



# INTRODUCING THE VINE

PADS FOR LEASE

**SITE**

26,142 VPD

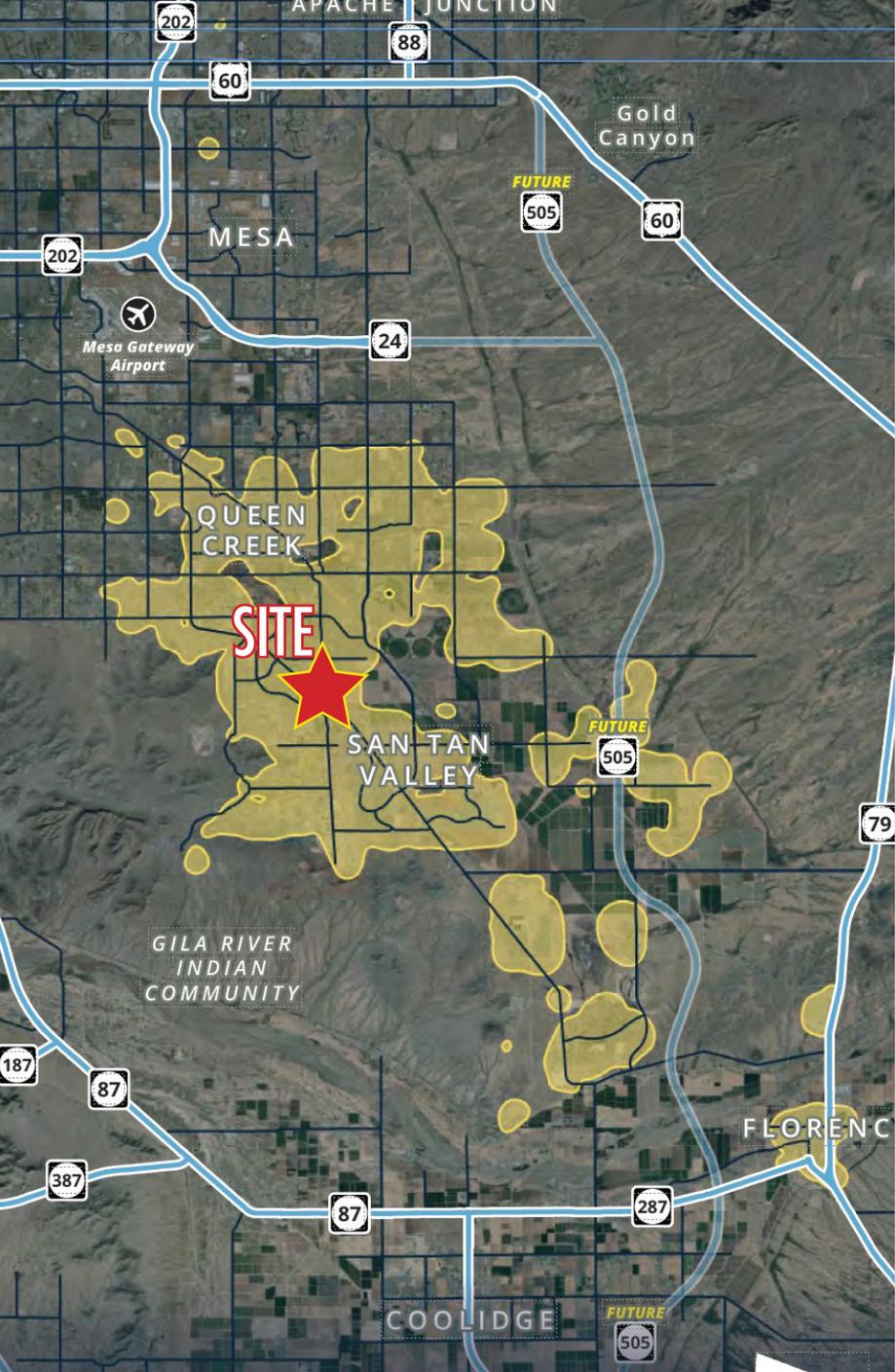
7,203 VPD

## NWC GARY RD & SKYLINE DR

SAN TAN VALLEY, AZ 85142 | FOR LEASE

## DE RITO PARTNERS, INC

RANDY SCHOCH | 602.456-2209 | randy.schoch@derito.com



# Property Features

- PAD sizes from ± 0.88 to 1.56 Acres
- Mixed Use Site
- North of Ridgeview College Prep
- New communities being built - SWC Morning Sun Farms, development of 214 Homes (73.3 AC)
- Over 20,000 homes are currently under construction within a two-mile radius
- Located just half a mile from a major power center
- Now under development: Featuring Home Depot, Raising Cane's, Jimmy John's, SuperStar Car Wash, EoS Fitness, Dunkin', Panda Express, Freddy's Steakburgers, Denny's, Salad and Go, Big O Tires, Native Grill and Wings, Chic-fil-A, In N Out Burger, plus grocery anchor Winco Foods

# Demographics

(Source: Sites USA)

	1 Mile	3 Mile	5 Mile
Est. Population (2025)	17,210	69,112	156,222
Projected Population (2030)	21,460	87,314	193,726
Est. Avg. Household Income (2025)	\$112,621	\$132,015	\$137,034
Projected Avg HH Income (2030)	\$112,955	\$132,551	\$137,537
Average Household Size	3.4	3.1	3.1
Total Daytime Employees	893	4,546	11,266
Median Age	34.7	37.3	36.1

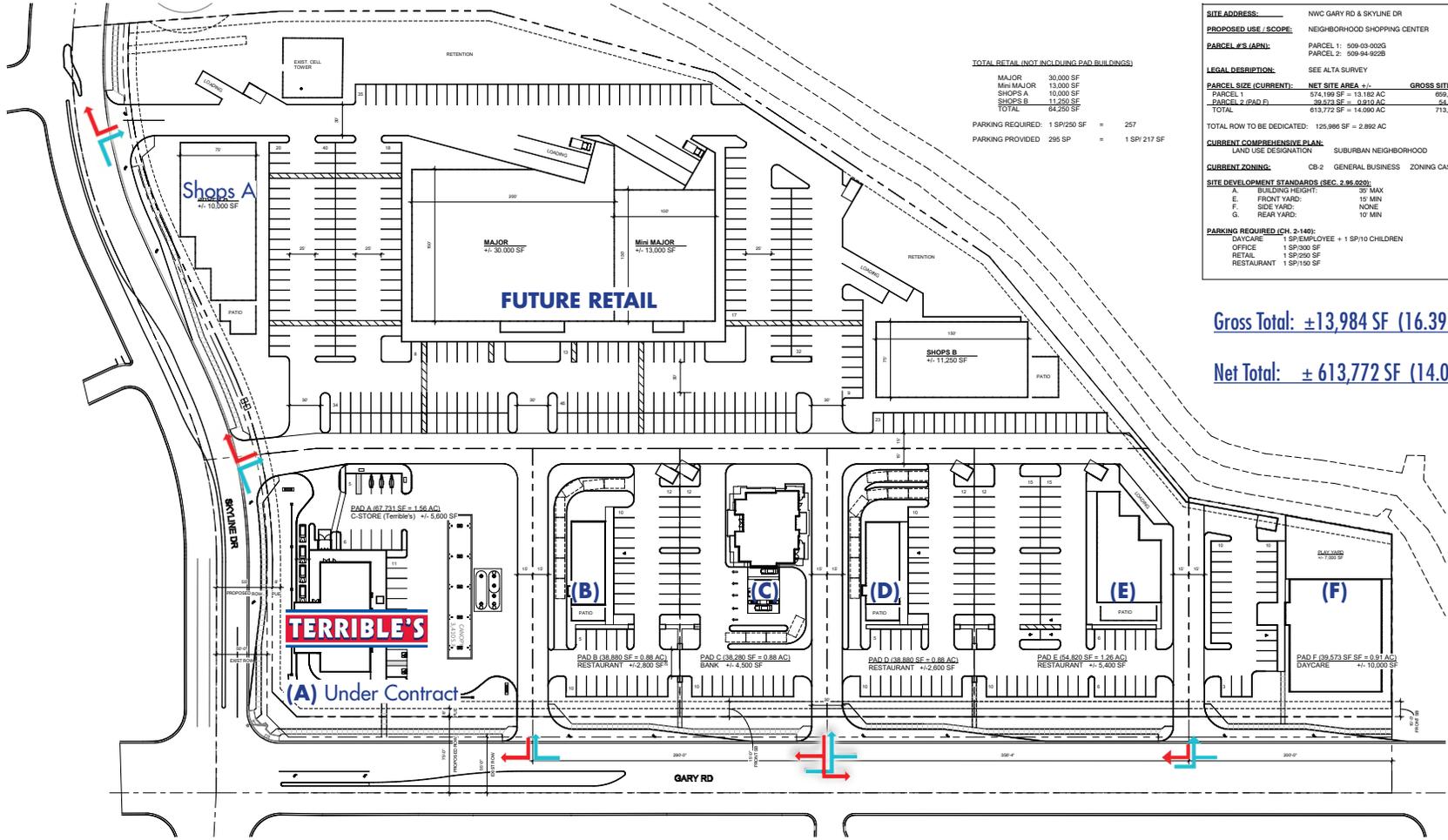
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**TOTAL RETAIL (NOT INCLUDING PAD BUILDINGS)**

MAJOR	30,000 SF
Mini MAJOR	13,000 SF
SHOPS A	10,000 SF
SHOPS B	11,250 SF
<b>TOTAL</b>	<b>64,250 SF</b>

PARKING REQUIRED: 1 SP/250 SF = 257  
 PARKING PROVIDED: 295 SP = 1 SPT/217 SF

**SITE ADDRESS:** NWC GARY RD & SKYLINE DR

**PROPOSED USE / SCOPE:** NEIGHBORHOOD SHOPPING CENTER

**PARCEL #S (APN):** PARCEL 1: 509-03-0205  
 PARCEL 2: 509-04-0228

**LEGAL DESCRIPTION:** SEE ALTA SURVEY

**PARCEL SIZE (CURRENT):** NET SITE AREA +/- GROSS SITE AREA +/-  
 PARCEL 1: 574,199 SF = 13.162 AC 669,411 SF = 15.198 AC  
 PARCEL 2 (PAD F): 281,772 SF = 6.491 AC 344,472 SF = 7.892 AC  
**TOTAL: 855,971 SF = 19.653 AC 1,013,883 SF = 23.090 AC**

**TOTAL ROW TO BE DEDICATED:** 125,986 SF = 2.892 AC

**CURRENT COMPREHENSIVE PLAN:** LAND USE DESIGNATION: SUBURBAN NEIGHBORHOOD

**CURRENT ZONING:** CB-2 GENERAL BUSINESS ZONING CASE PZ-PD-095-00

**SITE DEVELOPMENT STANDARDS (SEC. 2.06.020):**  
 A. BUILDING HEIGHT: 30' MAX  
 E. FRONT YARD: 15' MIN  
 F. SIDE YARD: NONE  
 G. REAR YARD: 10' MIN

**PARKING REQUIRED (CH. 3-140):**  
 DAYCARE: 1 SP/EMPLOYEE + 1 SP/10 CHILDREN  
 OFFICE: 1 SP/300 SF  
 RETAIL: 1 SP/250 SF  
 RESTAURANT: 1 SP/150 SF

**Gross Total: ±13,984 SF (16.391 AC)**

**Net Total: ± 613,772 SF (14.090 AC)**

**K & I HOMES, LLC**  
 11169 N 80TH PL  
 SCOTTSDALE, AZ 85260  
 PH: 602-505-2525

**The Vine @ Skyline**  
 NWC GARY RD & SKYLINE DR  
 San Tan Valley, AZ

**Revisions**

#	Description	Date

**OWNERSHIP OF DOCUMENTS**

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**PROJECT TEAM**

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① Site Plan  
1" = 50'-0"

**PAD A - Under Contract**  
 ± 1.56 AC Net  
 5,600 SF Footprint  
 R/R Access - North & West (Skyline)

**PAD B**  
 ± 0.88 AC Net  
 R/R Access - South

**PAD C**  
 ± 0.88 AC Net  
 Full Turn Access - North

**PAD D**  
 ± 0.88 AC Net  
 Full Turn Access - South

**PAD E**  
 ± 1.26 AC Net  
 3/4 Access - North

**PAD F**  
 ± 0.91 AC Net  
 3/4 Access - South

**Rear Retail**  
 ± 7.72 AC - Net

*Conceptual Parcels*

SCALE: 0" = 1" = 60'-0"  
 0" 30'-0" 60'-0" 120'-0"



ISSUE DATE: 3/2/26

**NOT FOR CONSTRUCTION**

*K. Johnson*

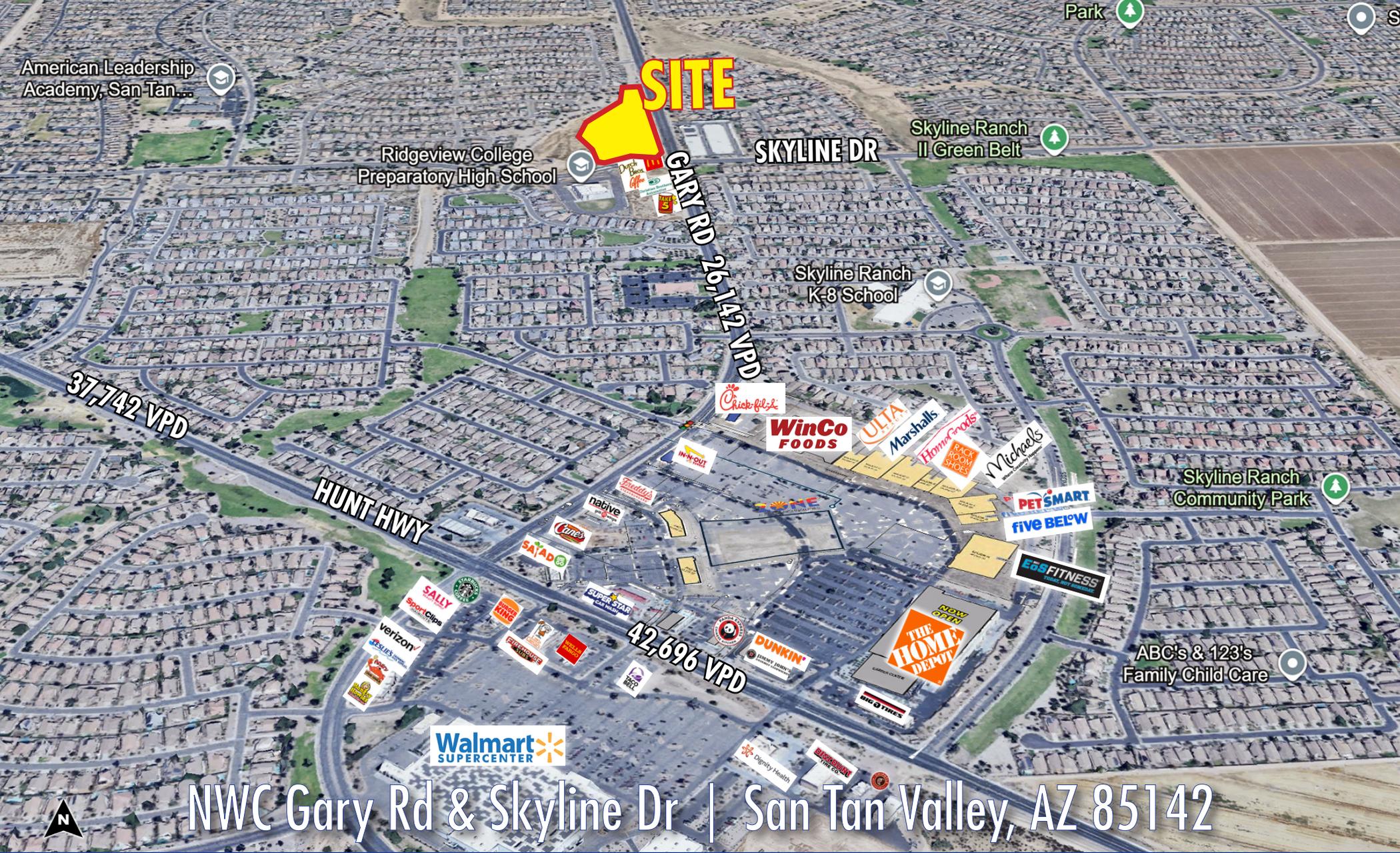
SHEET TITLE: **Commercial - Scheme 2**

SHEET NUMBER: **A1.2**

Site Plan Review

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Exclusively listed by

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