

STONE CREEK CROSSING

S/SEC Hunt Hwy & Gary Rd | San Tan Valley, AZ

±26 ACRE RETAIL PROJECT

ANCHOR, SHOPS, PADS AVAILABLE FOR GL OR SALE



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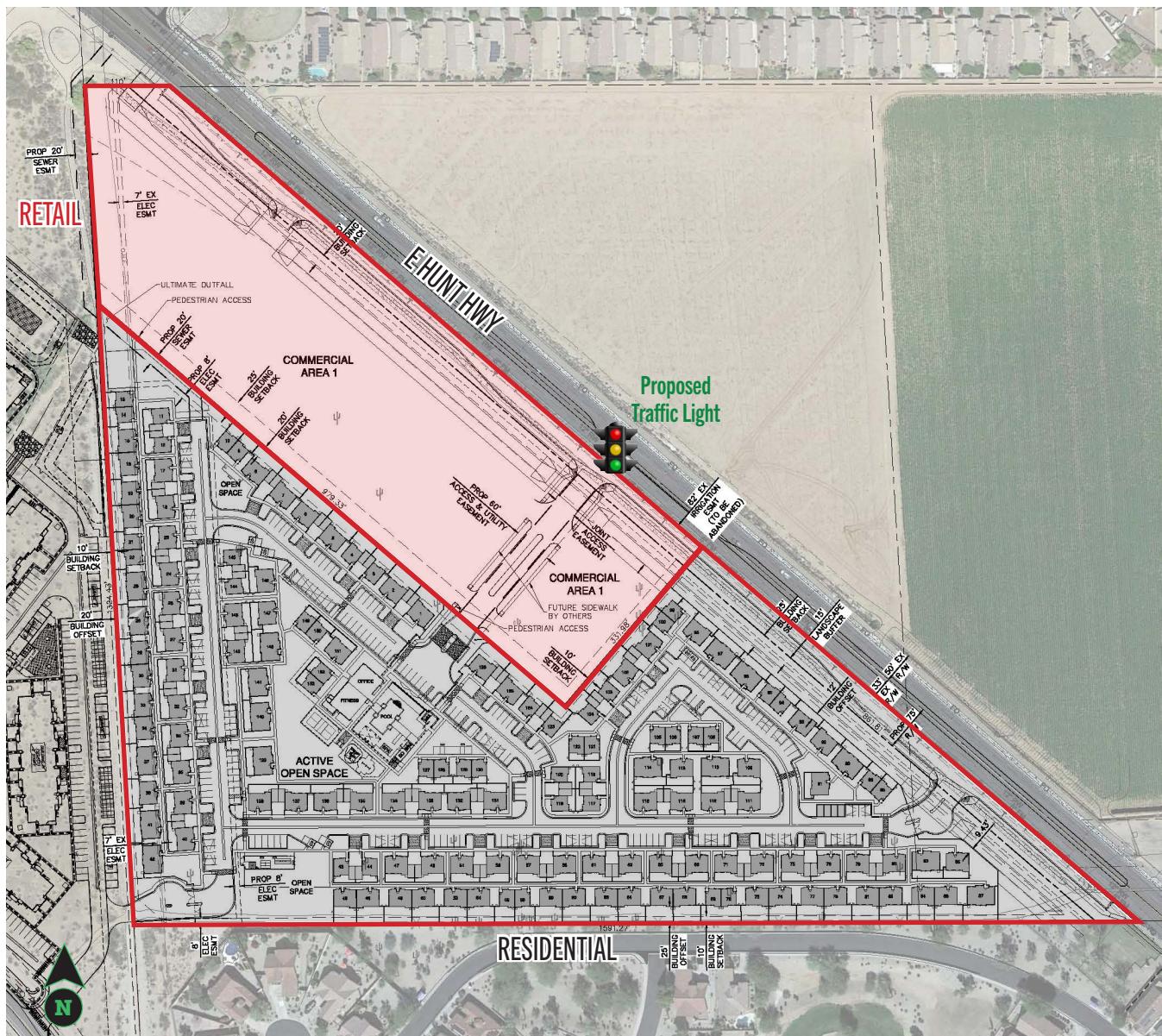
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**Join Nearby
Tenants:**



SPROUTS
FARMERS MARKET

WinCo
FOODS



SAFEWAY S

Walmart W

fry's FOOD STORES



PETSMART

HomeGoods

Marshalls

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 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 & 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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Google Earth

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PROPERTY HIGHLIGHTS

- Join major retailers at the intersection including Walmart, WinCo, The Home Depot, EoS Fitness and more!
- Huge traffic counts of 68,000+ VPD at the intersection of Hunt Hwy & Gary Rd
- Strong visibility from Hunt Hwy, nearly a half mile of frontage
- Strong home growth in the trade area
- WinCo, The Home Depot, and Walmart all doing above average sales volumes (placer.ai)



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

| | 1 MILE | 3 MILE | 5 MILE |
|---------------|-----------|-----------|-----------|
| POPULATION | 8,910 | 69,887 | 124,132 |
| HOUSEHOLDS | 2,992 | 22,888 | 39,975 |
| Avg HH Income | \$108,470 | \$122,445 | \$131,774 |

| | | | |
|-------------------|-----------|--------|-------|
| MEDIAN HOME VALUE | \$387,451 | 3,874 | 203 |
| | \$438,705 | 24,609 | 1,033 |
| | \$467,708 | 42,867 | 1,804 |

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SAN TAN VALLEY



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