



RARE ±3.47 AC PARCEL FOR SALE



SANTAN VILLAGE PKWY & RAY RD



PROPERTY SUMMARY

AVAILABLE

3,500 - 10,600 SF

LOT SIZE

3.47 Acres

PURCHASE RATE

Please Call

PROPERTY HIGHLIGHTS

- » Anchored by Main Event Entertainment and Topgolf.
- » This urban village includes a regional shopping center developed on the northwest corner of Loop 202 and Williams Field Road.
- » The SanTan Village Master Plan will serve as the hub for retail activity for the Gilbert, Queen Creek, and Pinal County trade areas.
- » SanTan Village is strategically located nine miles east of Chandler Fashion Center and approximately nine miles southwest of Superstition Springs Center.

TRAFFIC COUNT

SANTAN VILLAGE PKWY

RAY RD

N ±21,797 VPD (NB/SB)

E ±21,468 VPD (EB/WB)

S ±22,883 VPD (NB/SB)

W ±21,577 VPD (EB/WB)

ADOT 2024



SWC

NEW SANTAN SHOPS & DRIVE-THRU PAD

SANTAN VILLAGE PKWY & RAY RD | GILBERT, AZ





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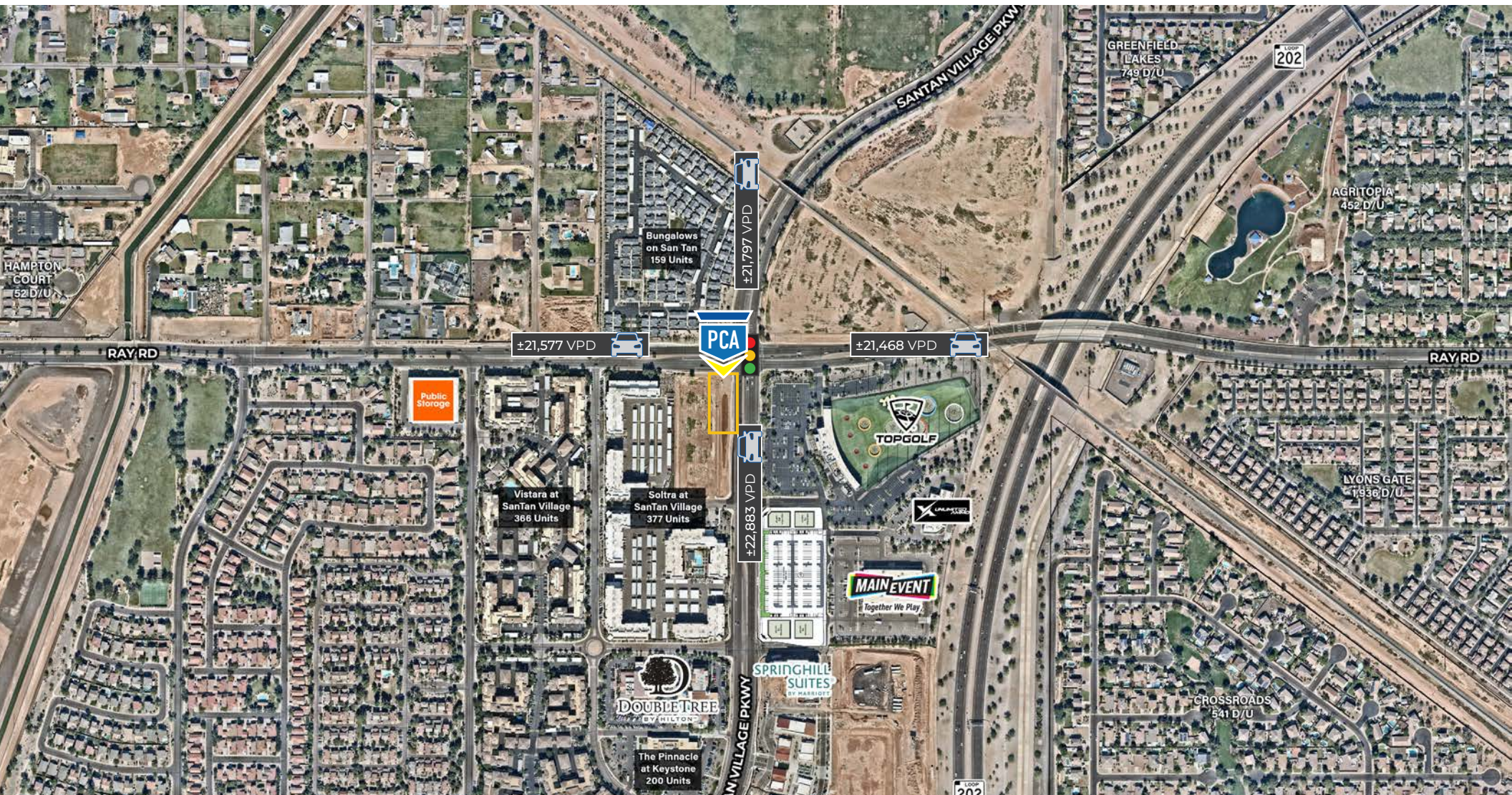
SWC

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MACRO AERIAL

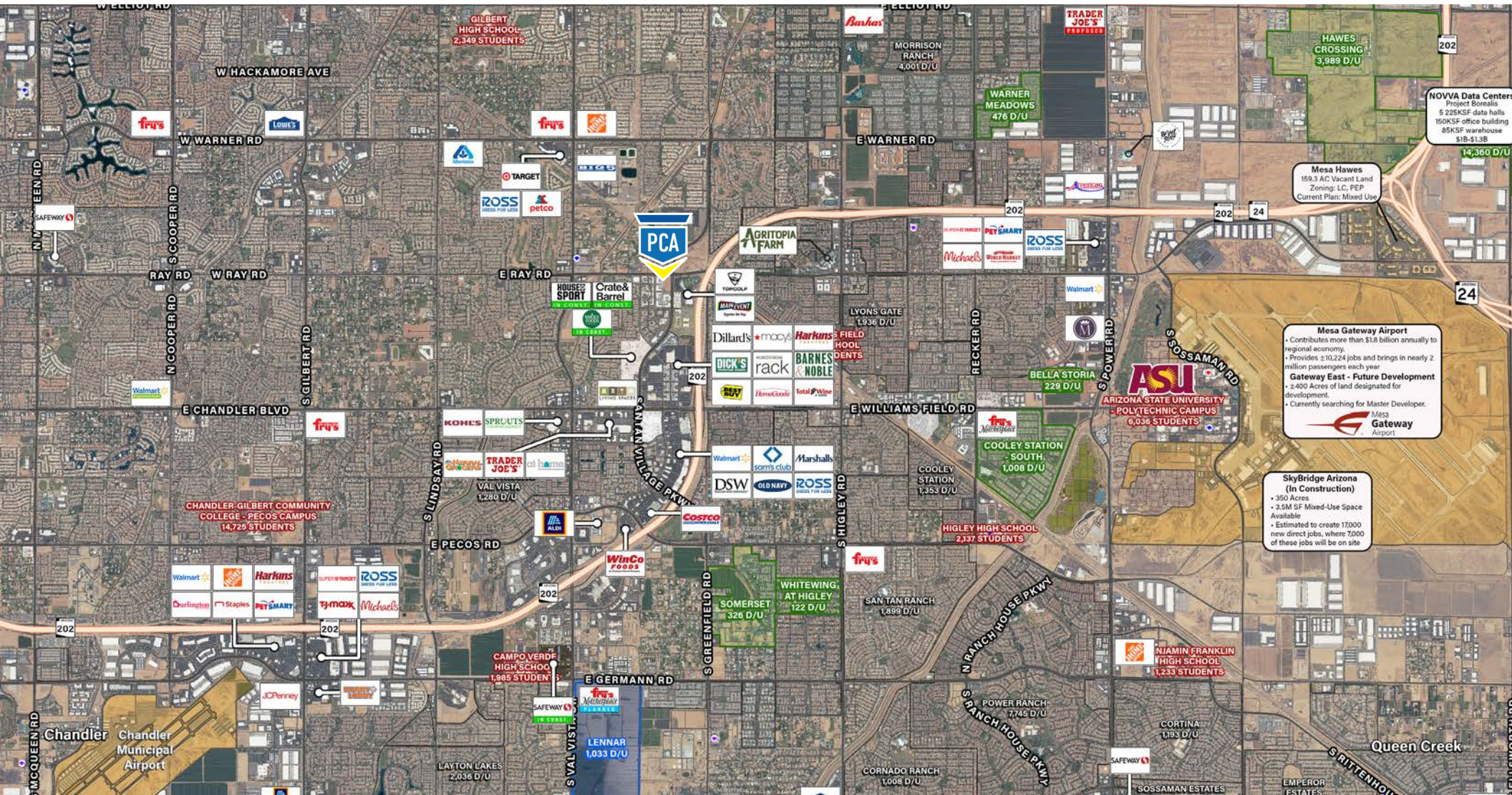


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MICRO AERIAL



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DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

1 MILE	12,719	6,468	6,251
3 MILE	110,950	50,345	60,605
5 MILE	275,613	132,401	143,212

2025 HOUSEHOLD INCOMES



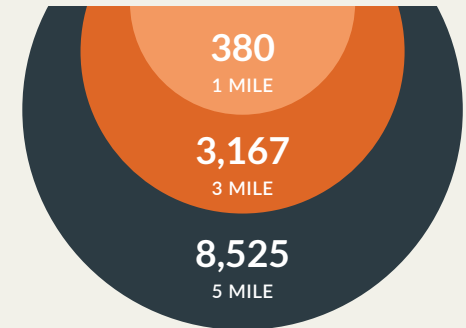
MEDIAN

AVERAGE

PER CAPITA

1 MILE	\$104,650	\$134,790	\$49,239
3 MILE	\$131,374	\$162,138	\$54,611
5 MILE	\$126,079	\$155,242	\$53,259

2025 BUSINESSES



1 MILE 3 MILE 5 MILE

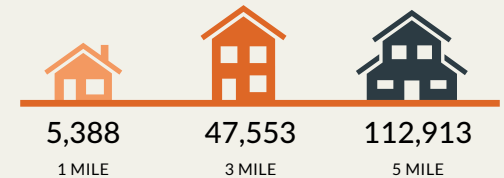
2025 POPULATION	14,483	134,123	314,998
2030 POPULATION	15,284	144,030	328,245



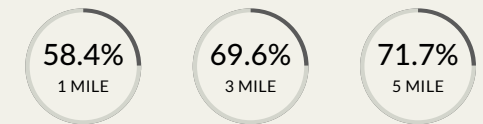
1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	5,144	45,268	107,979
2030 HOUSEHOLDS	5,461	49,003	113,393

2025 HOUSING UNITS



OWNER OCCUPIED



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