



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

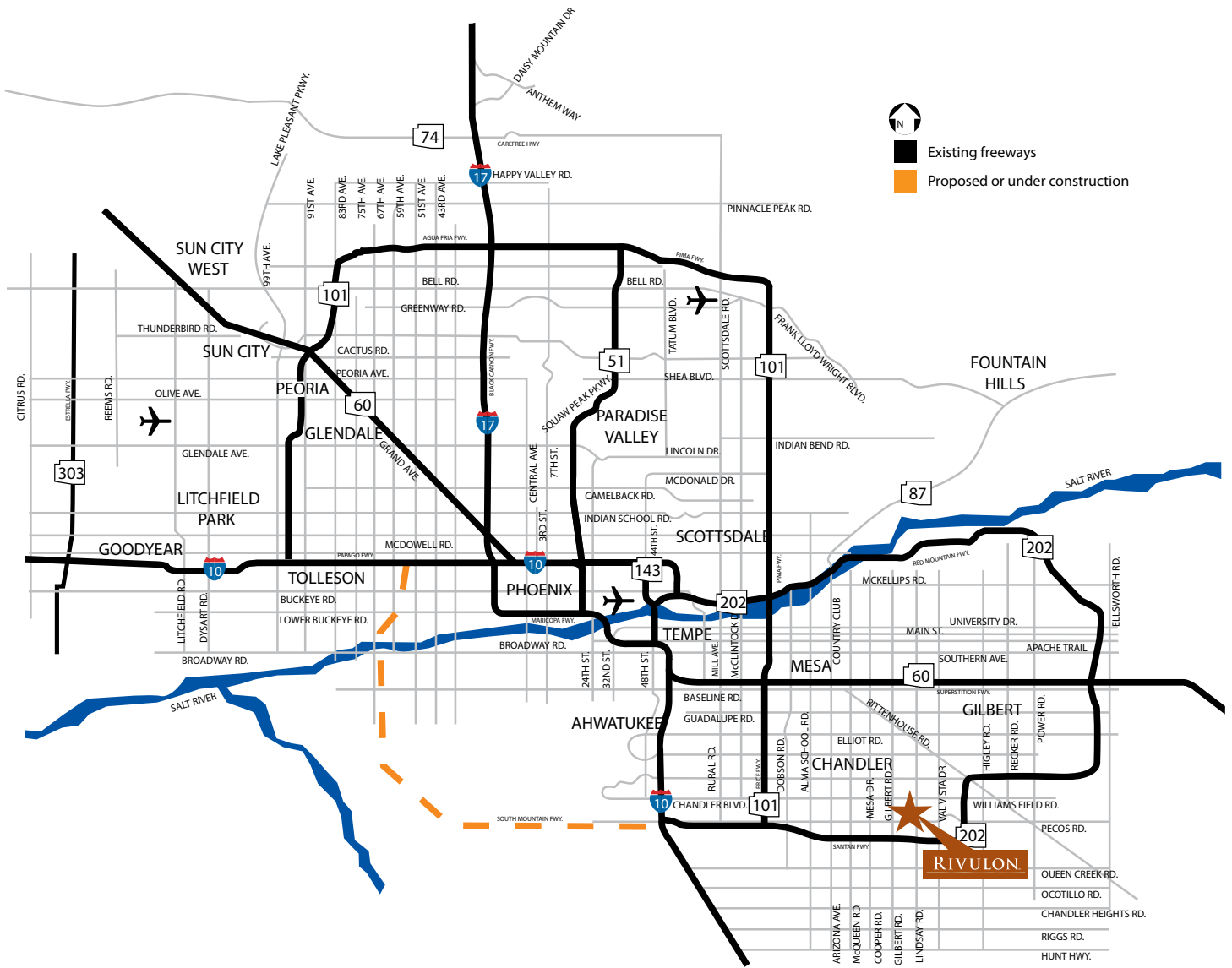
The first phase is complete with additional development now underway. When finished, Rivulon will include approximately 3 million square feet of Class A office, +/-100,000 square feet of retail, dining and hotels. Rivulon is owned by Nationwide Realty Investors, a financially strong organization with 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:

- +/- 100,000 SF of retail, restaurants, and hotels on 65 acres
- Adjacent to the 110 acre corporate campus with 3 million SF of planned Class A office
- When complete, the project is expected to accommodate 15,000 – 20,000 jobs
- 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

### CURRENT RETAIL MIX:

- Current retail includes a 17,000 SF retail center featuring Sauce Pizza & Wine, Jersey Mike's, Wildflower Bread Company, Grabbagreen Food + Juice, Yogis Grill, and Isagenix Will Call. (A 1,600 SF retail space is still available)
- LA Fitness opened in early 2015
- Luxury dealerships include Mercedes-Benz, Volvo, and Audi



## 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 (2017, Source: City of Chandler)	32,500
Loop 202 (2012, Source: KSS Fuels)	108,000
Total Cars Per Day	146,744

\*\*5 LANES



## Chandler Gilbert Community College

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



**Nationwide**

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Rivulon is owned and developed by Nationwide Realty Investors