

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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4742 North 24th Street
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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:

	1 mile	3 mile	5 mile
• Average Income	1 mile \$120,748	3 mile \$105,697	5 mile \$96,996
• Population	1 mile 15,239	3 mile 128,635	5 mile 365,872

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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

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

PATTERSON LANDING SHOPPING CENTER

NEC VAL VISTA DRIVE & GUADALUPE ROAD
GILBERT, AZ



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						
2023 Population	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						
Income: <\$25,000	526	9.69%	4,425	9.67%	16,441	12.20%
Income: \$25,000 - \$50,000	595	10.96%	7,250	15.84%	25,990	19.29%
Income: \$50,000 - \$75,000	762	14.03%	8,043	17.57%	24,063	17.86%
Income: \$75,000 - \$100,000	824	15.17%	6,522	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	596	10.98%	4,183	9.14%	11,146	8.27%
Income: \$150,000 - \$200,000	683	12.58%	4,110	8.98%	10,925	8.11%
Income: \$200,000+	729	13.43%	4,381	9.57%	10,872	8.07%
2023 Avg Household Income	\$120,748		\$105,697		\$96,996	
2023 Med Household Income	\$100,280		\$87,158		\$76,223	

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