

PADS AVAILABLE | FOR GROUND LEASE OR SALE



HUNT HWY & THOMPSON RD

SAN TAN VALLEY, AZ



property summary

AVAILABLE:	Pads for sale or ground lease
ZONING:	General Commercial – Pinal County
PRICING:	Call for Pricing

highlights

- » Located in the heart of San Tan Valley with unobstructed frontage and visibility to Hunt Hwy
- » Over 68,000 VPD on Hunt Hwy
- » One of the fastest residential growth areas in metro Phoenix
- » Solid incomes with an average income of \$146,368 in a 5-mile radius
- » Ingress and egress allows for full movement from Hunt Hwy
- » Ownership is focused on ground leasing or selling pads

traffic count ADOT 2024

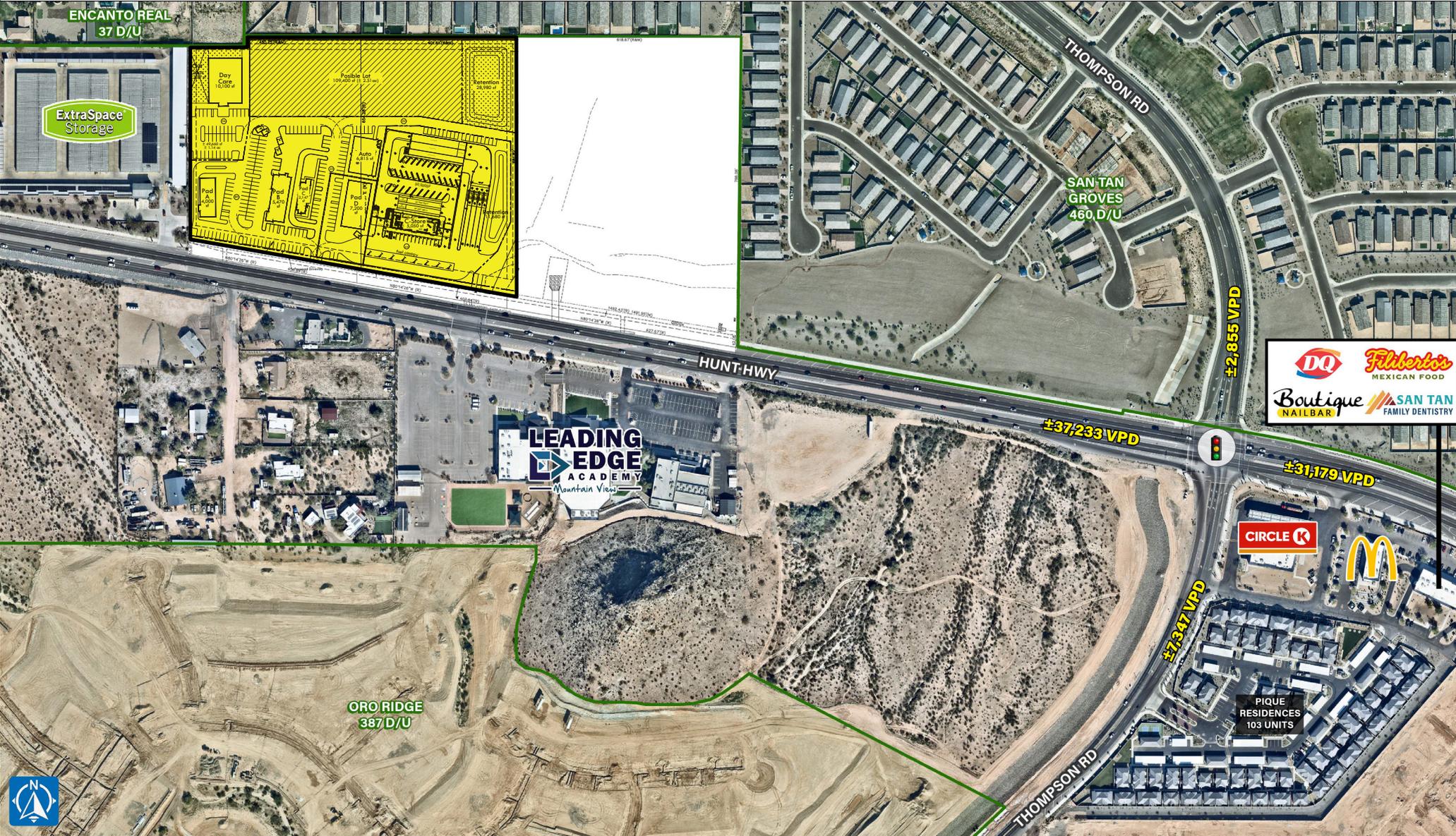
Thompson Rd		Hunt Hwy	
N	±2,855 VPD (NB & SB)	E	±31,179 VPD (EB & WB)
S	±7,347 VPD (NB & SB)	W	±37,233 VPD (EB & WB)



nearby tenants

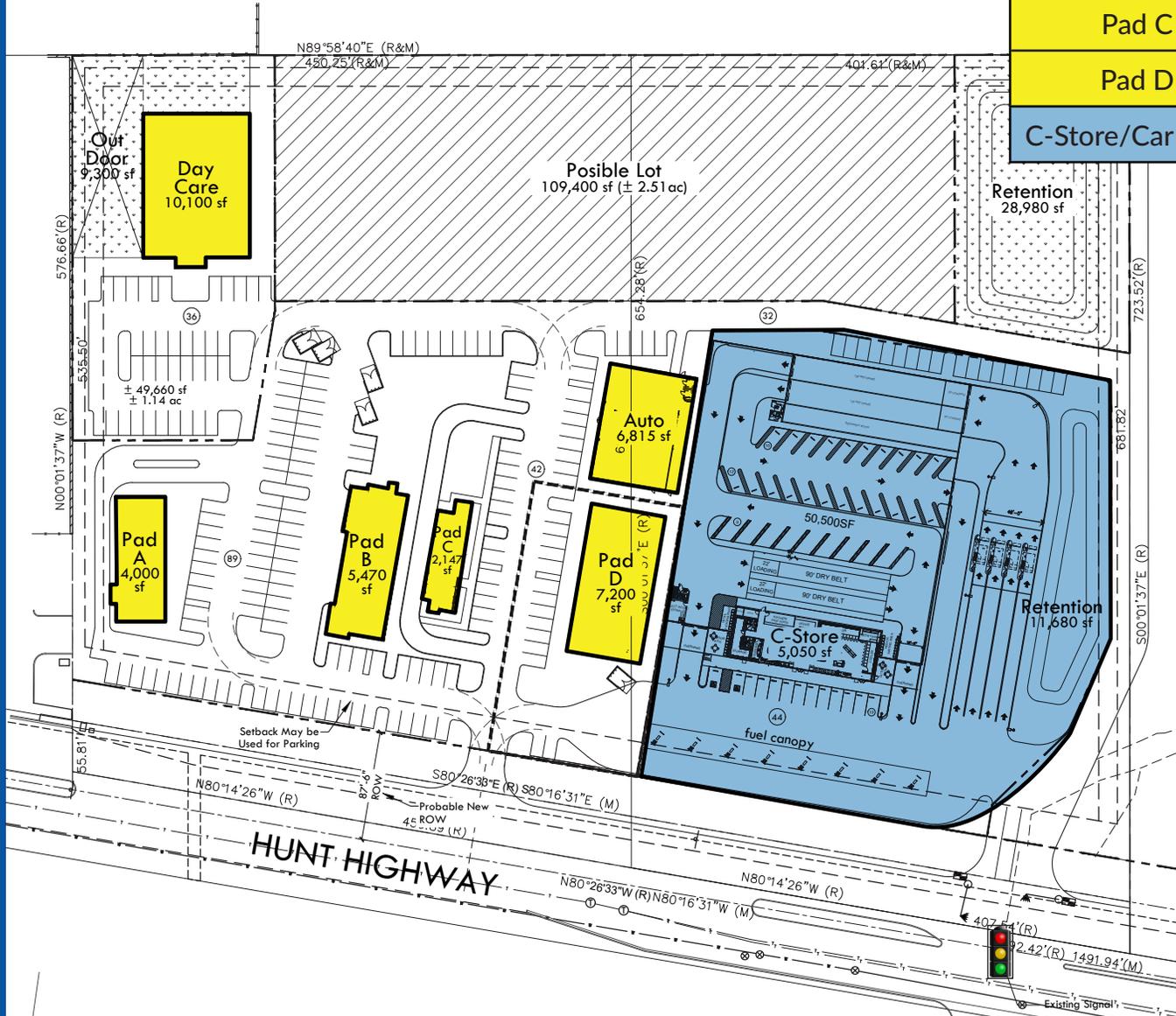


zoom aerial

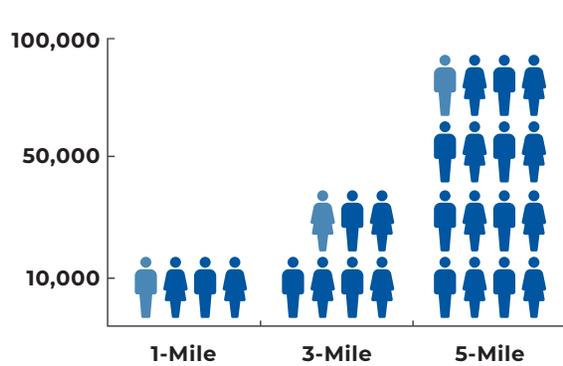


site plan

BUILDING	TENANT	SIZE
Day Care	Available	10,100 SF
Auto	Available	6,815 SF
Pad A	Available	4,000 SF
Pad B	Available	5,470 SF
Pad C	Available	2,147 SF
Pad D	Available	7,200 SF
C-Store/Car Wash	Fully Executed	5,050 SF



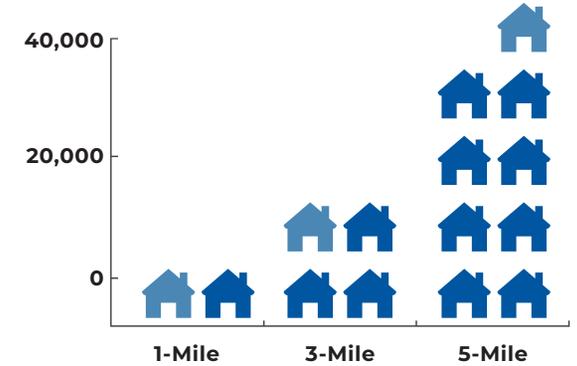
demographics ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	7,385	67,104	152,344
2030 Total Population	8,797	74,324	172,453

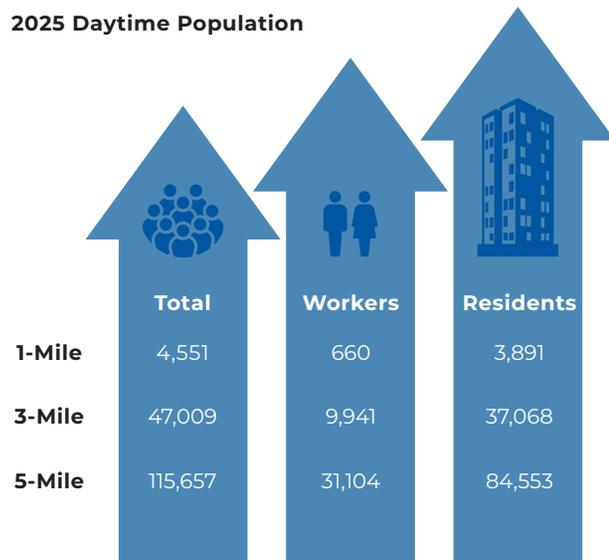


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$117,712	\$130,828	\$43,031
3-Mile	\$110,488	\$136,502	\$43,265
5-Mile	\$114,958	\$146,368	\$46,487

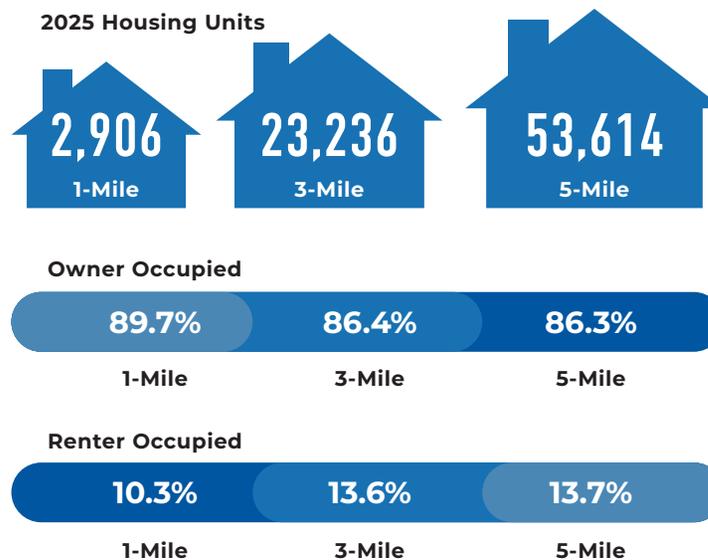


	1-Mile	3-Mile	5-Mile
2025 Households	2,530	21,295	48,443
2030 Households	3,057	23,878	55,498

2025 Daytime Population



2025 Housing Units



2025 Businesses





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