

# SIGNATURE AT SANTAN VILLAGE

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS.

**HOUSE**  
**SPORT**



**NOW UNDER  
CONSTRUCTION**

DEVELOPED BY



**WESTERN**  
RETAIL ADVISORS

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MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL



# SANTAN VILLAGE PKWY & WILLIAMS FIELD

Gilbert, AZ



# property summary

AVAILABLE ± 1,500 to 50,000 SF

DEAL TYPE Ground lease or build-to-suit

## LOCATION HIGHLIGHTS

- » Located on the northwest corner of Santan Village Parkway and Williams Field Road in the well-established San Tan trade area.
- » Major retailers thriving in the SanTan Village Mall include: Dillard's, Macy's, Best Buy, DICK'S Sporting Goods, Harkins Theatres, Barnes & Noble, Total Wine, and many others

## TRAFFIC COUNTS

**N** ±22,255 VPD (NB & SB)    **E** ±35,562 VPD (EB & WB)  
**S** ±16,235 VPD (NB & SB)    **W** ±25,047 VPD (EB & WB)

ADOT 2022

## JOIN



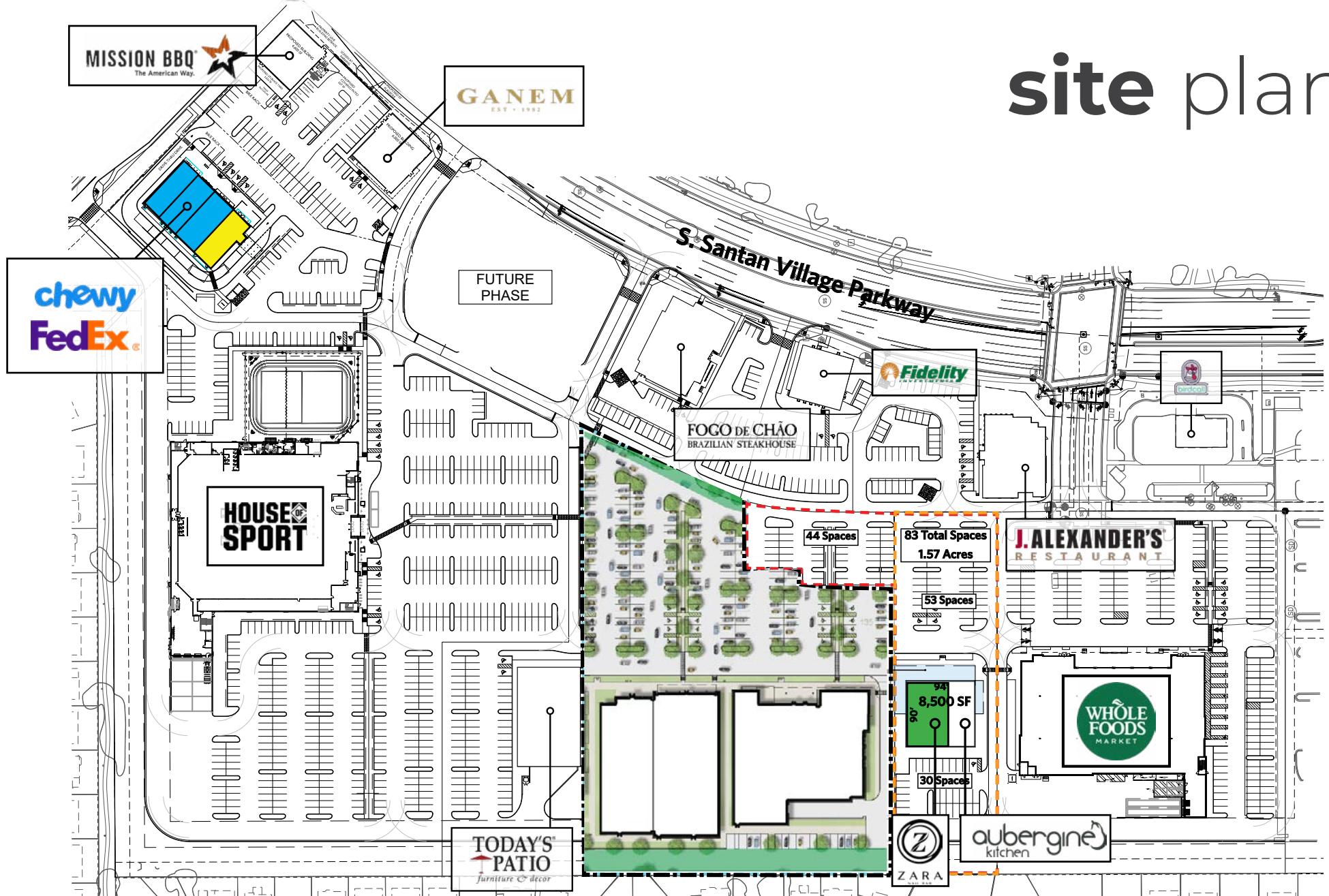
NWC

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SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



# site plan



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# site plan



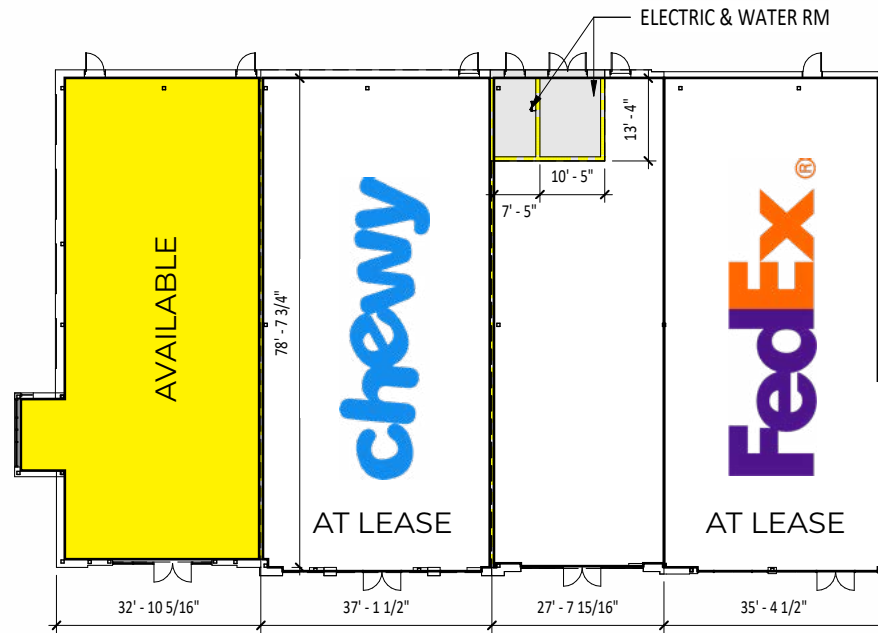
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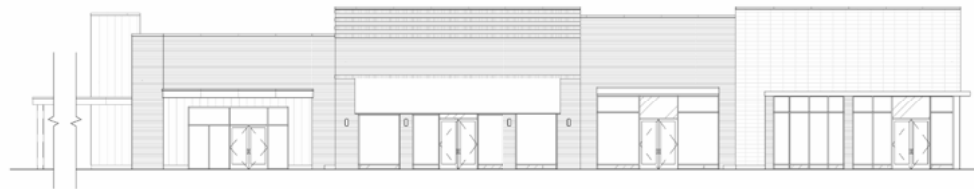
# LOD



GROSS BUILDING AREA: 10,795 SF

## 1 FLOOR PLAN - LOD

LOD - 01 SCALE 1" = 20'-0"



## 2 SOUTH ELEVATION - LOD

LOD - 01 SCALE 1" = 20'-0"

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# elevations





# renderings





# renderings





# renderings





# aerial



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## MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

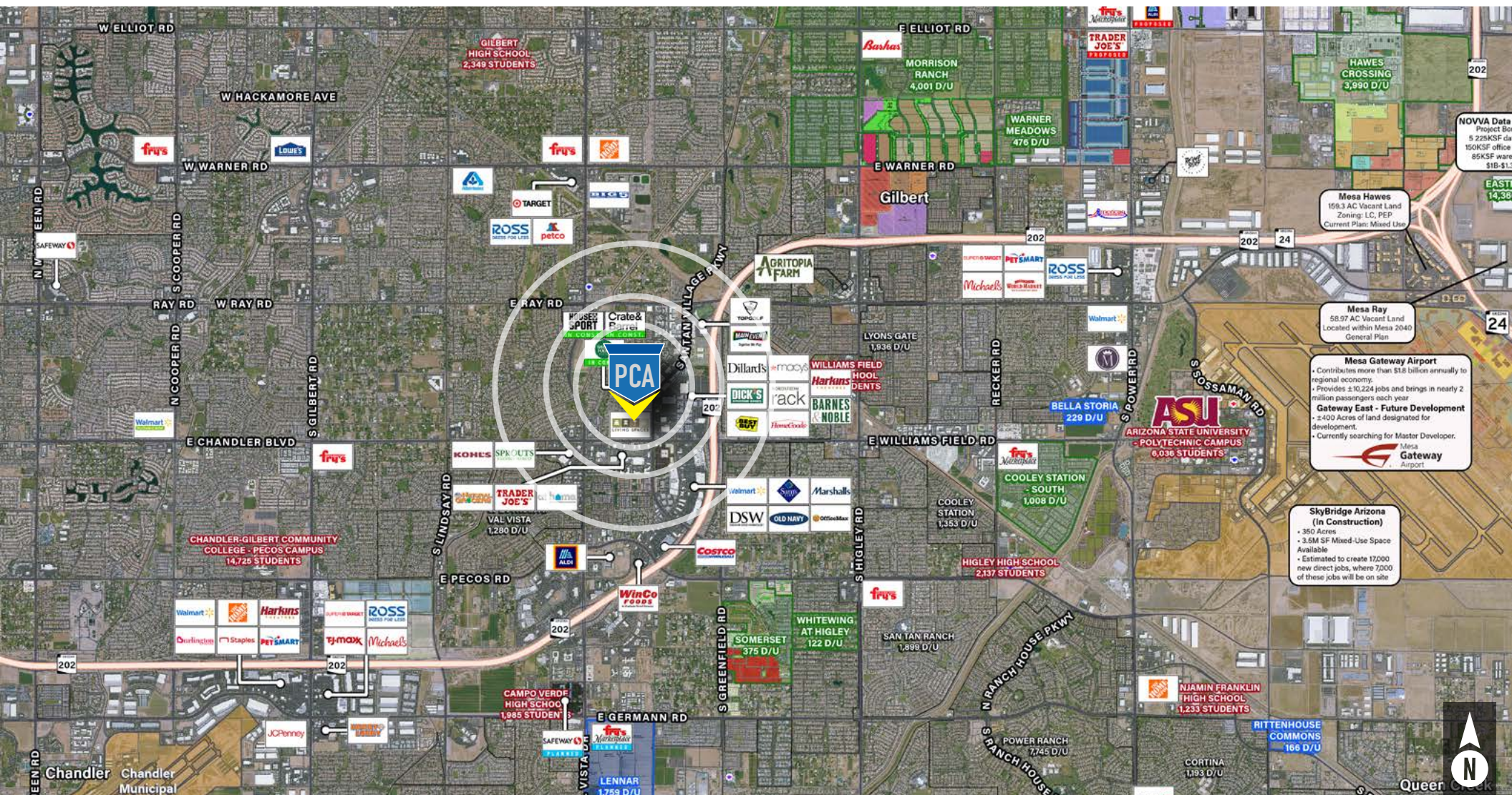
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**W** WESTERN  
RETAIL ADVISORS

**PCA**  
PHOENIX COMMERCIAL ADVISORS



# trade area



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## MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

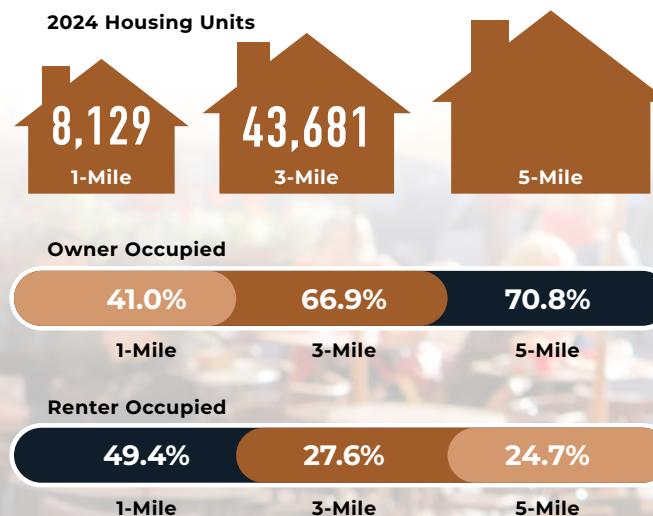
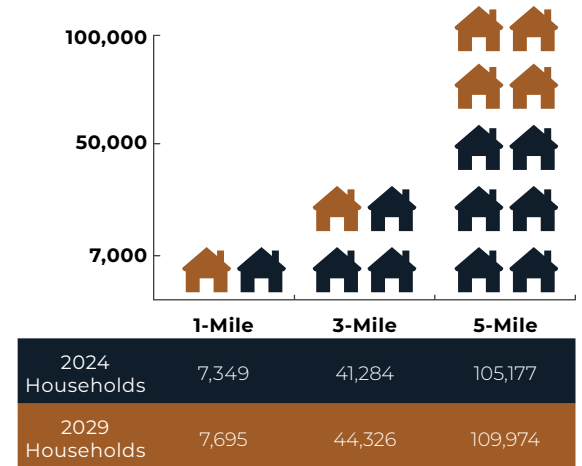
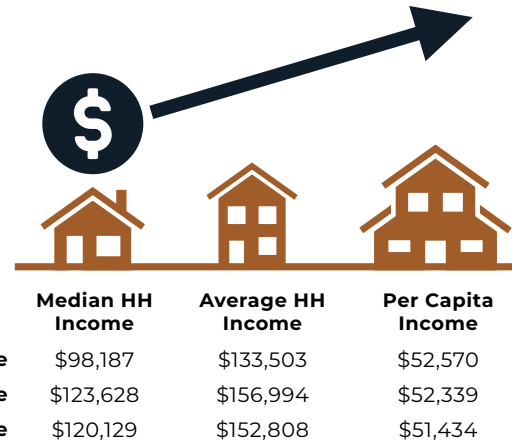
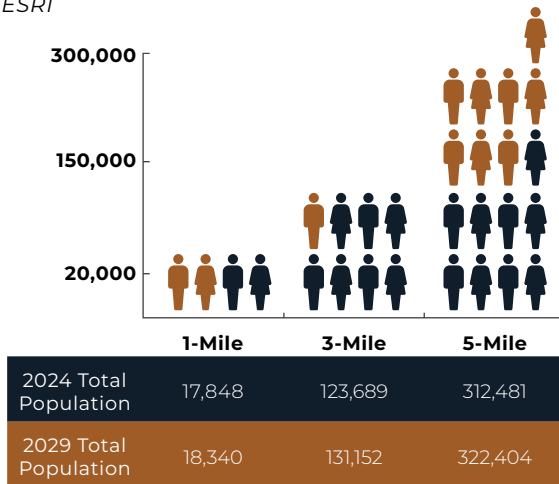
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# demographics

2024 ESRI



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**W WESTERN**  
RETAIL ADVISORS

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DEVELOPED BY



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