



## Rivulon is a 250-acre mixed-use development located at the corner of Gilbert Road and the AZ 202

The first phase of office and retail buildings are complete with additional development now underway. When fully complete, the premier business district will include approximately 3 million square feet of Class A office and creative/back office, 500,000 square feet of retail, and hotels. Rivulon is being designed and developed with a holistic view of the site, ensuring a cohesive flow, compatibility of uses and sensitivity to the sustainability of resources. Rivulon is owned by a single developer, Nationwide Realty Investors, a financially strong organization with a proven track record of successful, mixed-use developments that bring positive and lasting change to the communities they serve.

### CLASS A OFFICE

- 3 million square feet of Class A office space and back office space
- Single and multi-tenant buildings
- Build-to-suit opportunities
- Located in close proximity to amenities on Gilbert Road
- Fitness, retail, dining, and hospitality amenities on site

### RETAIL /RESTAURANTS

- 500,000 SF of retail, restaurants, and hotels on 65 acres
- Traditional and boutique retail spaces available
- Adjacent to 110 acres of commercial office space
- Superior visibility and exterior signage opportunities
- Ample surface and covered parking



# GILBERT, ARIZONA BY THE NUMBERS

## TOP 5

### FASTEST GROWING COMMUNITIES IN THE NATION

Median age of  
**32.6**

Median household income over  
**\$80,000**

Population of Gilbert =  
**242,000**

Jobs = **1.1 MILLION\***

\*Source: 2014 QCEW Employees & Non-QCEW Employees - EMSI 2014.2 Class of Worker

## RECENTLY NAMED

**Best Place to Live in the U.S.**

**One of America's Top 20 Thriving Cities**

**A Top Place in the Nation to Live and Learn**

**Best Places for Job Seekers in Arizona**

**#1 City in the Nation for Working Parents**

**17th in the Nation for First-Time Home Buyers**



**Nationwide®**

Chris Thompson: 614.857.2338  
Nationwide Realty Investors  
thompsoncj@nationwide.com



**LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

Office Leasing  
Fred Darce: 602.954.3756  
fdarce@leearizona.com  
John Cerchiai: 602.954.3763  
jcerchiai@leearizona.com



**DE RITO PARTNERS, INC.**  
Arizona's Retail Experts

Retail Leasing  
Paul Serafin: 480.834.8500  
paul.serafin@derito.com  
Marty De Rito: 480.834.8500  
derito@derito.com

