

SANTAN VILLAGE: NEW SHOPS IN COSTCO-ANCHORED CENTER

SWC Loop 202 & Santan Village Pkwy | Gilbert, AZ



For more information, please contact:

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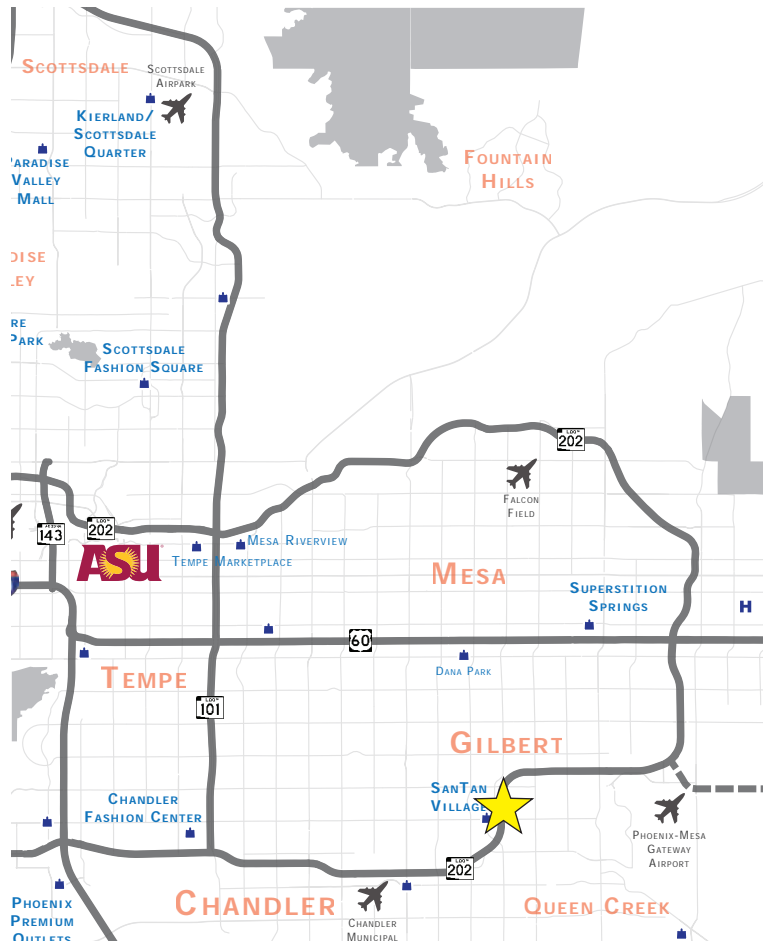
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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[1/14/20]

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PROPERTY DETAILS

Property Type:	Power Center	Property Size:	±47,596 SF
Available:	±1,115 SF to ±2,715 SF	Zoning:	C-2
Developed By:	SanTan Development Group, Inc.	Rates:	Please call for rates

DEMOGRAPHICS *ESRI 2019 Estimates

	1 Mile	3 Miles	5 Miles
2019 Population	9,115	103,831	264,706
2024 Population	10,087	116,010	296,263
2019 Med HH Income	\$88,481	\$100,986	\$98,696

TRAFFIC COUNTS ADOT 2017

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

PROPERTY OVERVIEW

A power center within a major retail commercial core, master planned for a regional shopping center at the northwest corner of the same intersection.

The center is anchored by the largest Costco in the state. SanTan Village is a four-phase development portion of the SanTan Village Master Plan. This urban village includes a regional shopping center developed on the northwest corner of Loop 202 and Williams Field Road. The SanTan Village Master Plan will serve as the hub for retail activity for the Gilbert, Queen Creek, and Pinal County trade areas. SanTan Village is strategically located nine miles east of Chandler Fashion Center and approximately nine miles southwest of Superstition Springs Center.

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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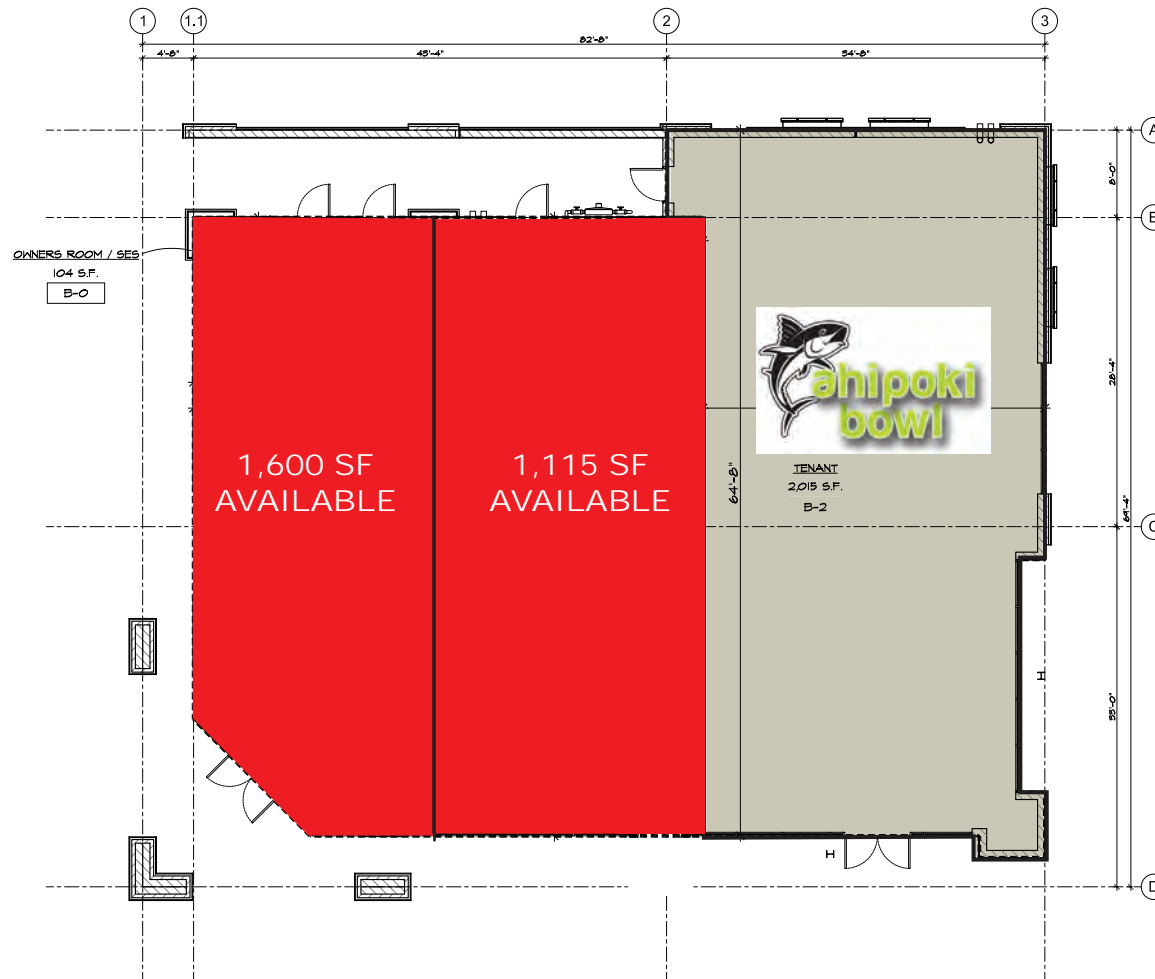
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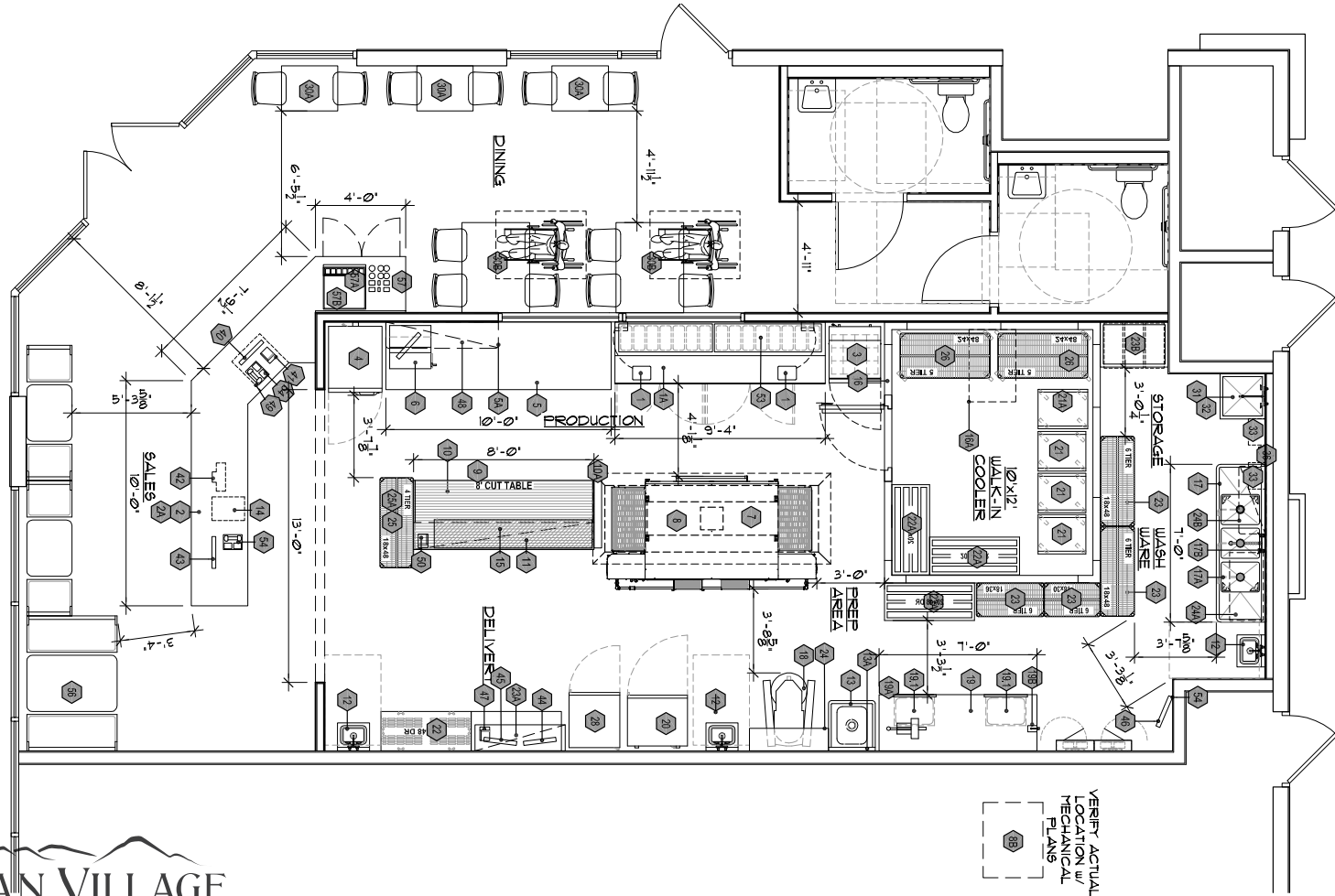
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#1B
 ±1,600 SF
 Occupant Load 31
 Seating Occupancy 22



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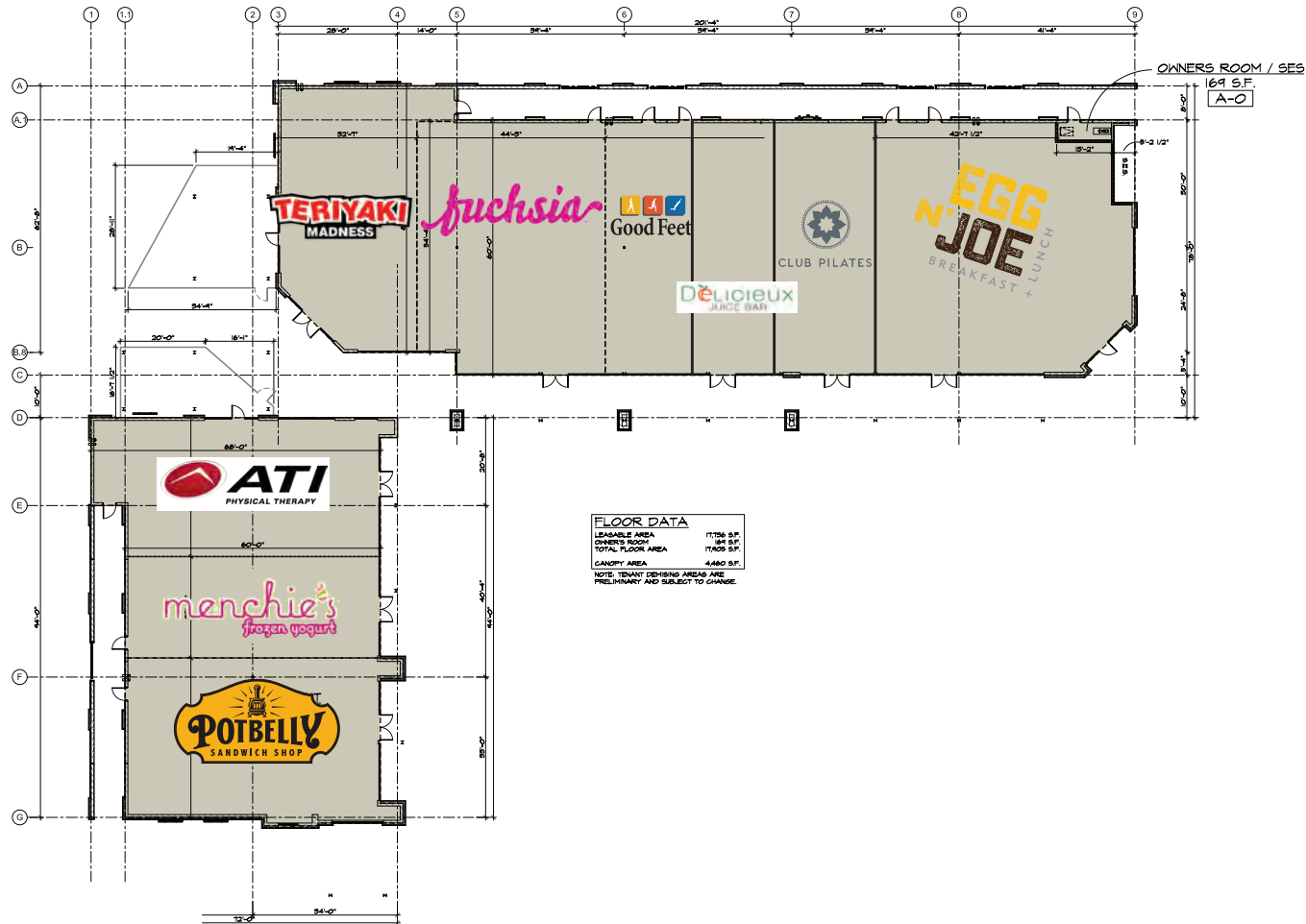
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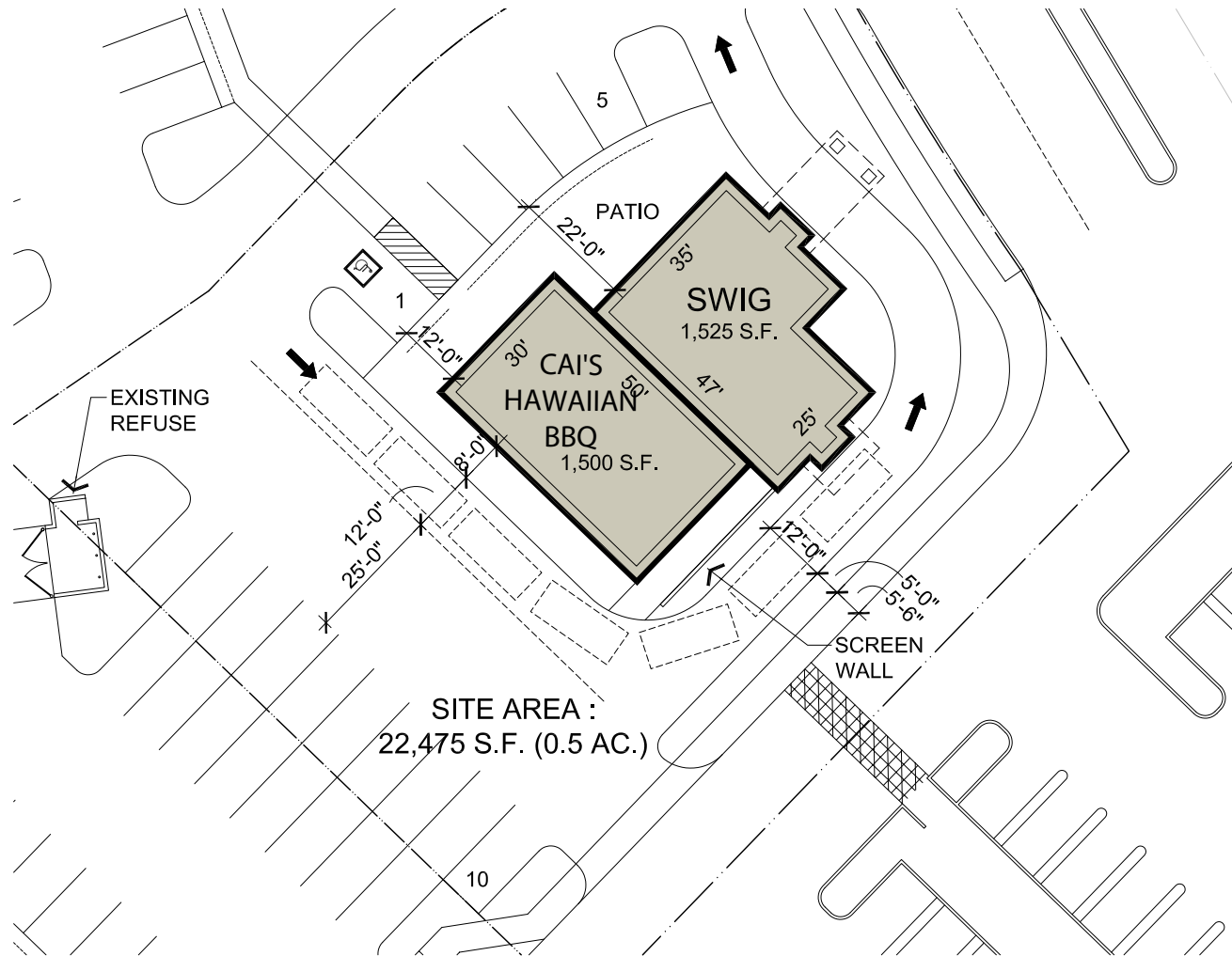
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One Page Summary

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	1,082	22,162	96,152
2010 Total Population	7,253	78,765	203,561
2019 Total Population	9,115	103,831	264,706
2019 Group Quarters	1	81	734
2024 Total Population	10,087	116,010	296,263
2019-2024 Annual Rate	2.05%	2.24%	2.28%
2019 Total Daytime Population	14,266	81,999	201,885
Workers	9,756	30,448	69,056
Residents	4,510	51,551	132,829
Household Summary			
2000 Households	328	6,942	30,275
2000 Average Household Size	3.30	3.19	3.17
2010 Households	2,936	25,304	66,042
2010 Average Household Size	2.47	3.11	3.07
2019 Households	3,703	33,250	85,265
2019 Average Household Size	2.46	3.12	3.10
2024 Households	4,091	37,068	95,238
2024 Average Household Size	2.47	3.13	3.10
2019-2024 Annual Rate	2.01%	2.20%	2.24%
2010 Families	1,857	19,790	52,178
2010 Average Family Size	3.10	3.51	3.45
2019 Families	2,301	25,657	66,687
2019 Average Family Size	3.11	3.54	3.49
2024 Families	2,534	28,494	74,216
2023 Average Family Size	3.12	3.55	3.50
2019-2024 Annual Rate	1.95%	2.12%	2.16%
Housing Unit Summary			
2019 Housing Units	4,121	34,870	89,504
Owner Occupied Housing Units	43.0%	73.0%	74.7%
Renter Occupied Housing Units	46.9%	22.4%	20.5%
Vacant Housing Units	10.1%	4.6%	4.7%
Median Household Income			
2019	\$88,481	\$100,986	\$98,696
2024	\$98,073	\$109,775	\$107,389
Median Home Value			
2019	\$330,233	\$308,564	\$323,553
2024	\$349,414	\$340,568	\$352,088
Average Income Value			
Average Household Income	\$111,040	\$118,686	\$117,079
Per Capita Income			
2019	\$43,067	\$38,193	\$37,914
2024	\$49,165	\$44,220	\$43,534
Median Age			
2019	32.1	32.1	33.6
2019 Population 25+ by Educational Attainment			
Total	5,723	62,241	163,971
Less than 9th Grade	1.7%	1.6%	1.8%
9th - 12th Grade, No Diploma	2.5%	2.3%	2.9%
High School Graduate	18.7%	13.1%	13.9%
GED/Alternative Credential	2.0%	2.0%	2.2%
Some College, No Degree	20.1%	23.9%	24.4%
Associate Degree	12.8%	11.2%	10.1%
Bachelor's Degree	31.6%	30.5%	29.4%
Graduate/Professional Degree	10.5%	15.4%	15.3%

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 2019 and 2024

August 27, 2019