



GILBERT, ARIZONA
SANTAN CROSSING





SANTAN CROSSING

EXCLUSIVELY LISTED BY:



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GILBERT SANTAN

The San Tan Village area, in the heart of Gilbert, Arizona, is one of the town's top shopping and entertainment districts. With over 270,000 residents and a median household income exceeding \$100,000, Gilbert attracts families and professionals seeking a high quality of life. San Tan Village, located along Loop 202, offers easy access to East Valley cities and continues to grow as a commercial hub, making it a prime spot for retail investment. Anchored by major retailers like Macy's and Best Buy, and dining options like The Keg Steakhouse, the area draws visitors from across the region. With new residential developments fueling demand for more amenities, San Tan Village presents strong opportunities for commercial real estate investors.





PROPERTY HIGHLIGHTS

UNMATCHED LOCATION & VISIBILITY

Positioned at Loop 202 and Williams Field Road, SanTan Crossing, in the heart of Gilbert, gives tenants unmatched brand exposure and seamless access to one of the Southeast Valley's most dynamic retail corridors.

DYNAMIC MIXED-USE ENVIRONMENT

SanTan Crossing brings together premier dining and upscale retail in a setting designed for convenience and connection. This highly visible plaza offers a walkable, high-energy atmosphere where residents and visitors alike can enjoy exceptional restaurants, stylish shopping, and a sense of community with the surrounding residents.

ACCESS TO A GROWING REGIONAL MARKET

Drawing from Mesa, Gilbert, Chandler, Queen Creek, and San Tan Valley, SanTan Crossing sits at the heart of one of Arizona's fastest-growing and most affluent regions, offering unmatched access to a thriving consumer base.

BUILT-IN DAILY TRAFFIC

Directly across from SanTan Village and the recently announced Whole Foods, SanTan Crossing is surrounded by thriving offices and business corridors that generate heavy daily traffic. The location draws morning commuters, lunchtime crowds, and evening shoppers, creating a vibrant, all-day destination for dining and retail.



SITEPLAN



RETAIL MAP



RETAIL MAP



[illegible]

[illegible]

DEMOGRAPHICS



2026 POPULATION

1 MILE: 13,974
3 MILES: 118,182
5 MILES: 296,690



2026 TOTAL HOUSEHOLDS

1 MILE: 6,057
3 MILES: 41,111
5 MILES: 102,079



POPULATION GROWTH PROJECTION 2026 - 2031

1 MILE: 1.7%
3 MILES: 1.1%
5 MILES: 0.4%



MEDIAN HOUSEHOLD INCOME

1 MILE: \$124,432
3 MILES: \$165,976
5 MILES: \$162,694



DAYTIME POPULATION

1 MILE: 4,900
3 MILES: 25,134
5 MILES: 64,486



MEDIAN HOME VALUE

1 MILE: \$490,879
3 MILES: \$555,352
5 MILES: \$550,188



TOTAL BUSINESSES

1 MILE: 820
3 MILES: 4,459
5 MILES: 11,272



SANTAN CROSSING

SEC WILLIAMS FIELD ROAD & SANTAN VILLAGE PARKWAY, GILBERT AZ

VELOCITY**RETAIL**GROUP

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