

# POWER RANCH

SWC Power & Germann

Gilbert, Arizona

*D.L. Slaughter*  
*Company*

Last Remaining Pad! Join an A+ Tenant Mix!



## Property Highlights:

- Dynamic Power Ranch trade area - Average Household Income \$133,731 within (3) miles
- Excellent access and visibility to most anchored Power Ranch retail intersection.
- Nearby anchors and pad users include EOS Fitness, Home Depot, Dignity Health, and many other national pad users and retailers within 5 miles.
- Over 12 Million SF of Industrial business park proposed and under Development in TRADE AREA = an estimated 15,000 additional Daytime Employees! Trade area includes Power Ranch and Williams Gateway industrial developments.

For more information please contact:

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The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN.



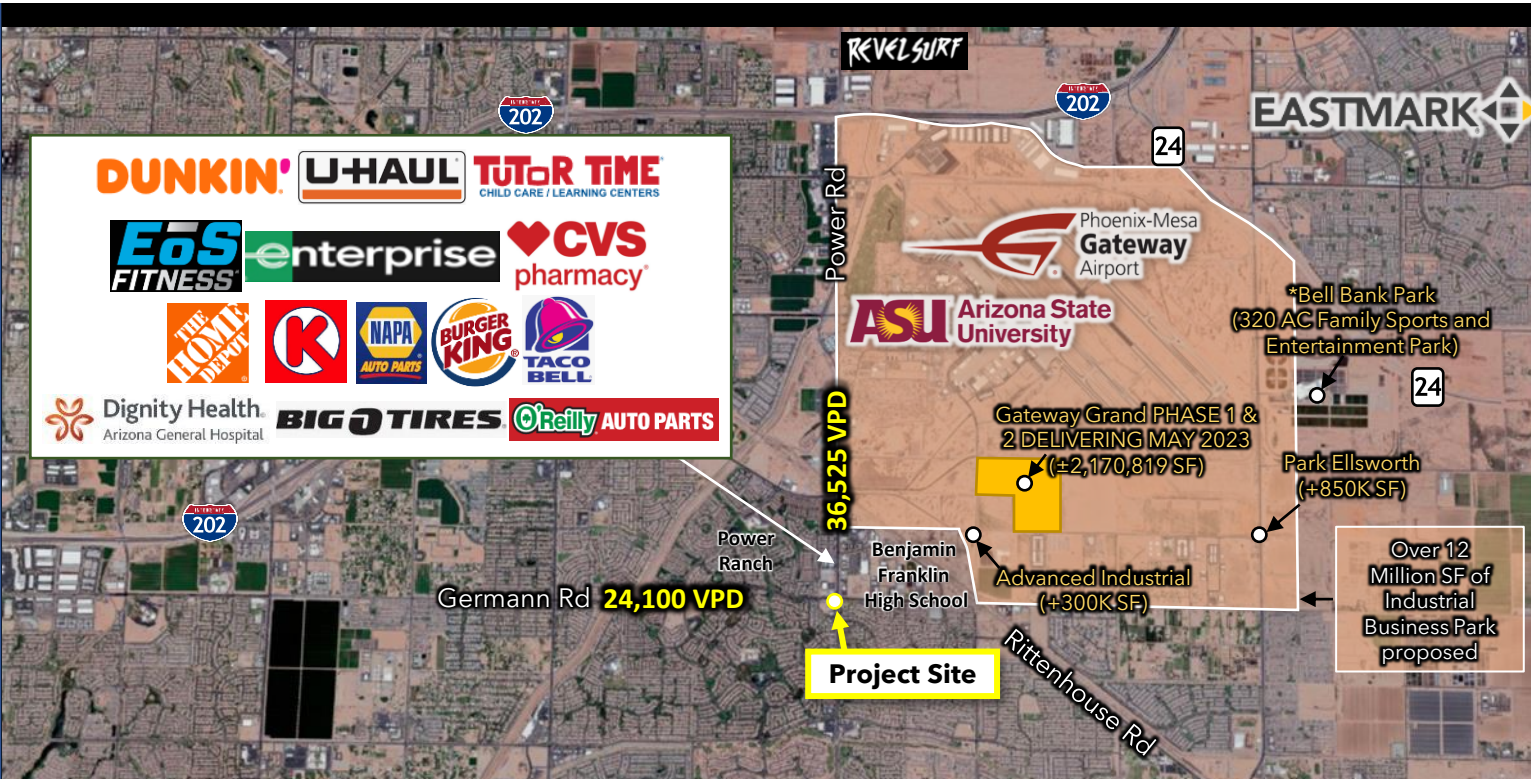


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## Demographics:

### Average Household Income

1 mile  
\$120,878  
3 mile  
\$133,731  
5 mile  
\$135,907

### Daytime Employment Report

5 mile - Businesses  
5,974  
5 mile - Employees  
42,449

### Population

1 mile  
13,947  
3 mile  
77,795  
5 mile  
201,899



- Phoenix-Mesa Gateway Airport averages nearly 2 million passengers per year. They employ over 1,800 employees, and there are over 40 companies located on airport property.
- The ASU Polytechnic campus serves more than 4,800 students.
- Eastmark is home to over 20,000 residents. Power Ranch is home to more than 34,000 residents.
- Power Road is the primary N/S arterial from Queen Creek to Mesa.

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