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GILBERT, ARIZONA

The Gilmore

MIXED-USE DEVELOPMENT





LOCATION OVERVIEW

Gilbert, AZ

Once known as the “Hay Shipping Capital of the World,” Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community.

Sourced from www.gilbertaz.gov

Demographics

	1 mile	3 miles	5 miles
POPULATION			
2022 Estimated Population	6,339	88,060	287,440
2027 Projected Population	7,931	102,892	325,733
2022 Estimated Total Employees	2,923	25,211	62,900
HOUSEHOLDS			
2022 Estimated Households	2,923	25,211	62,900
2022 Household Income	\$89,892	\$116,688	\$111,802
2022 Median Household Income	\$114,754	\$112,562	\$106,661



Site Highlights

- Located in the southern section of Gilbert, surrounded by highly desirable residential neighborhoods, the site will provide quick access to the 202 Loop (half a mile) for an easy commute around the greater Phoenix MSA.
- Proximity to high-end housing including The Estates at the Spectrum of \$600k-\$900k and Claxton Harvey Western Ranchettes \$690K-\$1.5mm+.
- Located on the hard corner of South Val Vista Dr. (10,782 vehicles per day “VPD”) and Germann Rd. (8,431 VPD) the site will deliver the option for numerous commute options to employment and entertainment. Proximity to the 202 Loop (124,409 VPD) will provide easy access to destinations in the Phoenix MSA, not located in the immediate neighborhoods.
- Within five miles of the mixed-use site (population – 296,476), the average household income is \$141,142, and the average home value is \$428,534.
- The site will feature approximately 150,000 sqft of high-end retail within walking distance to the future residents.



Market Highlights

- There are several local and regional parks located within four miles of the site and San Tan Mountain Regional Park at less than a 10-mile commute, offering miles of hiking trails and views of the Sonoran Desert.
- The site is located close to many large employers and high-quality jobs:
 - **Intel** (5,408 technology jobs) 7.5 miles southwest
 - **Dignity Health** (2,500 healthcare jobs) 6.8 miles northwest
 - **Nxp USA** (1,539 tech – semiconductors jobs) 6.8 miles northwest
 - **Liberty Mutual Insurance** (993 financial services jobs) 2.6 miles west
- Rapidly growing area with strong increases in population expected to continue
- Wealthy trade area with high household incomes and high education level
- Strong job growth forecast

Conceptual Rendering



Conceptual Rendering



Conceptual Rendering



Market Aerial



SALLY BEAUTY JCPenney **Chick-fil-A** **claire's** EUROPEAN WAX CENTER **BOB'S BATH & FURNITURE** **Pizza Hut** **TEXAS ROADHOUSE** **Village Inn** **McDonald's**

PACIFIC DENTAL SERVICES **GNC** **SKECHERS** **HOBBY LOBBY** **Panera** **Durlington** **RED LOBSTER** **PETSMART**

COLD STONE **TJ-maxx** **Olive Garden** **SUPERCUTS** **ME** Gentle Dental **target** **Starbucks** **Denny's** **Michaels**

SEPHORA **ROSS** **MATTRESS FIRM** **FANTASTIC SAMS** **CVS pharmacy** **ZUPAS** **FAMOUS** **rubios** **Jamba**

maurices **Party City** **CVS pharmacy** **ZUPAS** **FAMOUS** **Walmart**



Site Plan



THE Gilmore

NWC VAL VISTA RD & GERMANN RD
GILBERT, AZ

COLOR CODE

EXECUTED LEASE

NEG. LEASE

LOI

AVAILABLE

OPEN CONSUMPTION



ABOUT OUR TEAM

World class team members from the ground up.

At Thompson Thrift we strive to achieve our core values of excellence, service and leadership every day. Our teams work with our partners to ensure they are receiving the service they expect and deserve.



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