



**LOOP 202 &  
SANTAN VILLAGE PKWY**  
Gilbert, Arizona





# property highlights

**AVAILABLE:** ±2,620 SF Drive-Thru Endcap

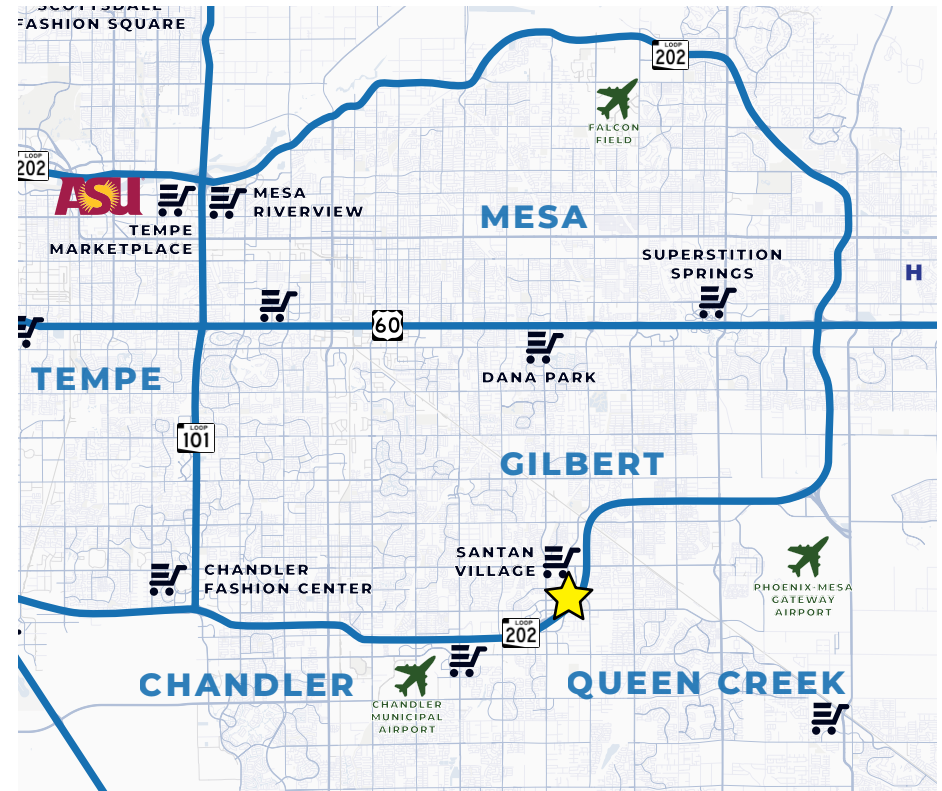
**PRICING:** Call for Pricing

**ZONING:** Regional Commercial, Town of Gilbert

**ADDRESS:** 2975 S Market St, Gilbert, Arizona 85295

## property highlights

- Rare second-generation drive-thru restaurant located in the highly desirable SanTan Village trade area.
- Anchored by Costco, which draws over 55,000 visitors per week, with strong co-tenancy including Starbucks, Café Rio, Seven Brothers Burgers, Deseret Book, MidFirst Bank, and others.
- Exceptional demographics, over 120,000 residents within a 3-mile radius with median household incomes exceeding \$138,000.
- Robust daytime population supported by major nearby employers such as Dignity Health (1,030 employees), SanTan Autoplex (1,510 employees), Deloitte (830 employees), and Higley Unified School District (600 employees), totaling over 100,000 area employees.



## traffic count

ADOT 2024

| Loop 202 |                        | Santan Village Pkwy |                       |
|----------|------------------------|---------------------|-----------------------|
| N        | ±83,165 VPD (NB & SB)  | E                   | ±41,614 VPD (EB & WB) |
| S        | ±114,646 VPD (NB & SB) | W                   | ±16,692 VPD (EB & WB) |

## neighboring tenants



# site plan





# zoom aerial



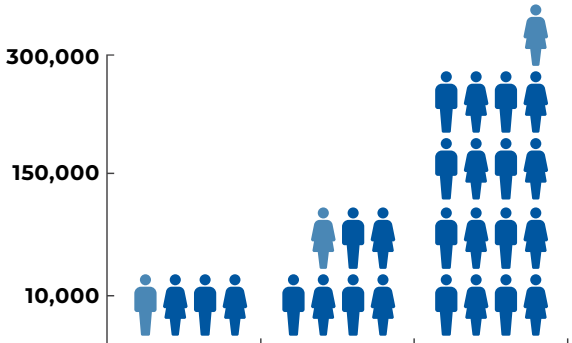






# demographics

ESRI 2025



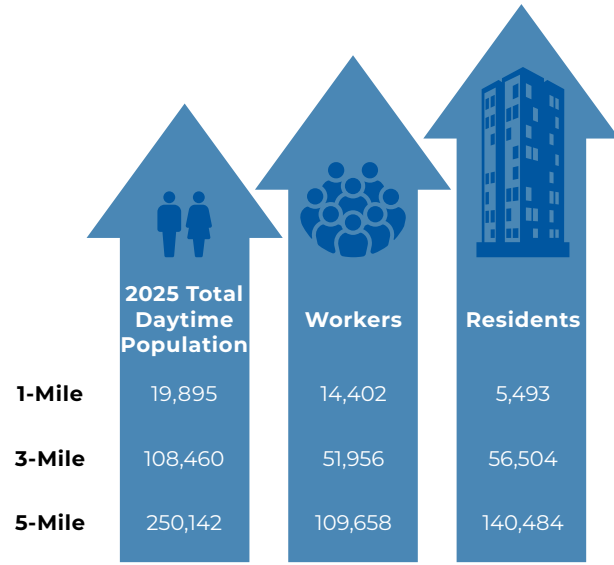
|                       | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| 2025 Total Population | 13,174 | 123,837 | 301,852 |
| 2030 Total Population | 13,599 | 131,875 | 314,830 |



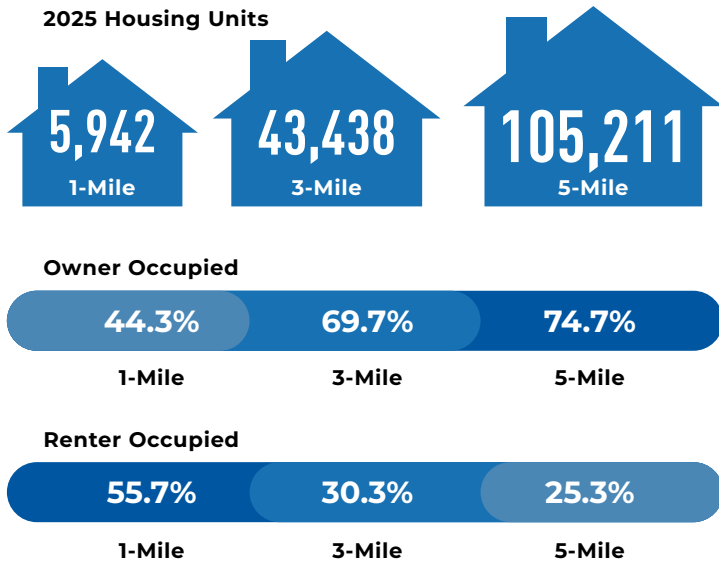
|        | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$108,494        | \$146,729         | \$58,752          |
| 3-Mile | \$138,605        | \$169,337         | \$56,139          |
| 5-Mile | \$135,326        | \$166,721         | \$55,786          |



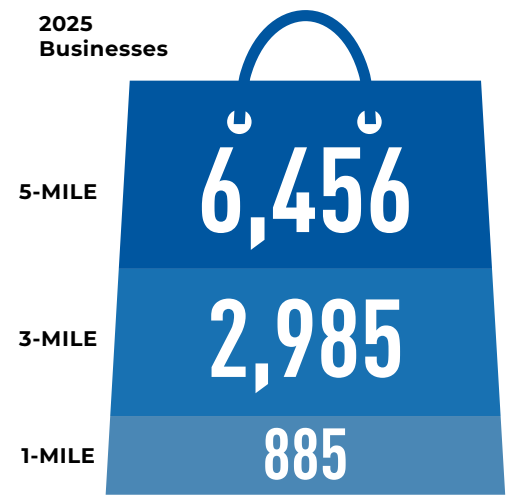
|                 | 1-Mile | 3-Mile | 5-Mile  |
|-----------------|--------|--------|---------|
| 2025 Households | 5,404  | 41,200 | 100,768 |
| 2030 Households | 5,626  | 44,177 | 105,900 |



|        | 2025 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 19,895                        | 14,402  | 5,493     |
| 3-Mile | 108,460                       | 51,956  | 56,504    |
| 5-Mile | 250,142                       | 109,658 | 140,484   |



|                    | 1-Mile | 3-Mile | 5-Mile  |
|--------------------|--------|--------|---------|
| 2025 Housing Units | 5,942  | 43,438 | 105,211 |
| Owner Occupied     | 44.3%  | 69.7%  | 74.7%   |
| Renter Occupied    | 55.7%  | 30.3%  | 25.3%   |



|                 | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|--------|
| 2025 Businesses | 885    | 2,985  | 6,456  |





## EXCLUSIVELY LISTED BY

**CHRIS SCHMITT**  
(602) 288.3464  
cschmitt@pcaemail.com

**DILLON YOUNG**  
(602) 288.3474  
dyoung@pcaemail.com

**KENNEDY GAMEZ**  
(602) 288.3460  
kgamez@pcaemail.com

PHOENIX COMMERCIAL ADVISORS  
3131 East Camelback Road, Suite 340  
Phoenix, Arizona 85016  
P. (602) 957-9800  
F. (602) 957-0889  
phoenixcommercialadvisors.com

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.