Patterson Landing Shopping Center

NEC Val Vista & Guadalupe in Gilbert, Arizona

D. L. Slaughter Company



Available:

Shop(s)
Major Spaces Available

Traffic Counts:

Guadalupe Rd: 18,507 VPD Val Vista Rd: 37,692 VPD

For more information please contact:

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www.dlslaughterco.com

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Property Highlights:

- Anchored by PetSmart, Sears, and more
- Fully Built out studio 3 large grouping studios
- Almost 40,000 cars daily on Val Vista Rd.
 one of the highest traffic counts in the East Valley
- Surrounded by the exclusive Val Vista Lakes and Finley Farms master-planned communities
- Incredible density 365,872 people living within 5 miles of the site



Demographics:

• Average Income 1 mile 3 mile 5 mile \$120,748 \$105,697 \$96,996

5 mile

365,872

Population 1 mile 3 mile
 15,239 128,635

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Suite #	Tenant			
A-113-115	Anytime Fitness			
A-109/111	Kumon			
A-105/107	LV Crystal Nails & Spa			
A-101/103	Apex Dental			
B-117	Mr. Mac's			
B-115	Dance Deluxe			
C-113	Function Pilates			
C-109	Watson Flowers			
C-111	MBC Mail & Business Center			
C-105	Floor Coverings International			
C-101/103	Former Restaurant Location 2,764 SF AVAILABLE			
D-103	Barnes Fine Jewelers			
D-102	Barnes Jewelers			
D-101	Bada Bling Cupcakes			
	Former Stein Mart Location 36,000 SF AVAILABLE			

PLAYHOUSE & PRESCHOOL

On Q Property Management

MAMMOTH SERVICES

Suite #	Tenant				
F-113	1,428 SF AVAILABLE				
F-111	Nationwide Vision				
F-105	746 SF AVAILABLE				
F-107	Great Clips				
F-109	Essential Massage				
F-101/103	Handel's Ice Cream				
Building E	Petsmart Dollar Tree Sears Outlet				
Pad C	Einstein Bagels Leslie's Pools				
Pad D	Temari Japanese Cuisine Uptown Cheapskate				
Pad E	Rio Rico Mexican Grill				
Pad F	On Q Property Management Mammoth Services				

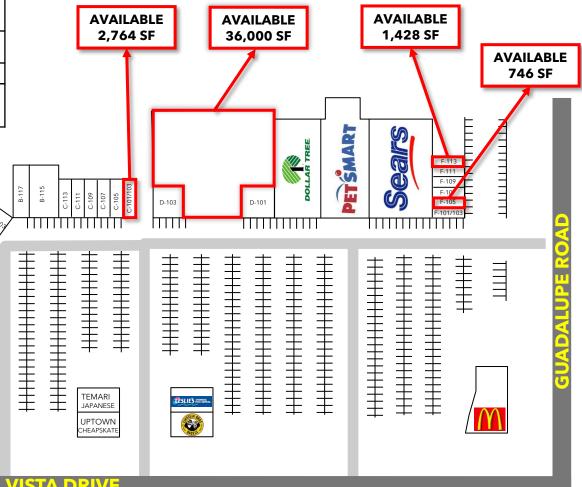
ANYTIME A-115

RIO RICO

NEC VAL VISTA DRIVE & GUADALUPE ROAD

PATTERSON LANDING SHOPPING CENTER

GILBERT, AZ



Demographic Summary Report

D.L. Slaughter Company

Radius	1 Mile		3 Mile		5 Mile
Population					
2028 Projection	15,213		129,613		371,118
2023 Estimate	15,239		128,635		365,872
2010 Census	14,832		117,991		320,665
Growth 2023 - 2028	-0.17%		0.76%		1.43%
Growth 2010 - 2023	2.74%		9.02%		14.10%
2023 Population by Hispanic Origin	2,296		26,385		90,414
2023 Population	15,239		128,635		365,872
White	13,169	86.42%	109,176	84.87%	308,152 84.22%
Black	543	3.56%	5,558	4.32%	16,856 4.61%
Am. Indian & Alaskan	197	1.29%	2,181	1.70%	7,174 1.96%
Asian	750	4.92%	6,597	5.13%	19,467 5.32%
Hawaiian & Pacific Island	60	0.39%	501	0.39%	1,487 0.41%
Other	519	3.41%	4,622	3.59%	12,737 3.48%
U.S. Armed Forces	0		50		144
Households					
2028 Projection	5,447		46,245		137,076
2023 Estimate	5,429		45,778		134,728
2010 Census	5,115		41,291		115,590
Growth 2023 - 2028	0.33%		1.02%		1.74%
Growth 2010 - 2023	6.14%		10.87%		16.56%
Owner Occupied	4,032	74.27%	31,668	69.18%	91,537 67.94%
Renter Occupied	1,396	25.71%	14,110	30.82%	43,190 32.06%
2023 Households by HH Income	5,430		45,780		134,728
Income: <\$25,000	526	9.69%	4,425	9.67%	16,441 12.20%
Income: \$25,000 - \$50,000		10.96%	•	15.84%	25,990 19.29%
Income: \$50,000 - \$75,000		14.03%	8,043	17.57%	24,063 17.86%
Income: \$75,000 - \$100,000		15.17%		14.25%	17,785 13.20%
Income: \$100,000 - \$125,000	715	13.17%	6,866	15.00%	17,506 12.99%
Income: \$125,000 - \$150,000		10.98%	4,183	9.14%	11,146 8.27%
Income: \$150,000 - \$200,000		12.58%	4,110	8.98%	10,925 8.11%
Income: \$200,000+	729	13.43%	4,381	9.57%	10,872 8.07%
	\$120,748		\$105,697		\$96,996
2023 Med Household Income	\$100,280		\$87,158		\$76,223

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1/10/2024

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