



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

The first phase is complete with additional development now underway. When finished, Rivulon will include approximately 3 million square feet of Class A office, 500,000 square feet of retail, and hotels. Rivulon is owned by Nationwide Realty Investors, a financially strong organization with a proven track record of successful, mixed-use developments. Rivulon includes opportunities for traditional and boutique retail with superior visibility and landscaped views.

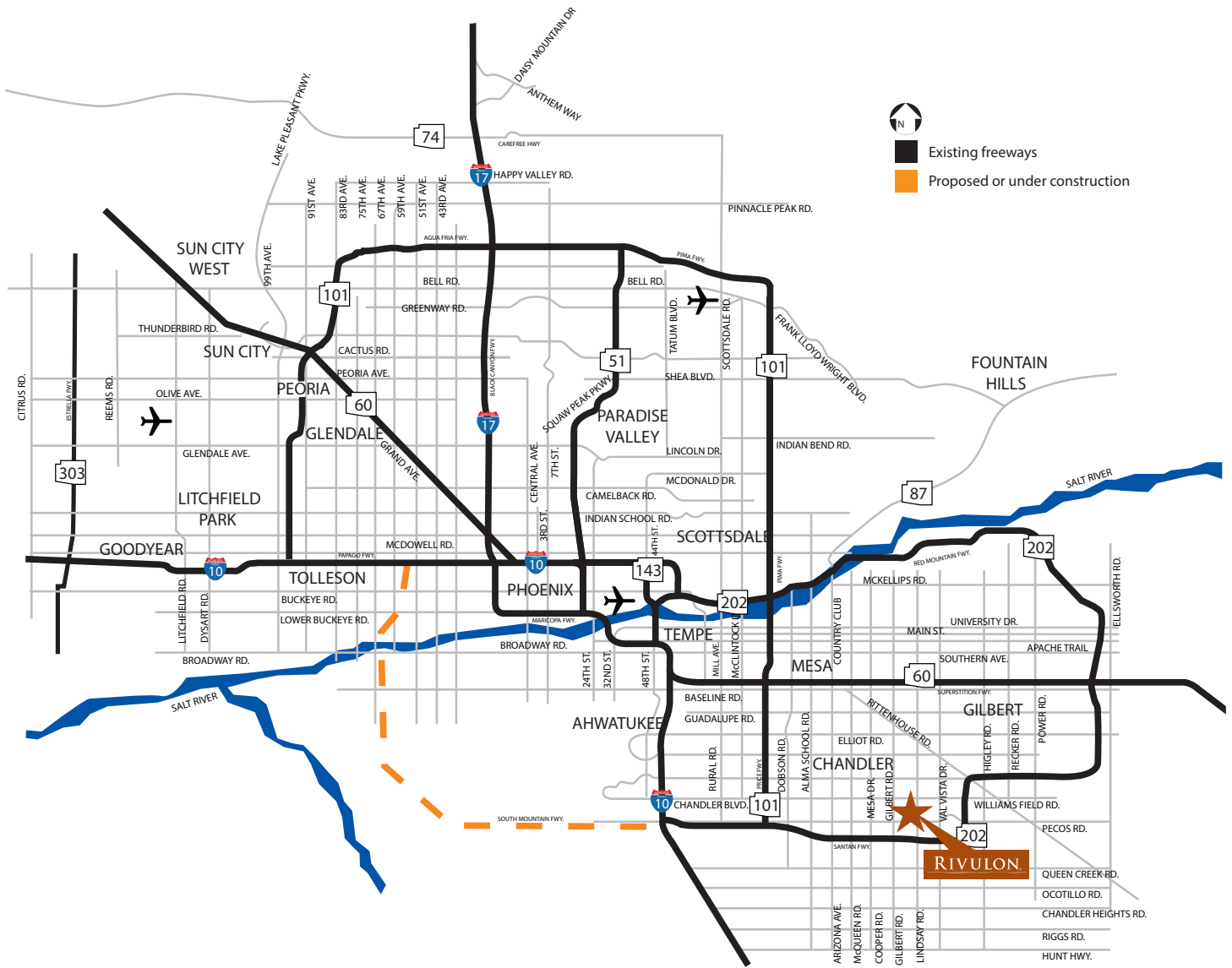
### RETAIL HIGHLIGHTS:

- 500,000 SF of retail, restaurants, and hotels available on 65 acres
- Adjacent to the 110 acre corporate campus with 3 million SF of Class A office and back office
- Ample surface and covered parking at a 5:1000 ratio with ability to expand
- Superior visibility and exterior signage opportunities
- Access from AZ 202 via full diamond interchange at Gilbert Road

### NOTE:

- A 17,000 SF specialty retail center was recently completed and is anchored by Sauce Pizza & Wine and Jersey Mike's Subs
- LA Fitness opened in early 2015
- 275,000 SF of office is now complete with 120,000 SF additional office space in development
- Mercedes-Benz has broken ground on a dealership along Gilbert Road





## DEMOGRAPHICS (Source: SitesUSA 2014)

	1 Mile	3 Miles	5 Miles
Estimated Population (2014)	6,834	76,282	257,625
Projected Population (2019)	7,232	80,723	272,615
Estimated Avg. Household Income (2014)	\$93,528	\$94,697	\$91,816
Average Household Size (2014)	3.1	3.0	2.9
Median Age (2014)	33.2	33.0	33.2

## TRAFFIC COUNTS

Gilbert Rd (2012, Source: City of Chandler)	37,500
Loop 202 (2012, Source: KSS Fuels)	109,244
Total Cars Per Day	146,744

\*\*5 LANES



## Chandler Gilbert Community College

Located just west of Rivulon with nearly 15,000 students.



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

Rivulon is owned and developed by Nationwide Realty Investors

## 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

## LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

Office Leasing  
Fred Darche: 602.954.3756  
fdarche@learizona.com  
John Cerchiai: 602.954.3763  
jcerchiai@learizona.com