

SKY HI COMMONS



PADS FOR SALE OR GROUND LEASE

NEW NEIGHBORHOOD CENTER IN SAN TAN VALLEY



HUNT HWY & **SPRING VALLEY PKWY**



PROPERTY SUMMARY

AVAILABLE

Pads for Sale or Ground Lease

ZONED

CB-2, Pinal County

RATES

Call for Rates

PROPERTY HIGHLIGHTS

- ▶ San Tan Valley is one of the fastest growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with over 16,000 lots, either actively being developed or under construction, within 5 miles of the site.
- ▶ Located within San Tan Heights Master Planned Community and adjacent to the Promenade by Fulton and Toll Brothers.
- ▶ Hunt Hwy is the major North/South Arterial, linking Queen Creek to Florence.

TRAFFIC COUNTS

N ±31,179 VPD (NB & SB)

S ±26,935 VPD (NB & SB)

E ±2,711 VPD (EB & WB)

W N/A VPD (EB & WB)

ADOT 2024

SKY HI
COMMONS

SEC

PADS FOR SALE OR GROUND LEASE

Hunt Highway & Spring Valley Parkway





JUNE 2025

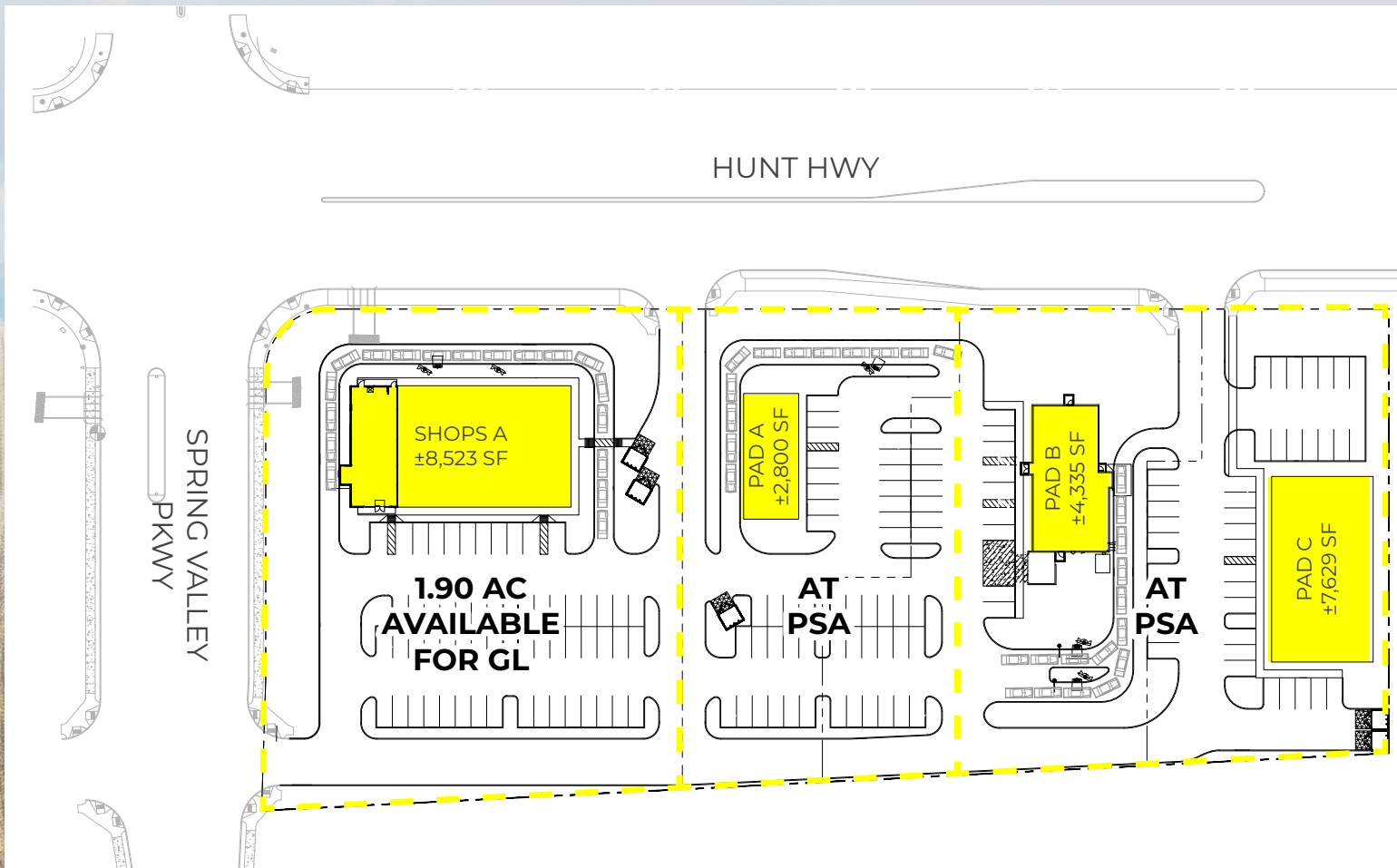
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SITE PLAN



SUITE	SF
SHOPS A	$\pm 8,523$
PAD A	$\pm 2,800$
PAD B	$\pm 4,335$
PAD C	$\pm 7,629$



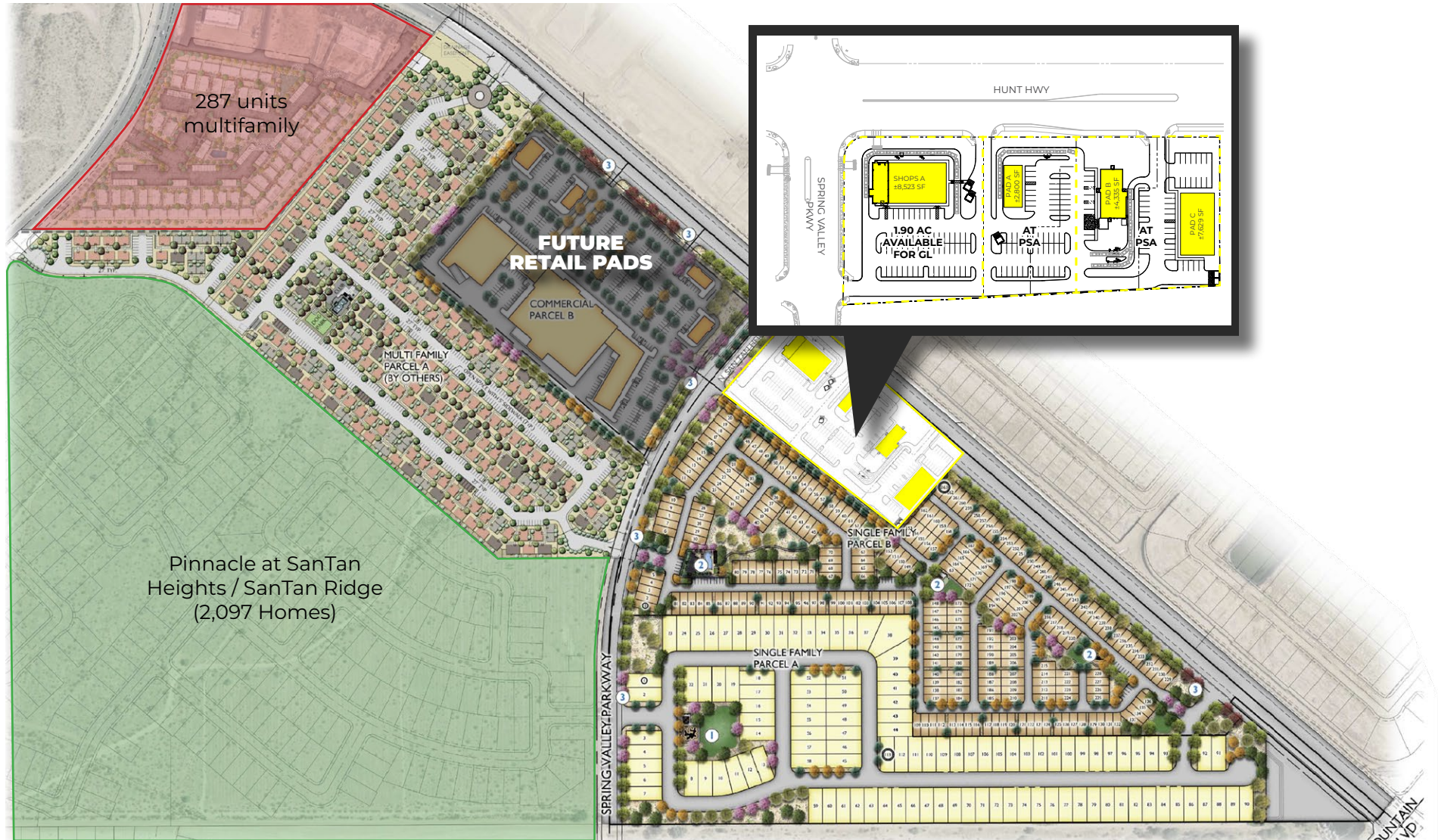
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PROPOSED PLAN



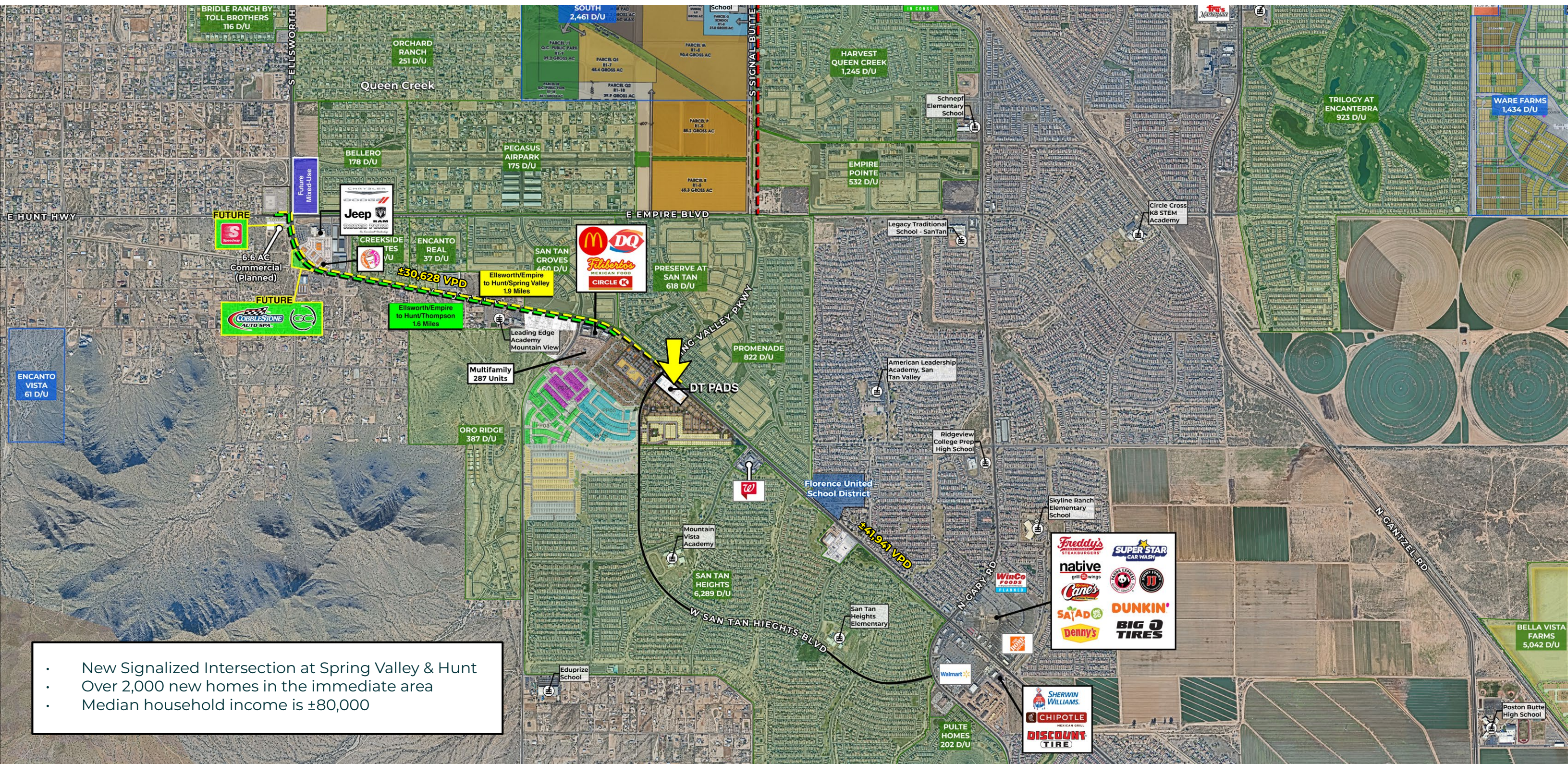
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AERIAL



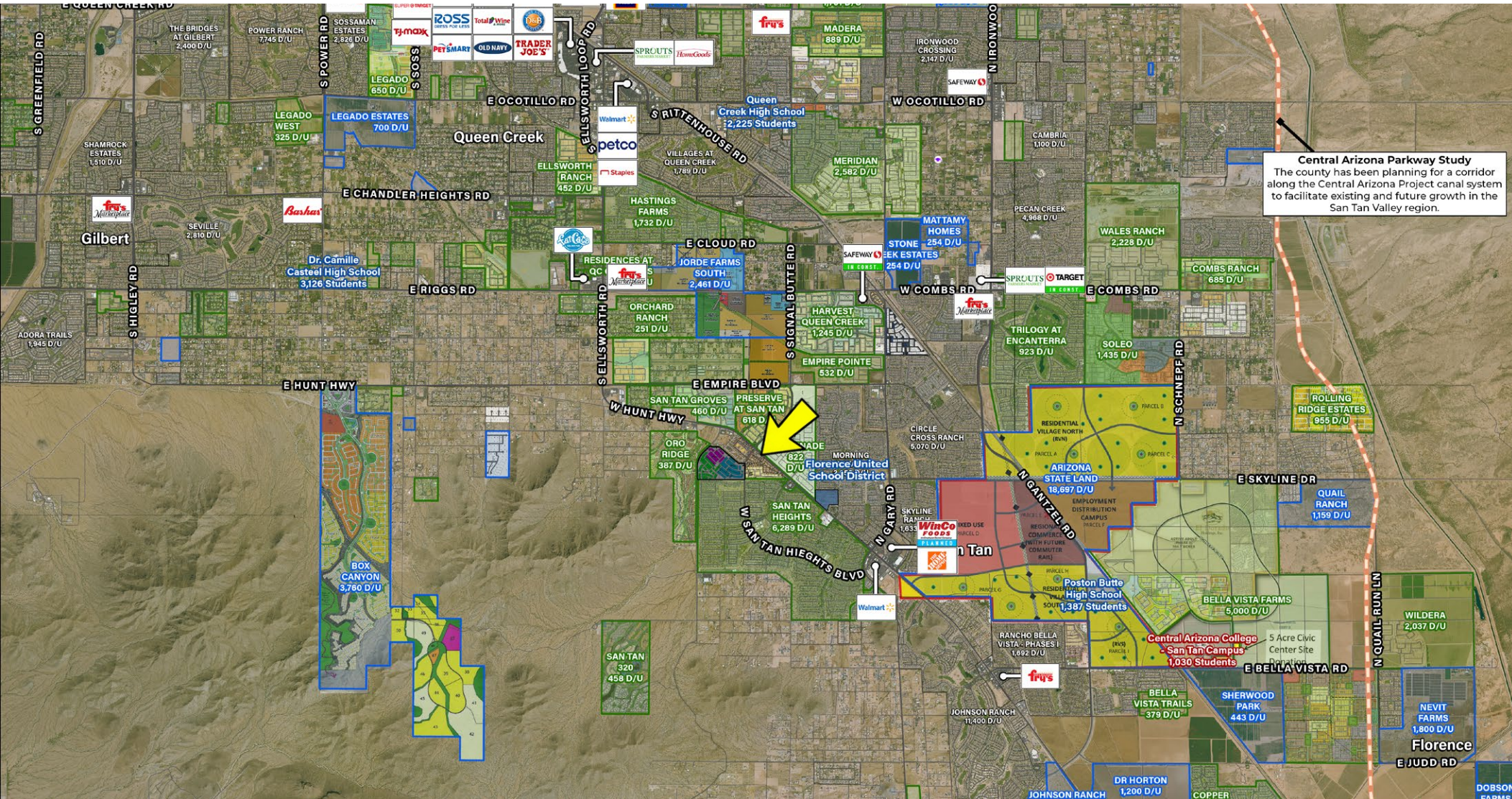
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RETAIL AERIAL



SEC

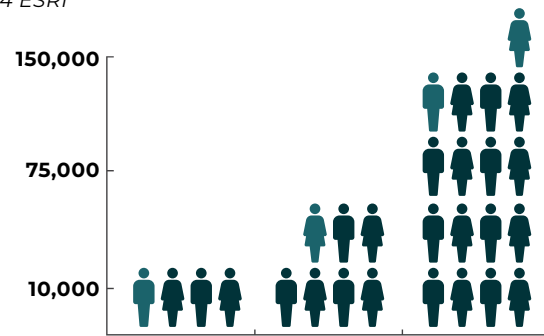
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DEMOGRAPHICS

2024 ESRI



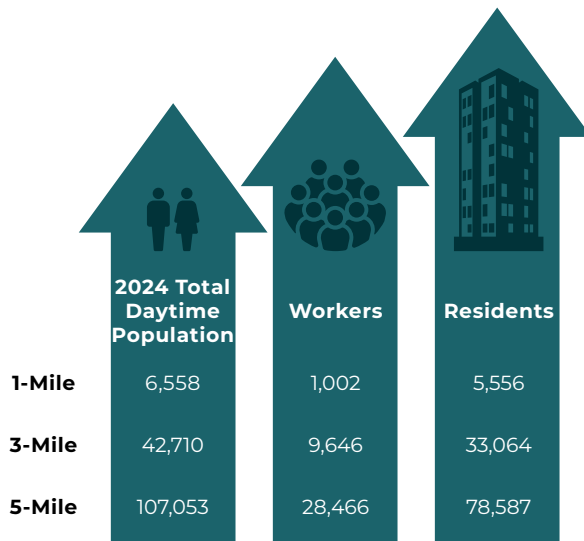
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,281	60,094	143,351
2029 Total Population	11,457	65,389	157,982



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$103,672	\$111,541	\$35,707
3-Mile	\$104,538	\$126,466	\$40,178
5-Mile	\$106,272	\$133,779	\$42,106

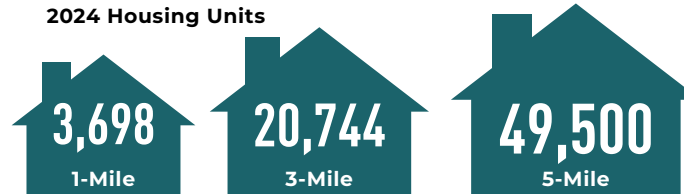


	1-Mile	3-Mile	5-Mile
2024 Households	3,320	19,100	45,152
2029 Households	3,764	21,105	50,482

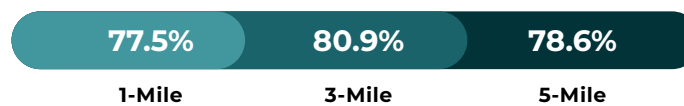


	2024 Total Daytime Population	Workers	Residents
1-Mile	6,558	1,002	5,556
3-Mile	42,710	9,646	33,064
5-Mile	107,053	28,466	78,587

2024 Housing Units



Owner Occupied



Renter Occupied



2024 Businesses



SEC

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SKYHI COMMONS



**PADS FOR SALE
OR GROUND
LEASE**

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