



CROSSROADS

TOWNE CENTER

SEC Gilbert Rd & Germann Rd, Gilbert, AZ



±15,000 SF
(Drive-thru Available)

AVAILABLE FOR
LEASE/BTS

DEVELOPED BY:



EXCLUSIVELY LISTED BY:

CAMCRE.

TRENT WILSON
602.753.3733
twilson@camcre.com

JASON HERSKER
602.753.3836
jhersker@camcre.com



PROPERTY FEATURES

AVAILABLE Est. GLA: 15,000 SF

TOTAL SIZE 3.31 AC / 144,104 SF

ZONED Retail (fully improved)
• Utilities
• Parking Lot
• Lighting
• Designed for additional box & shop space



LOCATED IN HIGH-INCOME AREA WITH
\$140K+ HH INCOME WITHIN 3 MILES



HIGH-TRAFFIC RETAIL STRIP WITH
OVER 65K VPD AT INTERSECTION



CALL BROKER FOR PRICING

CROSSROADS TOWNE CENTER



MAJOR INTERSECTION
WITH STRONG DAILY
TRAFFIC COUNTS



STRATEGICALLY LOCATED
NEAR MAJOR FREEWAYS



STRONG DEMOGRAPHICS
WITH OVER 302K
POPULATION WITHIN 5 MI



±15,000 SF
(Drive-thru Available)

25,214 VPD

Germann Rd

Gilbert Rd

37,806 VPD

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Chandler Autopark

Future Mixed Use

Future Hotel & Restaurant

Planned
±167,000 SF
4-Story Office

RIVULON

Rivulon is a 250-acre, master-planned mixed-use development featuring Class A office, medical, and technology campuses supported by integrated retail and dining, creating a strong employment hub with consistent daytime traffic and long-term growth demand.



CHANDLER AIRPORT CENTER



Germann Rd



Chandler Municipal Airport

Lincoln Preparatory Academy

SUBJECT PROPERTY



Gilbert Rd





CAMCRE.

LOCATION AREA OVERVIEW



Rapid Population Growth Gilbert ranks among the Phoenix metro's fastest-growing communities, projected to exceed 330,000 residents by 2030.



Strong Demographics & Income The area boasts a young, educated workforce with a median age of 36. Nearly half of residents hold college degrees or higher.



High Household Wealth Median household incomes in the market area are well above \$140K, reflecting strong purchasing power and demand for retail, services, and amenities.



Diverse, Resilient Economy A balanced mix of tech, healthcare, education, and service industries supports a stable local economy and attracts both new residents and businesses.

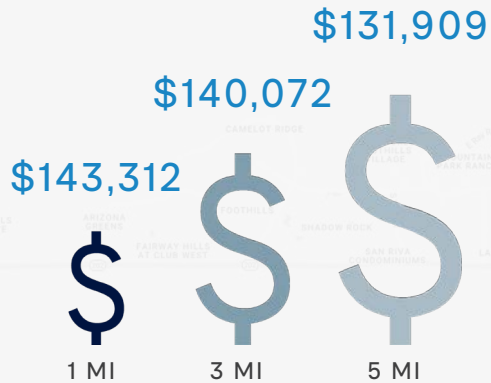


Retail & Lifestyle Demand Gilbert's rapid residential growth and quality-of-life drive ongoing demand for daily use retail, food service, entertainment, and specialty retailers.

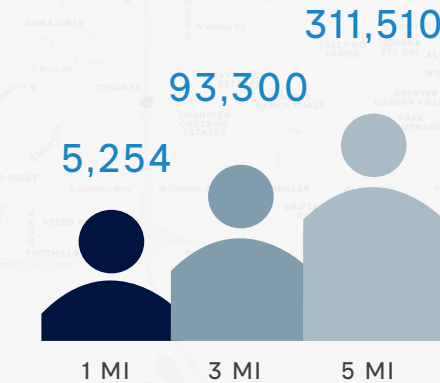
CROSSROADS TOWNE CENTER

DEMOGRAPHICS

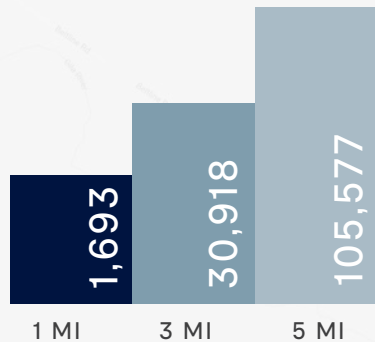
Average HH Income



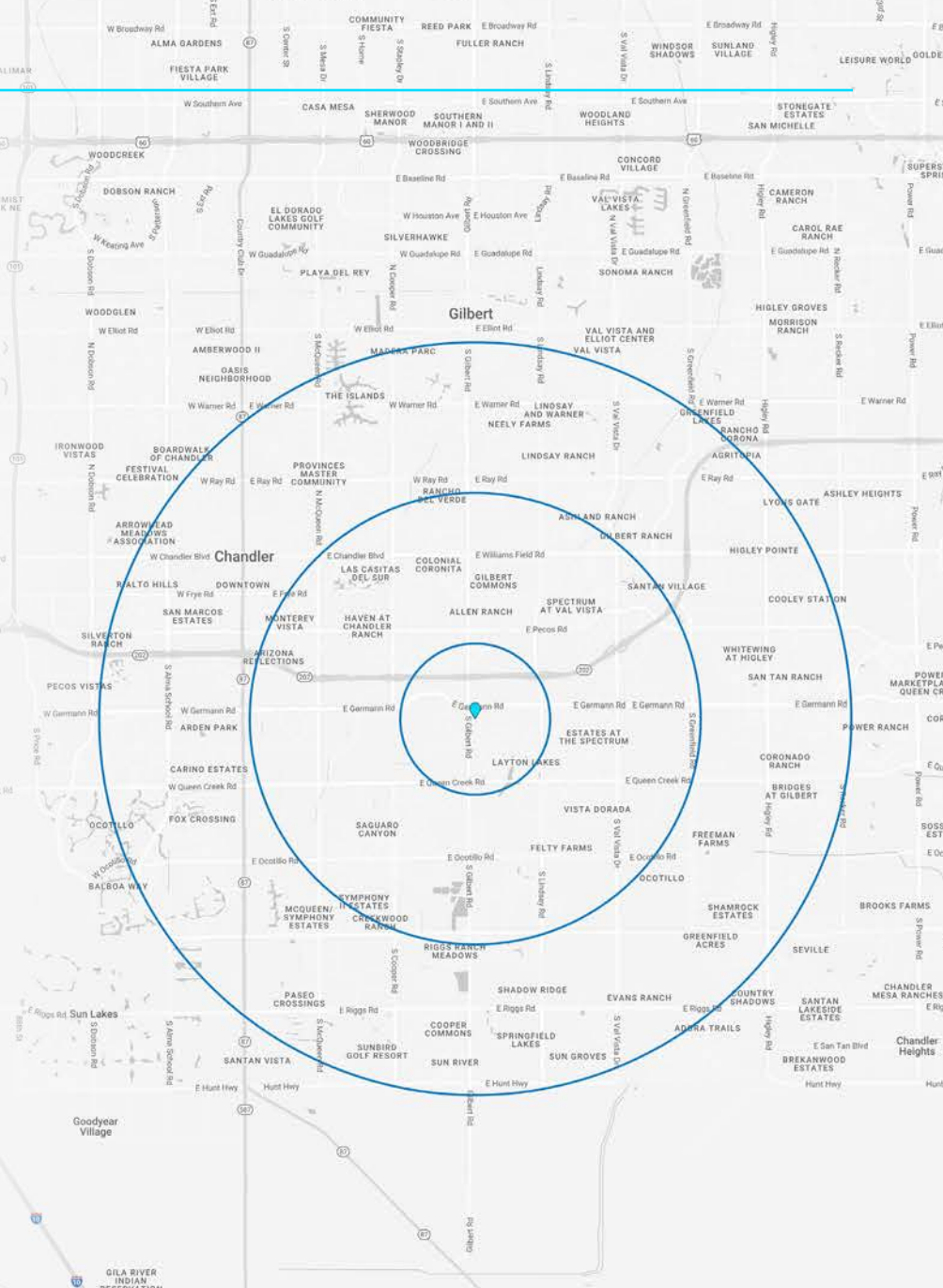
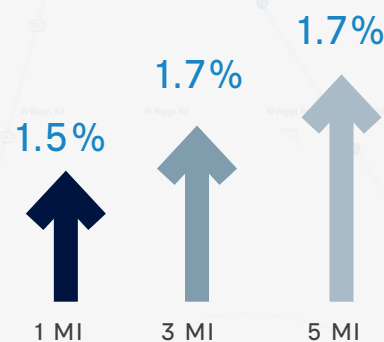
Population



Total Households



Population Growth



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