



# Crossroads Town Center

**Location:** SWC Gilbert Rd & Germann Rd  
**Total Size:** 1,300,000 SF (700,000 SF in Chandler)  
**Project Status:** Existing  
**Broker Contact:** Vestar Development Company  
 602.866.0900



## Highlights

- Located on the border of Chandler and Gilbert, both among the highest median incomes in the Phoenix metro area
- Located at a full access interchange along the Santan Freeway (Loop 202)
- Tenants include: Wal-Mart, Home Depot, PetSmart, Staples, Sports Chalet, Harkins Theatres (12 screens), TGI Friday's, Olive Garden, Paradise Bakery, Coldstone Creamery, In-N-Out Burger and others
- Pad and shop space available

## Area Demographics

Source: SitesUSA 2010

Population	1 Mile	3 Miles	5 Miles
2010 Estimate	6,780	77,423	266,721
2015 Projection	8,603	93,501	319,252
Household Income			
2010 Average	\$83,935	\$84,283	\$83,946

### Chandler, Arizona Overview

Located in Greater Phoenix, Chandler's population has nearly tripled since 1990. Its current population of nearly 255,00 is made up of young, well-educated and affluent families. An excellent quality of life is demonstrated by the city being named an All-America City in 2010, one of the "100 Best Communities for Young People" and one of the "5 Great Places to Live". Average household incomes are among the highest in the Phoenix area at over \$83,000 per year. Several major employers in diverse business sectors call Chandler home, including Intel, Microchip, Orbital Sciences, Wells Fargo Financial, Pearson Education and Bank of America.

### Contact Us:

City of Chandler  
 Economic Development Division  
[Chandleraz.gov/ed](http://Chandleraz.gov/ed)  
 Phone: 480.782.3030  
 Mail Stop 416 | PO Box 4008 | Chandler, AZ 85244