

# SANTAN VILLAGE

S/SEC Santan Village Pkwy & Williams Field Rd | Gilbert, AZ



For more information, please contact:

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PHOENIX COMMERCIAL ADVISORS



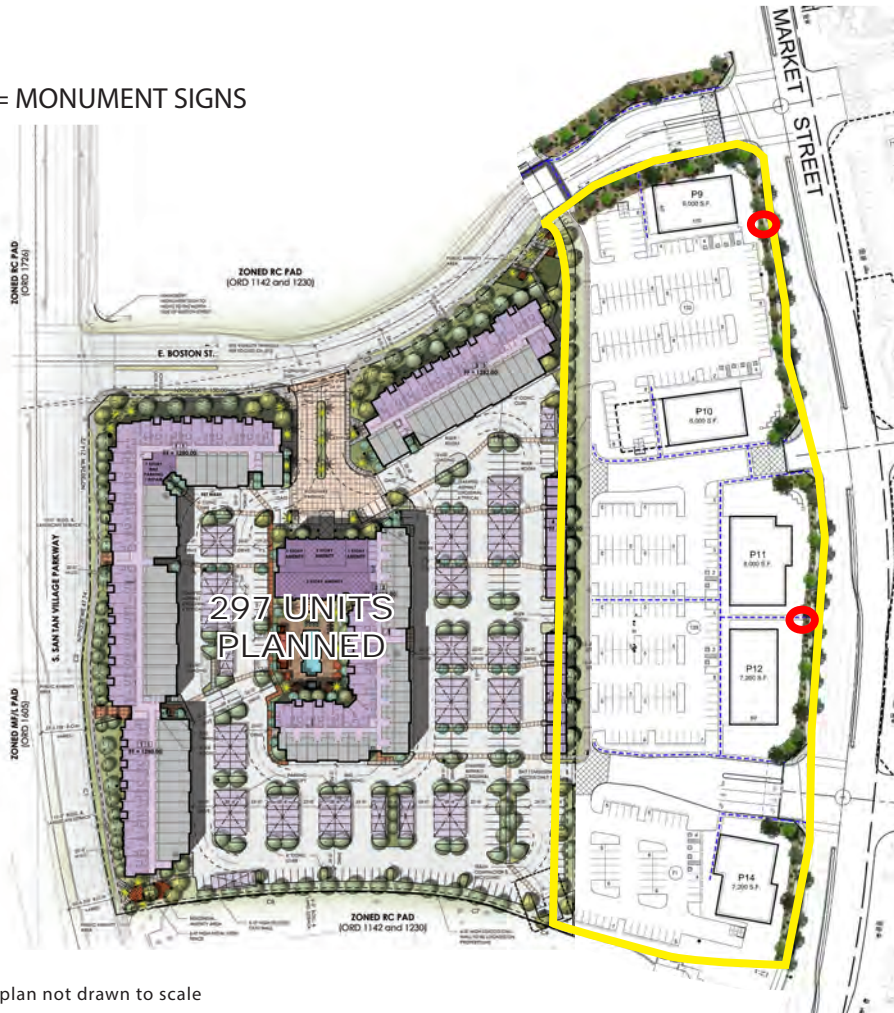
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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[1/10/20]



○ = MONUMENT SIGNS



site plan not drawn to scale

## PROPERTY HIGHLIGHTS

- Pads available.
- The SanTan trade area is considered the strongest retail node in all of the southeast valley.
- Just south of SanTan Village Regional Center on busy Market Street.
- The site has cross access with the SanTan Village Regional Center that allows easy accessibility to the full lighted intersection on Williams Field Road.
- There are 426,967 people living within the primary trade area at incomes of \$94,419. The median household size of 3.5 people per household in a 3-mile radius is one of the highest in Arizona.
- The average shopper income is \$122,000.
- 107,843 employees within the primary trade area.
- Gilbert's population has doubled and continues to be one of the fastest growing cities in the greater Phoenix Metro area with entitlements for over 15,000 residential units, 3,200 acre master planned community, Eastmark is ranked first in Arizona and 11th in the Nation for home sales in 2016.

## TRAFFIC COUNTS

N: ± 21,600 VPD (NB/SB)

S: ± 15,900 VPD (NB/SB)

*Gilbert 2017*

E: ± 28,600 VPD (EB/WB)

W: ± 27,400 VPD (EB/WB)

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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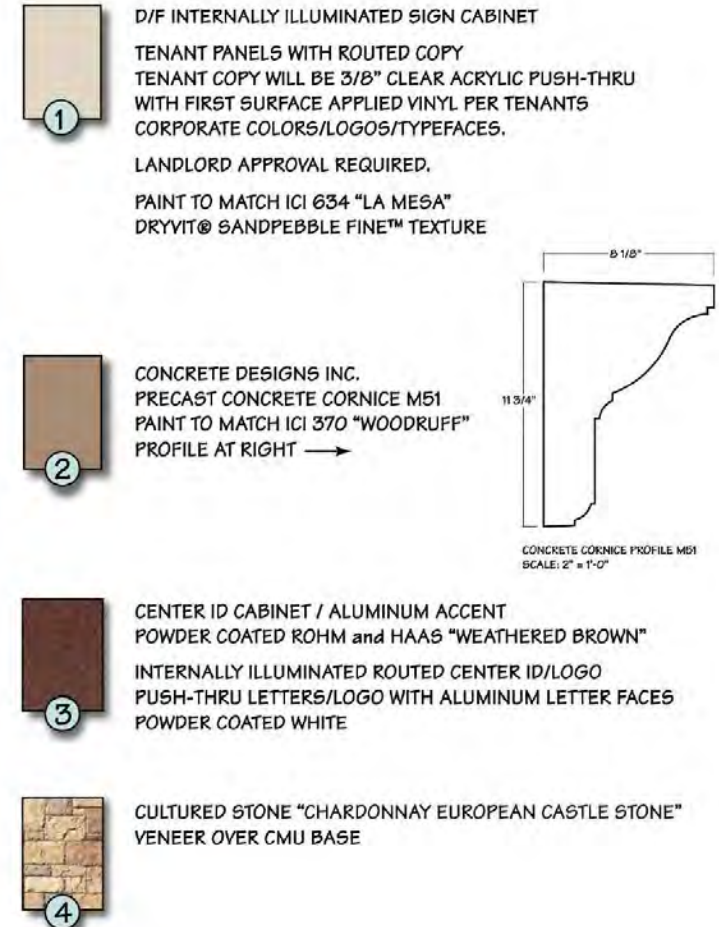
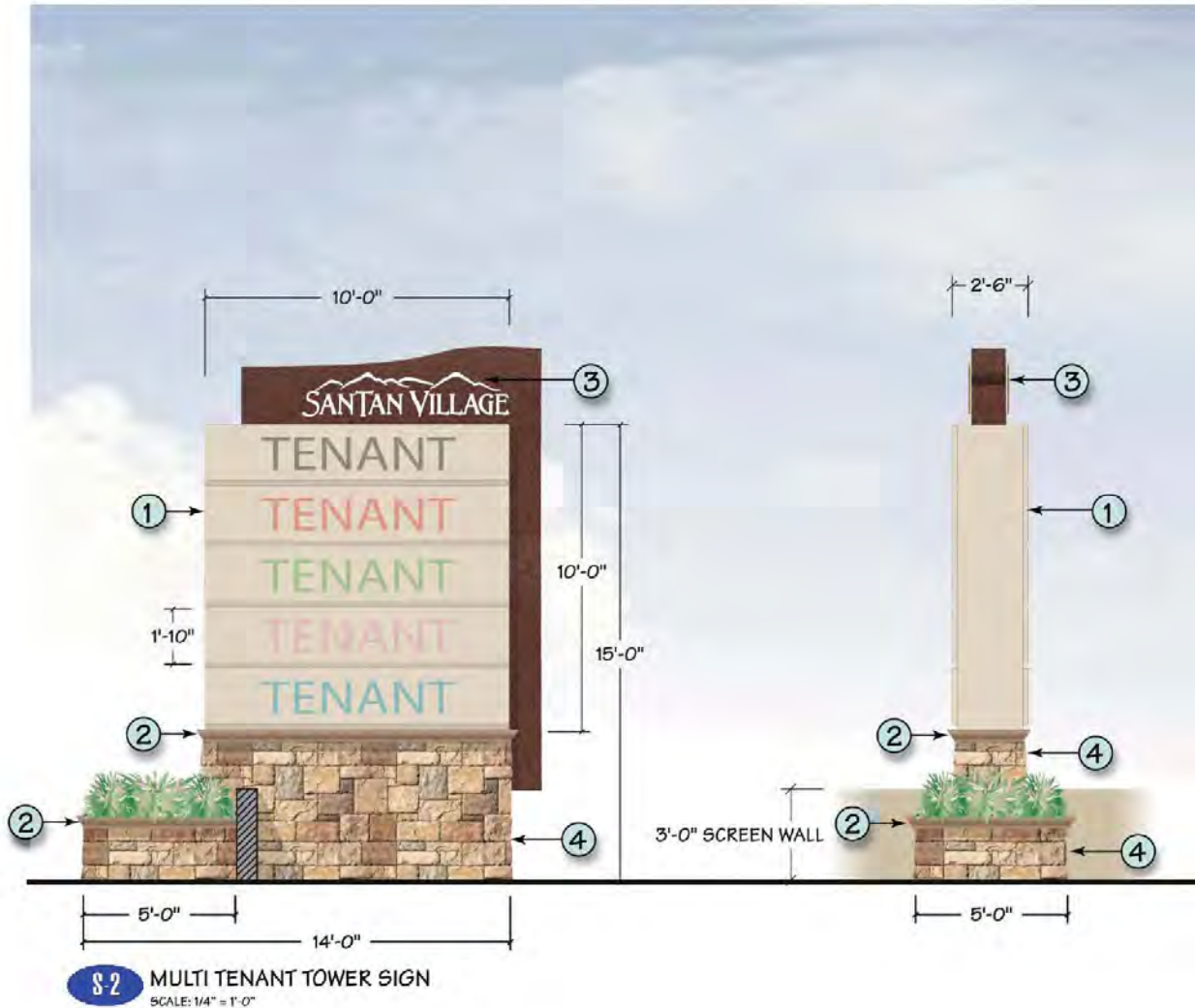
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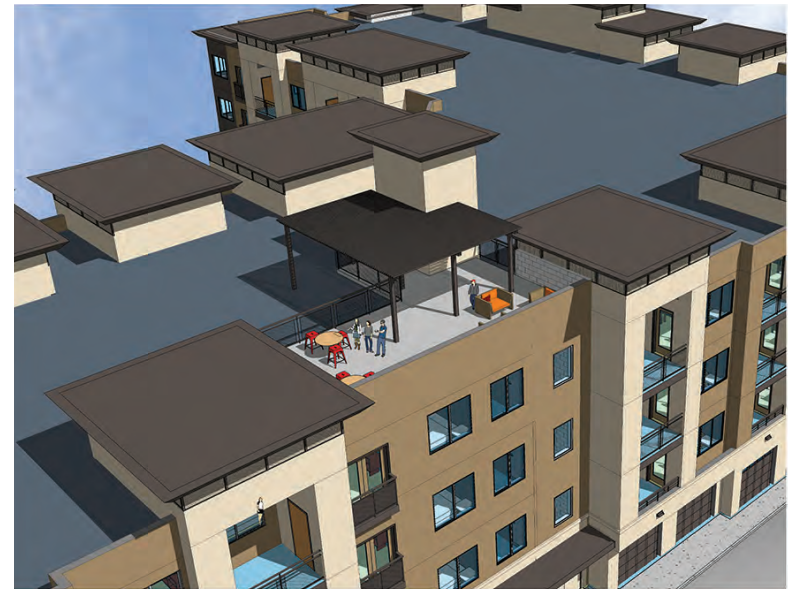




Boston Corner



Leasing Office View



View Deck - Building 2



Boston & Santan Village



Tandem Garages

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## GILBERT, AZ



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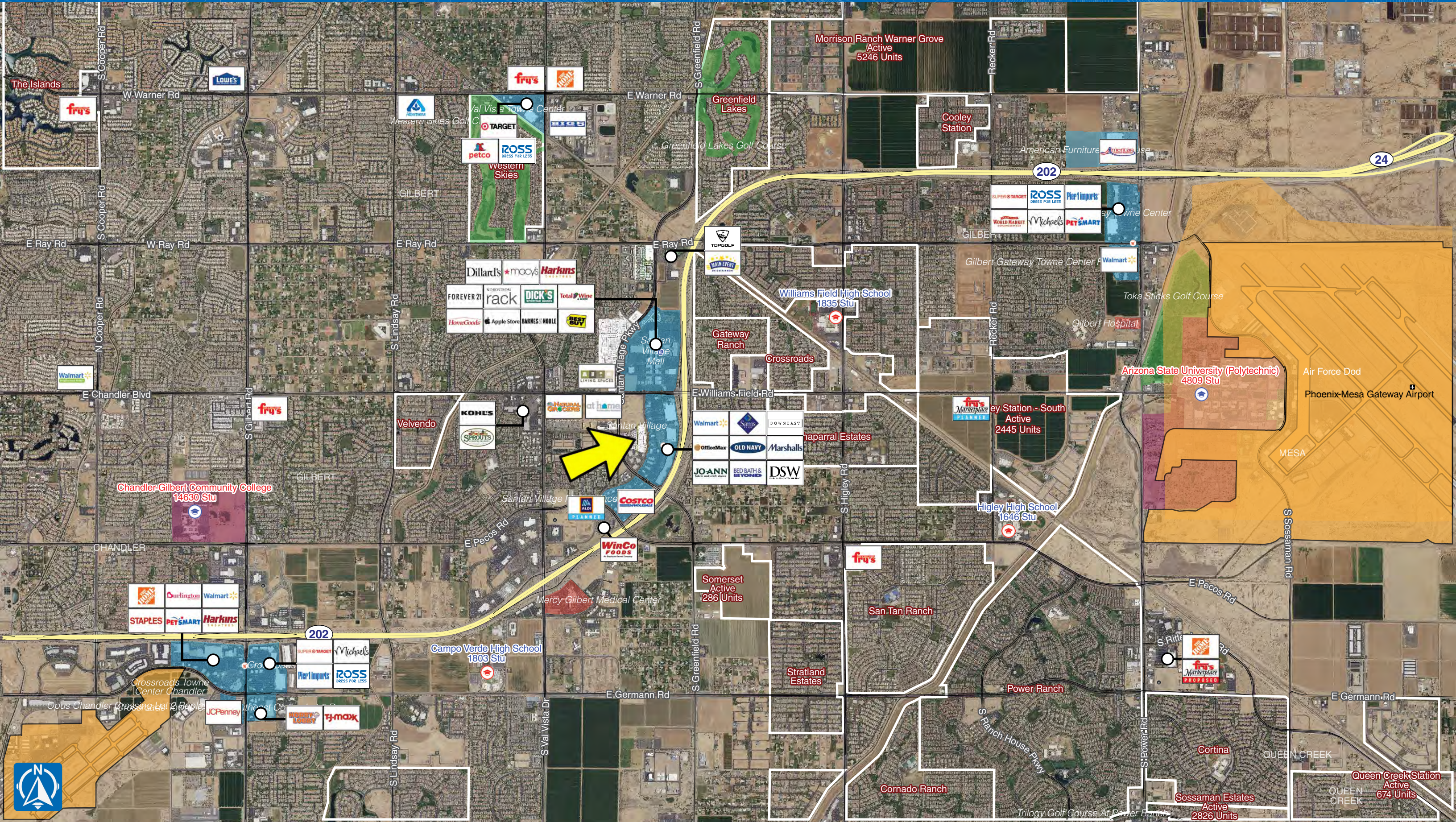
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## One Page Summary

Santan Village Pkwy & Williams Field Rd, Gilbert  
-111.746949264 33.306801009  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.306801  
Longitude: -111.746949

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,030	35,343	128,980
2010 Total Population	11,166	84,060	229,634
2019 Total Population	14,586	109,023	288,972
2019 Group Quarters	7	97	777
2024 Total Population	16,313	121,121	320,078
2019-2024 Annual Rate	2.26%	2.13%	2.07%
2019 Total Daytime Population	17,360	85,961	219,713
Workers	10,584	32,787	76,894
Residents	6,776	53,174	142,819
<b>Household Summary</b>			
2000 Households	969	11,076	41,510
2000 Average Household Size	3.13	3.19	3.10
2010 Households	4,058	27,471	76,054
2010 Average Household Size	2.75	3.06	3.01
2019 Households	5,321	35,427	95,020
2019 Average Household Size	2.74	3.07	3.03
2024 Households	5,929	39,256	104,989
2024 Average Household Size	2.75	3.08	3.04
2019-2024 Annual Rate	2.19%	2.07%	2.02%
2010 Families	2,801	21,373	58,936
2010 Average Family Size	3.32	3.45	3.41
2019 Families	3,615	27,203	72,960
2019 Average Family Size	3.33	3.49	3.45
2024 Families	4,015	30,031	80,358
2023 Average Family Size	3.35	3.51	3.46
2019-2024 Annual Rate	2.12%	2.00%	1.95%
<b>Housing Unit Summary</b>			
2019 Housing Units	5,691	37,012	99,638
Owner Occupied Housing Units	48.8%	73.2%	72.3%
Renter Occupied Housing Units	44.7%	22.5%	23.0%
Vacant Housing Units	6.5%	4.3%	4.6%
<b>Median Household Income</b>			
2019	\$90,140	\$100,072	\$93,699
2024	\$101,129	\$108,666	\$104,330
<b>Median Home Value</b>			
2019	\$290,717	\$307,309	\$314,856
2024	\$316,872	\$339,875	\$345,344
<b>Average Income Value</b>			
Average Household Income	\$111,802	\$118,833	\$113,037
<b>Per Capita Income</b>			
2019	\$39,827	\$38,677	\$37,249
2024	\$46,266	\$44,608	\$42,791
<b>Median Age</b>			
2019	31.9	32.9	33.7
<b>2019 Population 25+ by Educational Attainment</b>			
Total	8,965	66,818	180,934
Less than 9th Grade	1.4%	1.6%	2.0%
9th - 12th Grade, No Diploma	2.8%	2.6%	3.0%
High School Graduate	17.6%	13.9%	14.5%
GED/Alternative Credential	2.5%	2.3%	2.3%
Some College, No Degree	21.2%	24.3%	24.6%
Associate Degree	11.7%	11.0%	10.2%
Bachelor's Degree	29.8%	30.0%	28.6%
Graduate/Professional Degree	13.1%	14.4%	14.9%

**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 26, 2019