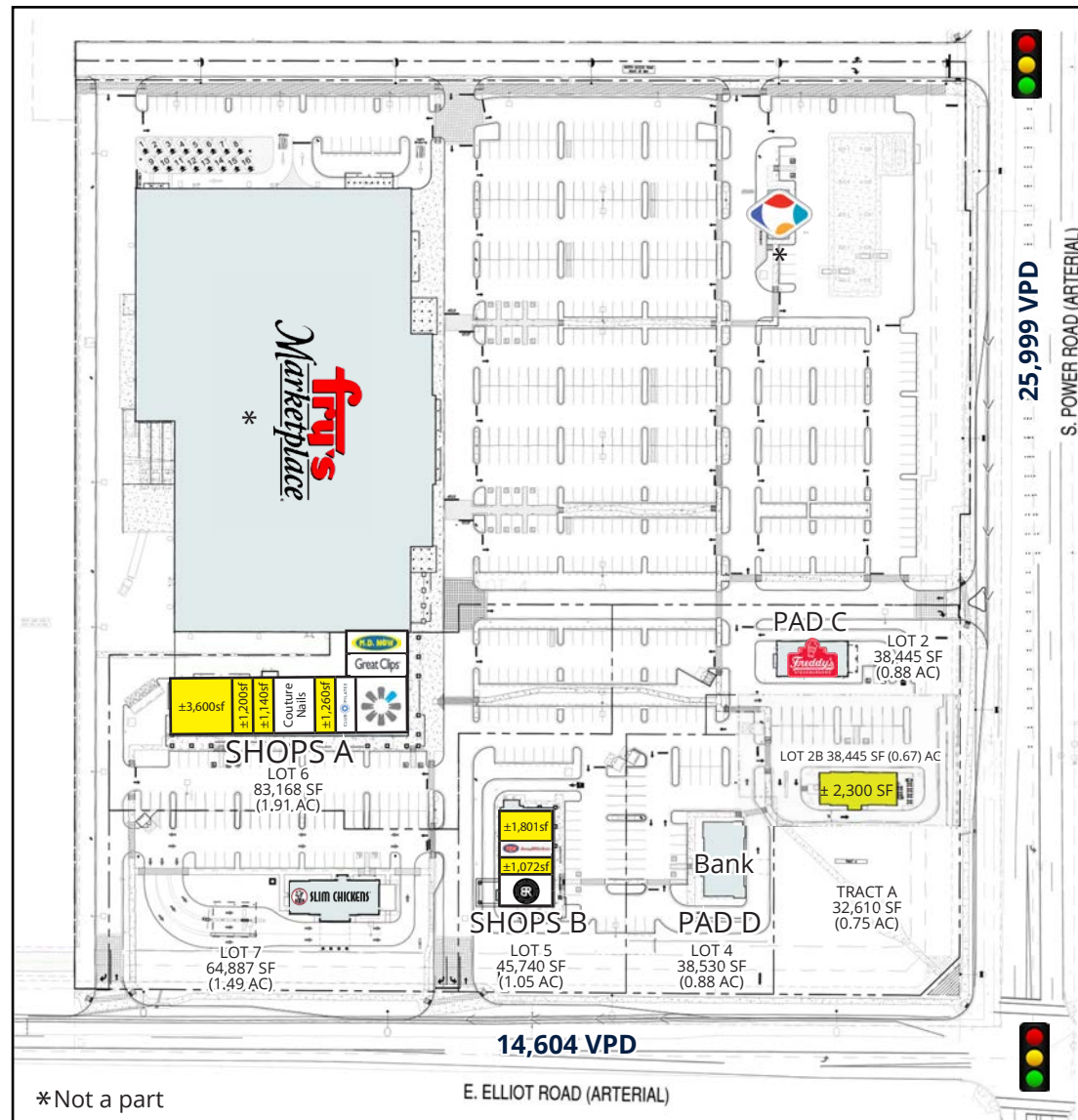
### Kristin Walrod

Senior Leasing Manager  
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)

# MORRISON RANCH | SITE PLAN



ACRES:  
± 23.3  
SQUARE FEET:  
± 167,166



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

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

**Kristin Walrod**  
Senior Leasing Manager  
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

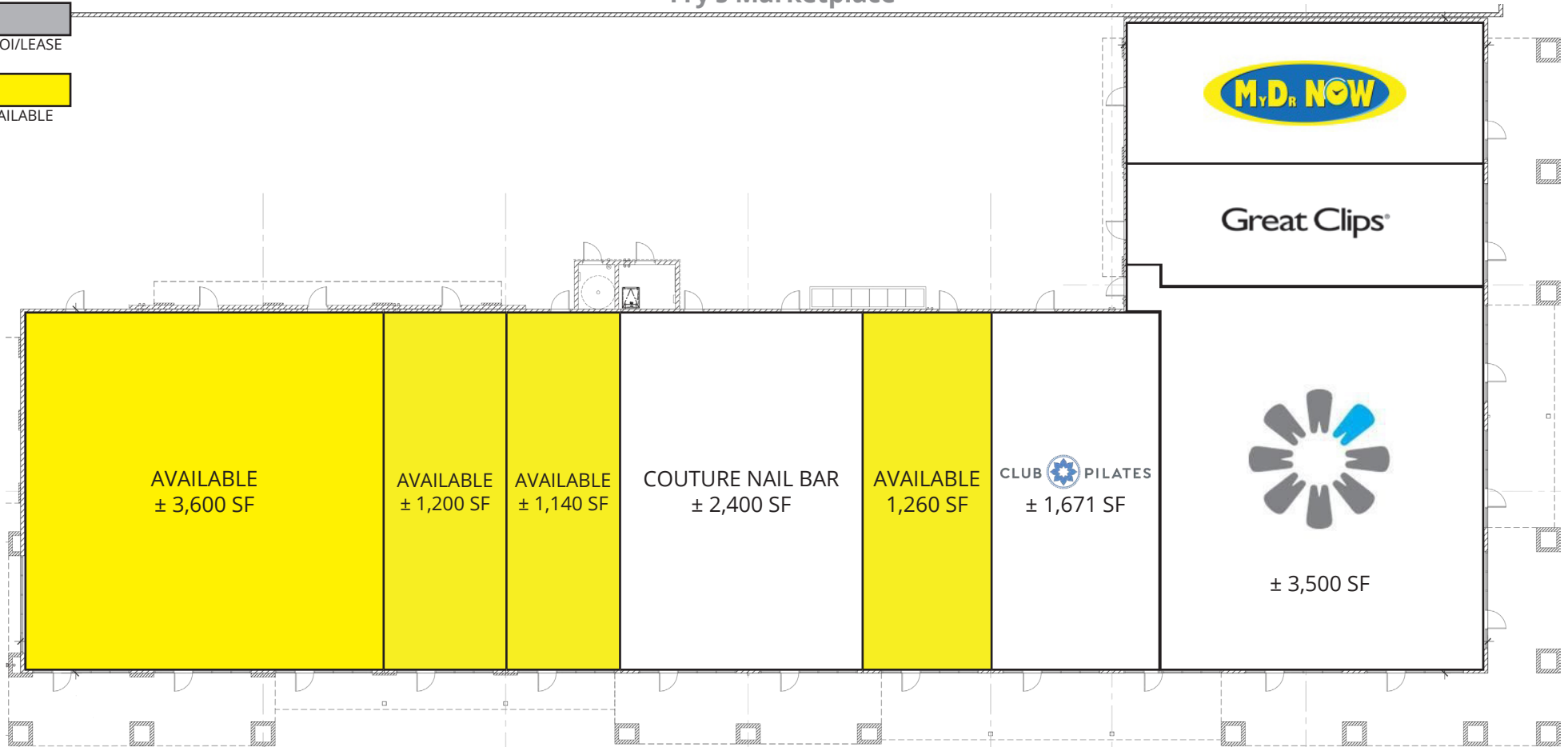
# MORRISON RANCH | SHOPS A

SIGNED LEASE

AT LOI/LEASE

AVAILABLE

## Fry's Marketplace



**BARCLAY**  
GROUP

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

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

**Kristin Walrod**  
Senior Leasing Manager  
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

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

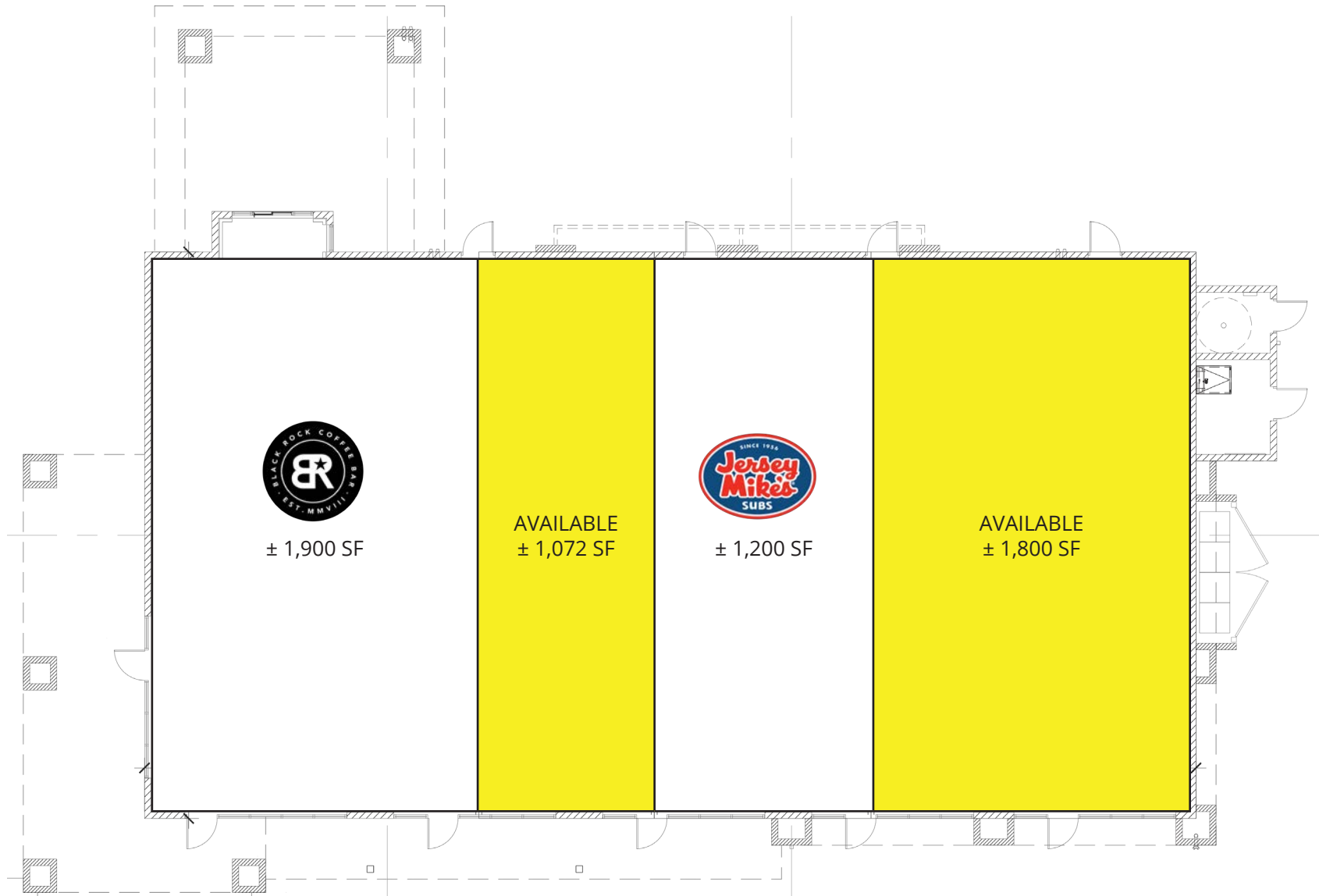
**Kristin Walrod**  
Senior Leasing Manager  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**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](http://www.BarclayGroup.com)

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

**Kristin Walrod**  
Senior Leasing Manager  
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)

# MORRISON RANCH | SHOPS B - ELEVATIONS



**BARCLAY**  
GROUP

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

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

**Kristin Walrod**  
Senior Leasing Manager  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

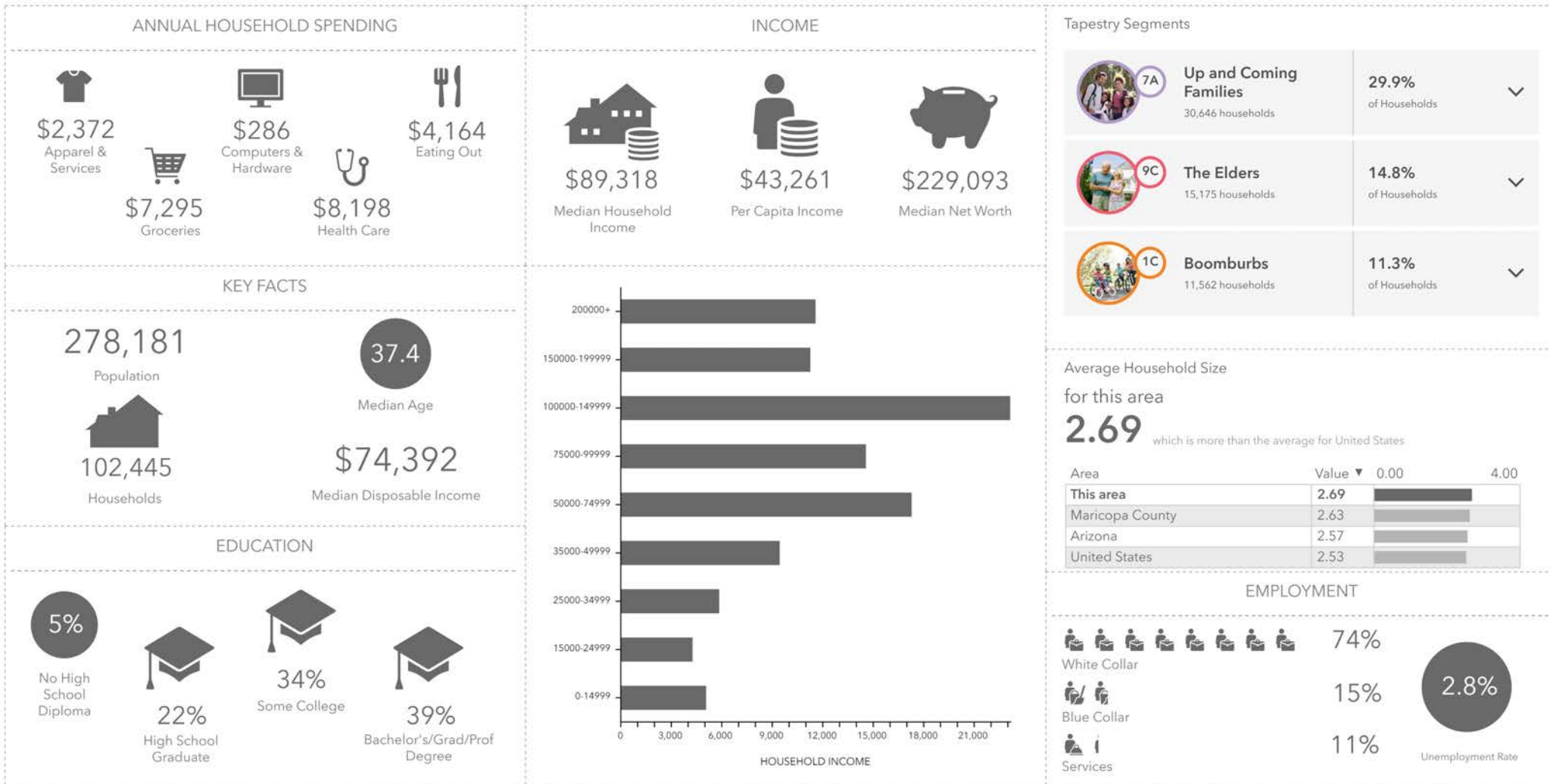
**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com







# MORRISON RANCH | 5 MILE DEMOGRAPHICS



Source: Esri Business Analyst



**BARCLAY**  
GROUP

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

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

**Kristin Walrod**  
Senior Leasing Manager  
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