

SanTan Village III Spaces Available for Lease

W/NWC Loop 202 & Santan Village Pkwy | Gilbert, AZ



PROPERTY DETAILS

Available: 3,000 SF, 19,020 SF
 Coming Available: 2,900 SF (June 1, 2019)
 Rates: Call for rates
 Zoning: Regional Commercial

PROPERTY OVERVIEW

SanTan Village is a four-phased development within the SanTan Village Master Plan. This urban village serves as the retail and entertainment hub for Gilbert, Queen Creek and Pinal County trade areas.

TRAFFIC COUNTS

N	±62,583 VPD (NB & SB)
S	±89,502 VPD (NB & SB)
E	±36,209 VPD (EB & WB)
W	±27,379 VPD (EB & WB)

*ADOT 2017



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	10,376	102,368	259,994
2023 Population	12,312	115,311	292,757
2018 Median HH Income	\$87,928	\$92,393	\$92,051

*ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

John Schweikert

602.734.7218

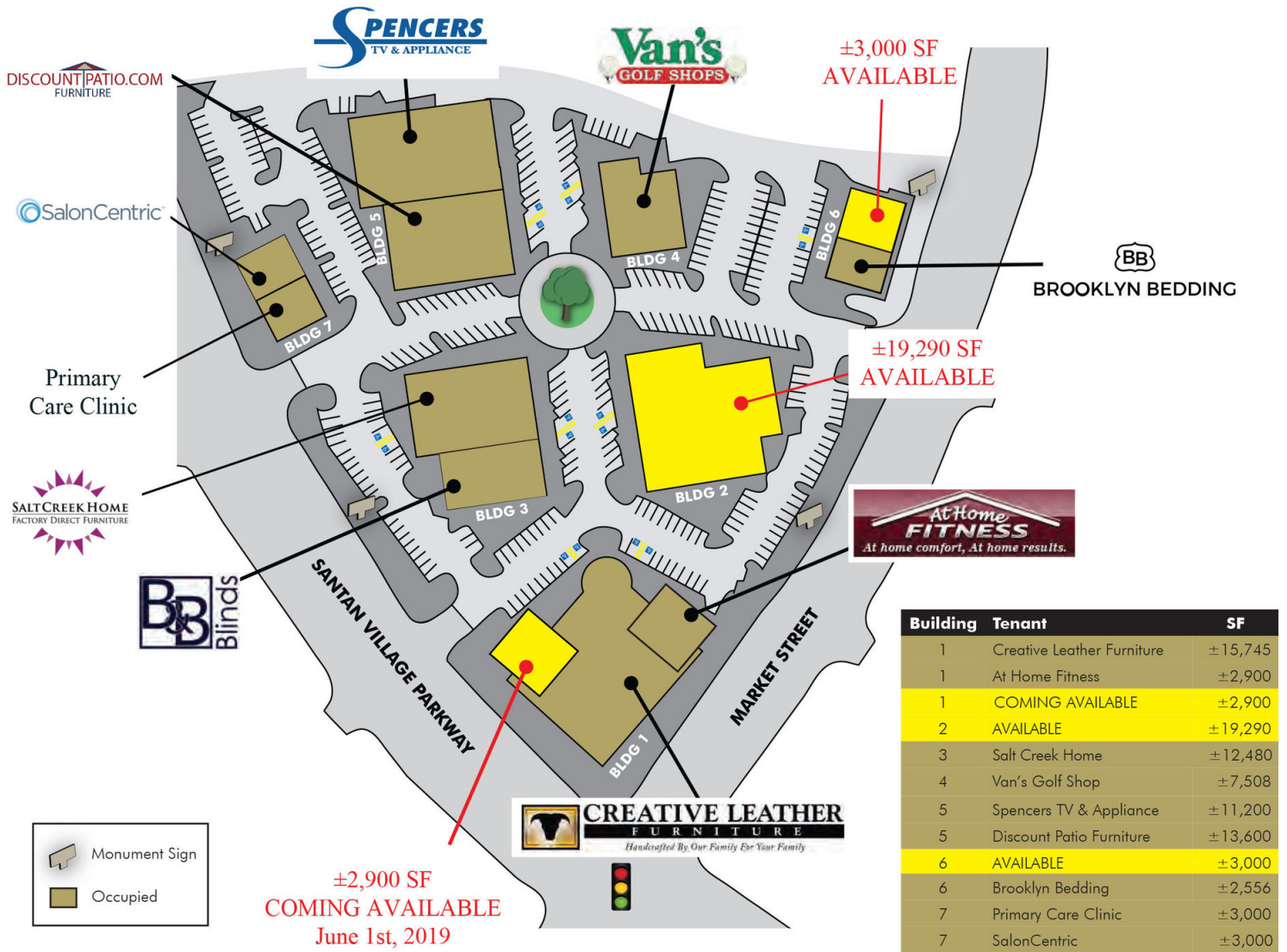
jschweikert@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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site plan not drawn to scale

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③ BOSTON CORNER



② LEASING OFFICE VIEW



① BOSTON AND SAN TAN VILLAGE

PROJECT NO. 17-2020-00
**ELEVATION
 SAN TAN**

CLIENT GILBERT, ARIZONA
**VEDURA
 RESIDENTIAL**
 4720 N. Scottsdale Rd. #109
 Scottsdale, AZ 85253
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DATA 03-22-18
 SD PHASE
 DR 2nd SUBMITTAL

Proj Mgr.
 Dwn By: Author

Rev. Date: Description:

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- △
- △
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NOTICE OF ALTERNATE BILLING CYCLE:
 This contract allows the Owner to require the submission of billings or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent at Vedula Residential. The Owner or its designated Agent shall provide this written description upon request.

3D VIEWS

A12.1







Loop 202 & Santan Village Pkwy | GILBERT, AZ

PHOENIX COMMERCIAL ADVISORS
CHAINLINKS
 RETAIL ADVISORS





One Page Summary

Loop 202 & Santan Village Pkwy, Gilbert
 -111.741829789 33.297213109
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.297213
 Longitude: -111.74183

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,323	22,163	96,256
2010 Total Population	7,709	78,813	203,657
2018 Total Population	10,376	102,368	259,994
2018 Group Quarters	1	82	751
2023 Total Population	12,312	115,311	292,757
2018-2023 Annual Rate	3.48%	2.41%	2.40%
2018 Total Daytime Population	13,329	77,053	193,291
Workers	8,651	27,159	63,017
Residents	4,678	49,894	130,274
Household Summary			
2000 Households	394	6,943	30,306
2000 Average Household Size	3.36	3.19	3.17
2010 Households	3,063	25,319	66,075
2010 Average Household Size	2.52	3.11	3.07
2018 Households	4,002	32,718	83,662
2018 Average Household Size	2.59	3.13	3.10
2023 Households	4,719	36,808	94,038
2023 Average Household Size	2.61	3.13	3.11
2018-2023 Annual Rate	3.35%	2.38%	2.37%
2010 Families	1,968	19,803	52,205
2010 Average Family Size	3.14	3.51	3.45
2018 Families	2,559	25,281	65,622
2018 Average Family Size	3.27	3.56	3.51
2023 Families	3,001	28,292	73,458
2023 Average Family Size	3.31	3.58	3.53
2018-2023 Annual Rate	3.24%	2.28%	2.28%
Housing Unit Summary			
2018 Housing Units	4,350	34,153	87,624
Owner Occupied Housing Units	49.2%	72.4%	74.6%
Renter Occupied Housing Units	42.8%	23.4%	20.9%
Vacant Housing Units	8.0%	4.2%	4.5%
Median Household Income			
2018	\$87,928	\$92,393	\$92,051
2023	\$98,455	\$102,652	\$102,328
Median Home Value			
2018	\$370,433	\$275,323	\$284,831
2023	\$430,469	\$310,556	\$320,670
Average Income Value			
Average Household Income	\$114,057	\$108,095	\$108,572
Per Capita Income			
2018	\$41,859	\$34,757	\$35,174
2023	\$48,397	\$40,643	\$40,946
Median Age			
2018	31.9	31.9	33.4
2018 Population 25+ by Educational Attainment			
Total	6,457	61,164	160,312
Less than 9th Grade	1.9%	1.5%	1.8%
9th - 12th Grade, No Diploma	2.1%	2.3%	2.9%
High School Graduate	18.2%	13.1%	14.0%
GED/Alternative Credential	1.7%	1.7%	2.0%
Some College, No Degree	17.4%	24.9%	24.9%
Associate Degree	9.7%	11.0%	10.1%
Bachelor's Degree	35.8%	30.3%	29.0%
Graduate/Professional Degree	13.1%	15.1%	15.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023