

60

AVAILABLE

±1,001 SF

COSTCO
WHOLESALE

Freddy's
STEAKBURGERS

WinCo
Foods
(OPEN 24 HRS)

POPEYES
LOUISIANA KITCHEN

MULTI-FAMILY
(257 UNITS)

ALDI
NOW OPEN

SAN POSADA
(372 UNITS)

COUNTRY CLUB DR
±54,322 VPD

SAHARA PALMS
APARTMENTS
(840 UNITS)

DESERT LANE CROSSING

S
SEC

1295 N. ARIZONA AVENUE
(1295 S. COUNTRY CLUB DRIVE)

GILBERT, AZ, 85233

PCA
PHOENIX COMMERCIAL ADVISORS

PhoenixCommercialAdvisors.com

PROPERTY SUMMARY

AVAILABLE	±1,001 SF	ZONING	LC, Town of Gilbert
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PRICING	Call for Pricing
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PROPERTY HIGHLIGHTS

- Shops anchored by Costco and Winco Foods. Costco on average has a total of 55,770 weekly visitors, drawing from fairly large regional trade area covering North Mesa and as far south as Loop 202 Santan Fwy.
- Strong traffic volumes along Country Club Dr at Desert Lane, with over 50,000 vehicles per day and on the going to work side. Approximately 1.5 Miles from US-60 Freeway with full-diamond interchange.
- Dense population, within 3-miles of intersection there are over 183,000 persons with average household incomes just under \$100,000.
- New Aldi now open near the shops building with 257-unit multi-family development behind it.
- This area offers a well-balanced mix of residential, commercial, and recreational amenities, making it a prime location for retail opportunities.



TRAFFIC COUNT

Country Club Dr

N: ±42,566 VPD (NB/SB)

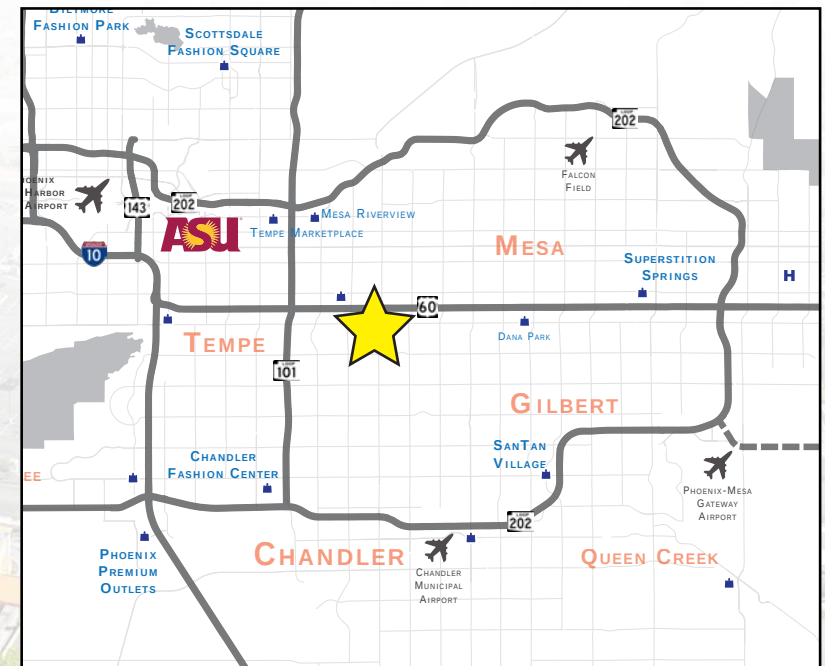
S: ±54,322 VPD (NB/SB)

BASELINE RD

E: ±27,358 VPD (EB/WB)

W: ±26,562 VPD (EB/WB)

ADOT 2025



S
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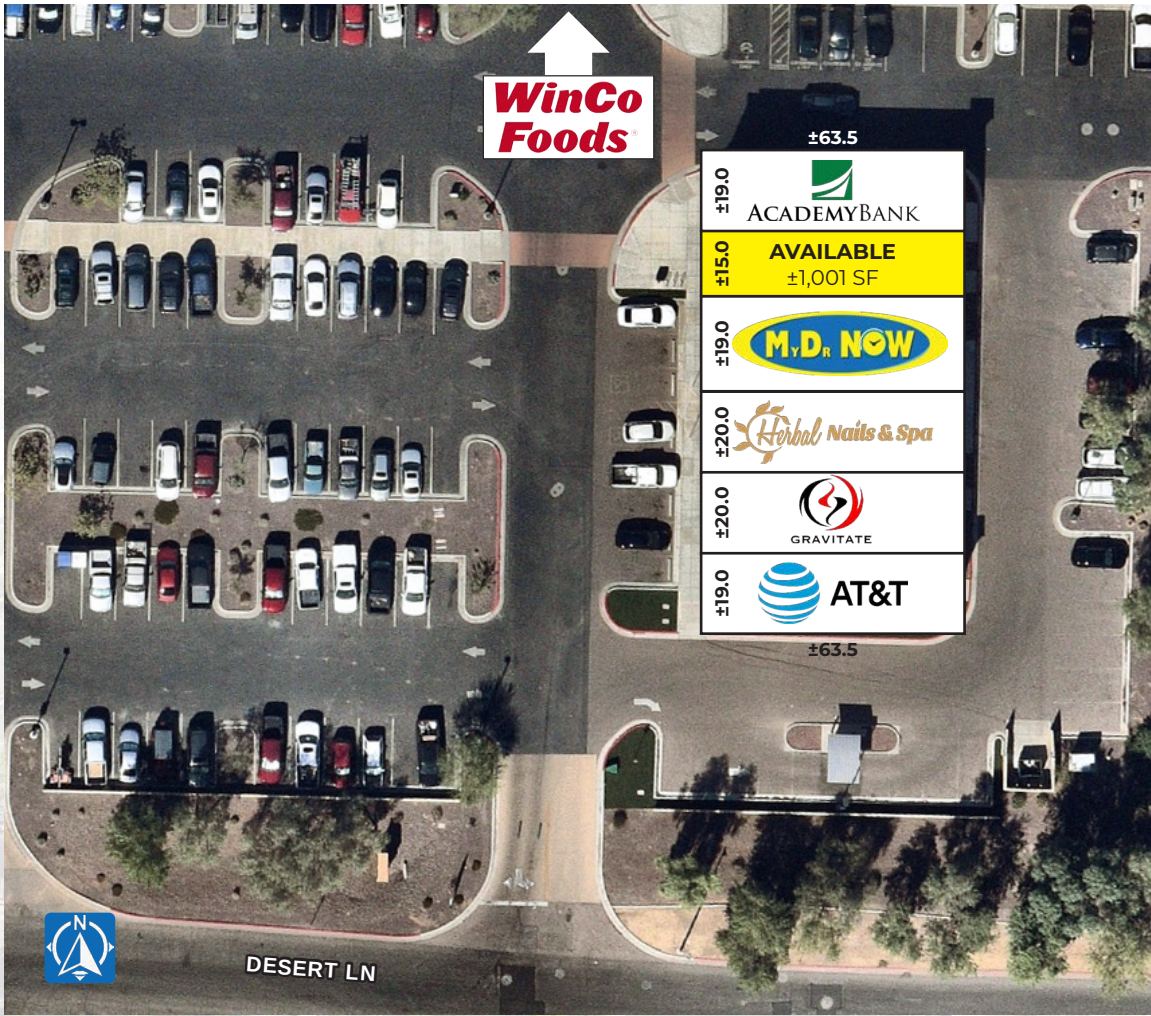
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SITE PLAN



SITE PLAN LEGEND		
SUITE 101	AT&T	±1,200
SUITE 102	GRAVITATE SMOKE SHOP	±1,300
SUITE 103	HERBAL NAILS & SPA	±1,300
SUITE 104	My Dr NOW	±1,200
SUITE 105	*AVAILABLE	±1,001
SUITE 106	ACADEMY BANK	±1,514

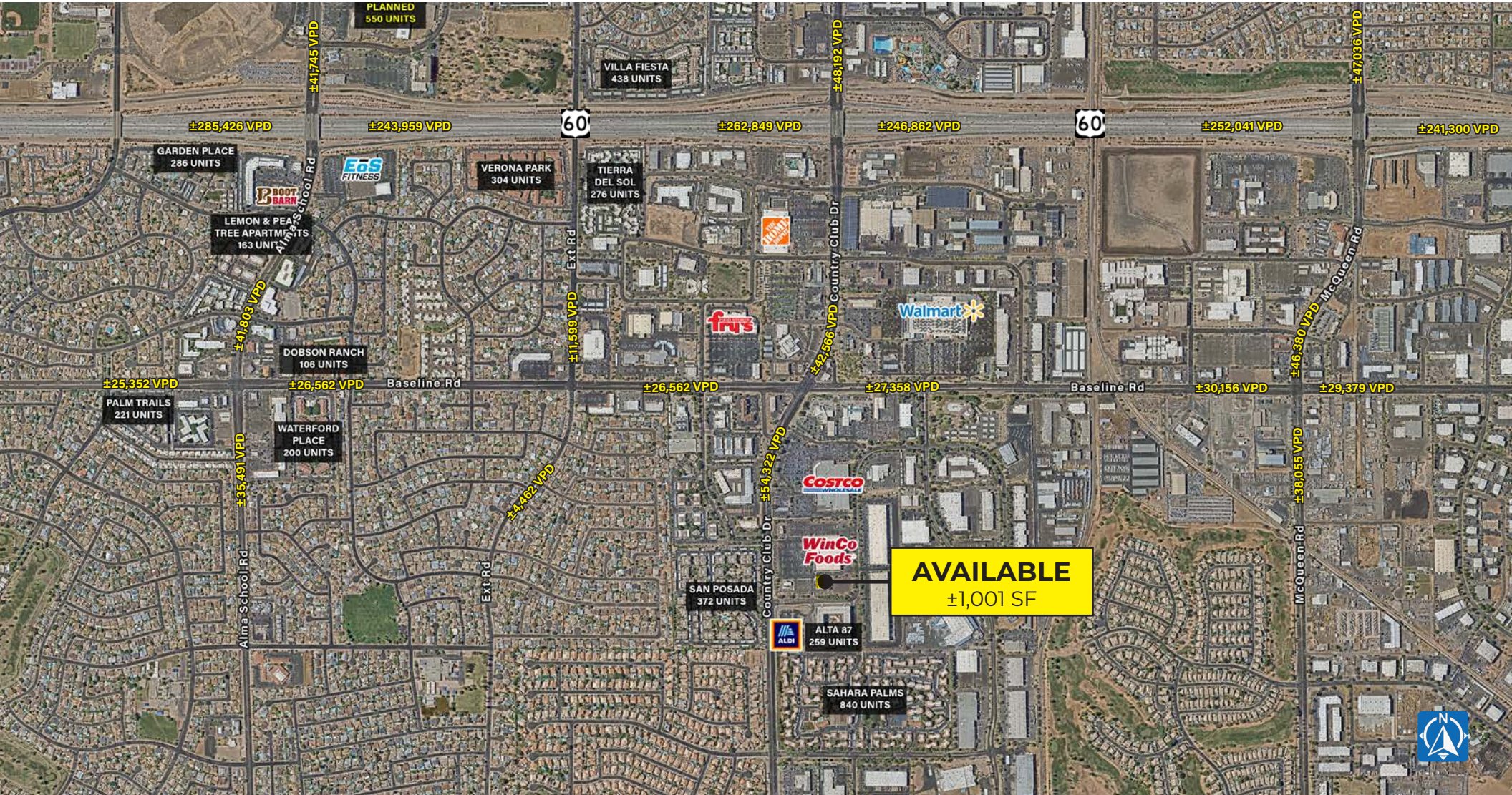


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ZOOM AERIAL



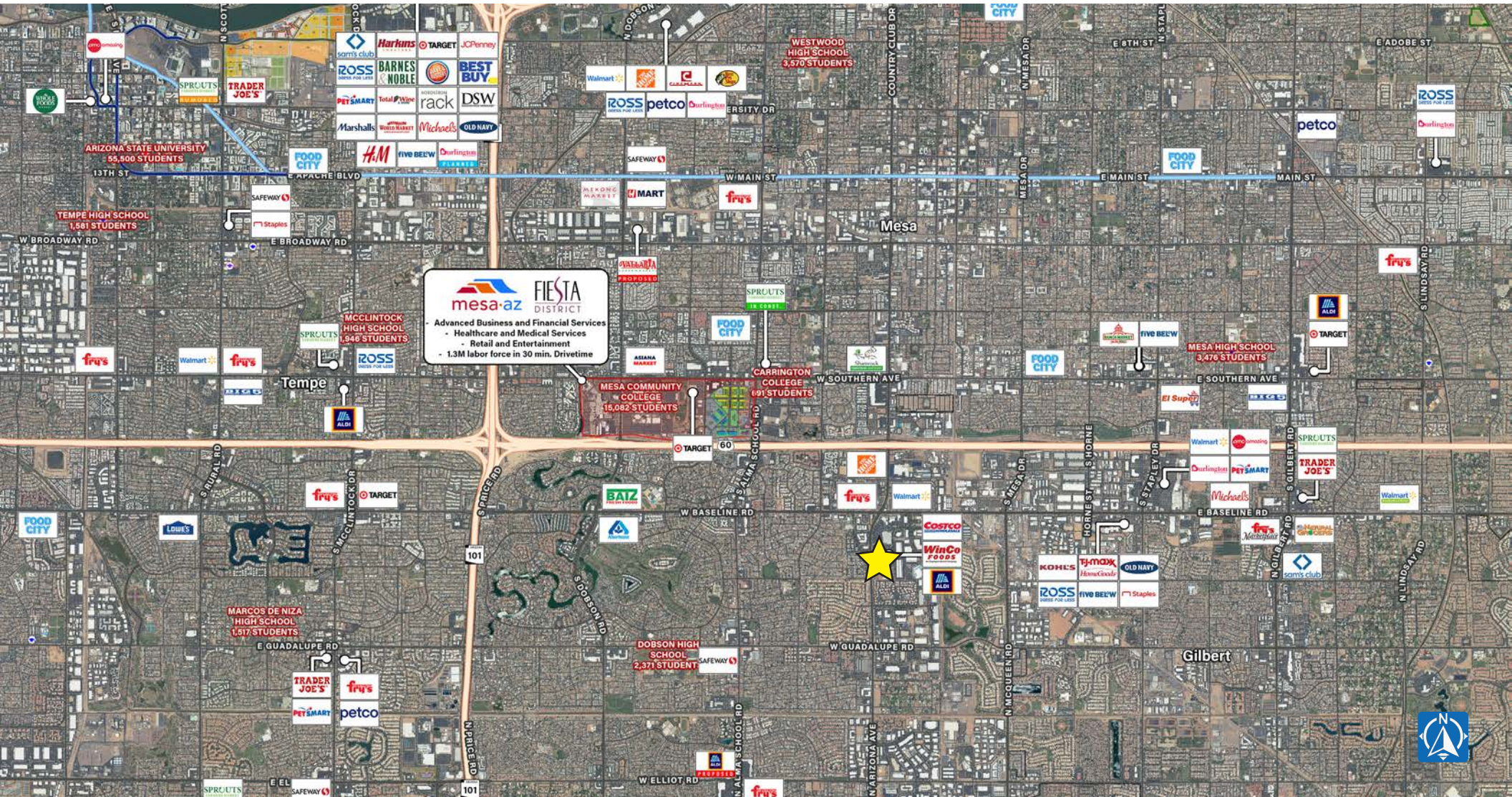
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WIDE AERIAL



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SEC

DESERT LANE CROSSING

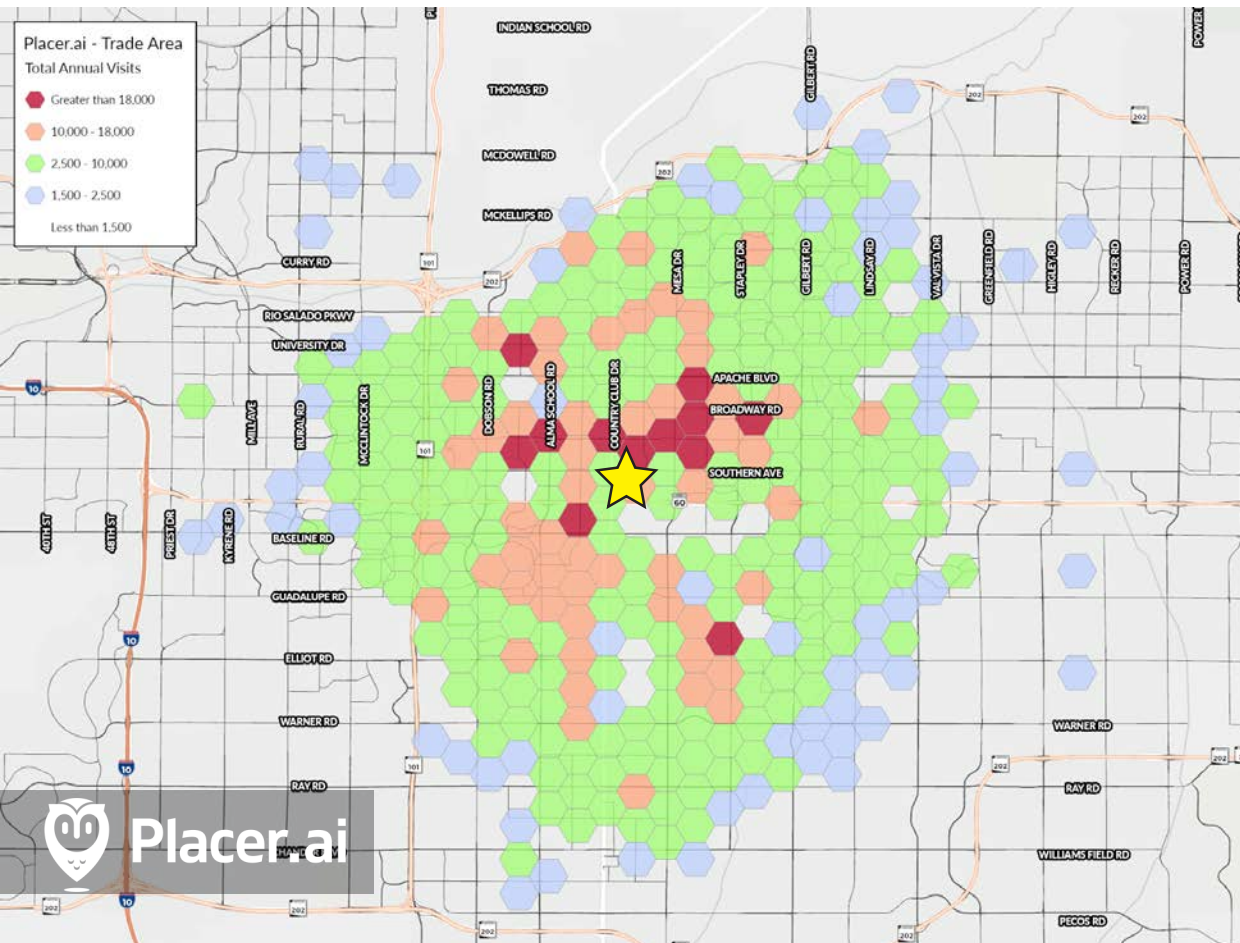
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SHOPPING CENTER TRAFFIC

- Highly trafficked center, that pulls from all over the SE Valley.
In the last 12 months:

- 805.1K unique devices were seen at the shopping center
- 5.4M visits from those devices.



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Feb 1st, 2025 - Jan 31th, 2026)



Estimated Visits
3.1 M



Estimated Visits
2.6 M



Estimated Visits
1.7 M



Estimated Visits
1.3 M



Estimated Visits
738 K



Estimated Visits
989 K



Estimated Visits
1 M



Estimated Visits
384.7 K

S
SEC

DESERT LANE CROSSING

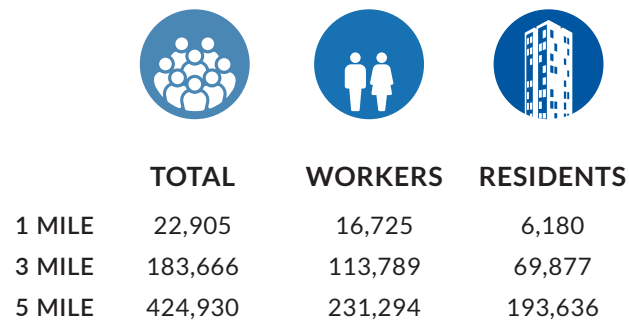
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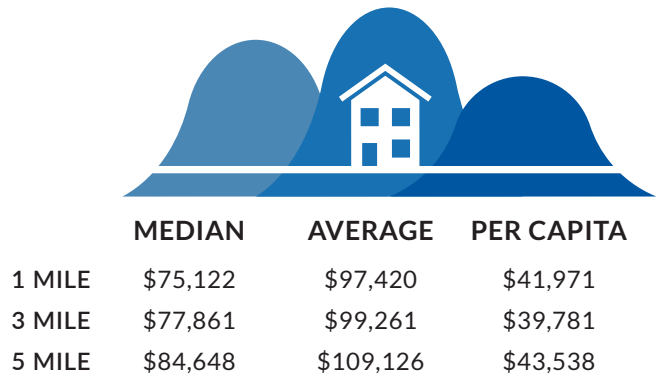
DEMOGRAPHICS

2026 ESRI

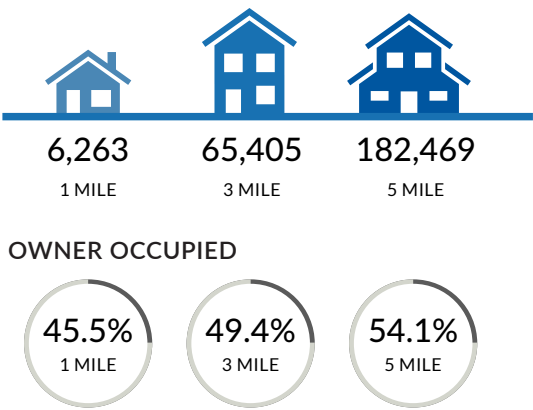
2026 DAYTIME POPULATION



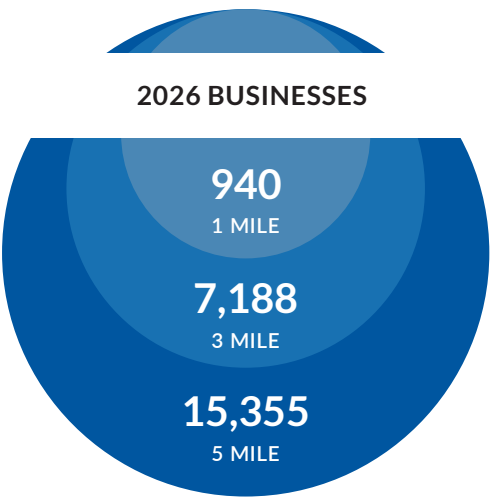
2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 BUSINESSES





AVAILABLE
±1,001 SF

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Foods**
(OPEN 24 HRS)

**MULTI-FAMILY
(257 UNITS)**

exclusively listed by

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