

Vacant Pad For Lease or Sale | High Traffic Gilbert Location

SWC Williams Field Rd & San Tan Village Pkwy | Gilbert, AZ 85295



YEAR END REDUCTION — Contact Broker For Details

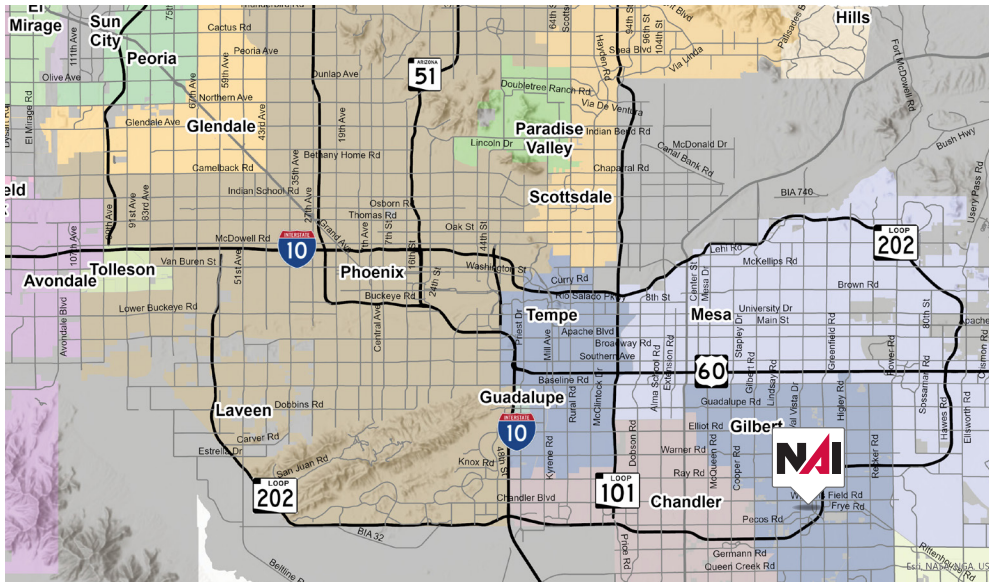
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

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Property Information



Location: SWC Williams Field Rd & San Tan Village Pkwy

Land Size: 0.45 Acre

For Lease: Contact Broker for Details

Zoning: RC

Primary Use: Retail

APN #: 304-95-988

Property Features

- Join Gilbert's shopping hub surrounded by strong, national tenants
- Join Trader Joe's, Home Store, The Backyard Restaurant, Verizon, Jersey Mike's
- Near Macy's, Dick's Sporting Goods, Living Spaces, Coopers Hawk, Barnes & Noble, Top Golf, Sprouts & Kohl's
- Ideal for small users

Site Features

- Across from successful outdoor San Tan Mall
- Easy access to and from San Tan 202 Freeway
- Street visibility
- High demographic residential area

Demographics	1 Mile	3 Miles	5 Miles
Population	14,387	132,597	315,134
Average Age	34.0	34.8	35.5
Average HH Income	\$130,941	\$153,842	\$146,286
Employed Population	8,252	72,983	173,015

Traffic Counts	VPD
N Santan Village Pkwy	25,052
E Williams Field Rd	25,661

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Property Photos



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Aerial Map



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Why is **Gilbert** Great for Your Business

GILBERT, ARIZONA, IS RAPIDLY EMERGING AS A PREMIER DESTINATION FOR BUSINESS INVESTMENT, CONSISTENTLY EARNING NATIONAL RECOGNITION FOR ITS ROBUST ECONOMIC GROWTH AND EXCEPTIONAL QUALITY OF LIFE.

#1 Mid-Sized City for Economic Growth

Gilbert leads all mid-sized U.S. cities with a total score of 67, driven by:

- 38% GDP growth (2nd highest among peers)
- 10% population growth (2018–2022)
- Significant increases in infrastructure and housing units

Top 4 Safest & Most Affordable Cities in the U.S.

- Median household income: \$115,179
- 10% population growth (2018–2022)
- Monthly cost of living: \$5,510

Ranked Top 4 Most Caring Cities in the U.S.

Recognized for strong community ties, volunteerism, and civic engagement

High Quality of Life

Known for excellent schools, family-friendly neighborhoods, extensive parks, and recreation — all adding to its appeal for employers and employees alike

Thriving Business Climate & Strategic Location

Home to industries in aerospace, tech, biotech, and clean energy — with major players like Northrop Grumman operating advanced facilities

Sources:

[CoworkingCafe, 2024] (<https://www.coworkingcafe.com/blog/top-cities-for-economic-growth/>)

[AZ Big Media] (<https://azbigmedia.com/lifestyle/4-valley-cities-rank-among-50-safest-and-most-affordable-u-s-cities/>)

[WalletHub](<https://wallethub.com/edu/most-caring-cities/17814>)

25-04-022

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