

JOIN

SPROUTS
FARMERS MARKET



néktər
JUICE BAR

MR. PICKLE'S
SANDWICH SHOP



PACIFIC
DENTAL SERVICES®

Cafe Rio
MEXICAN GRILL

EUROPEAN
WAX
CENTER®



VINEYARD

TOWNE CENTER

HIGH PROFILE
NEW CONSTRUCTION
GROCERY ANCHORED
DEVELOPMENT

Northwest Corner

GANTZEL RD & COMBS RD



PhoenixCommercialAdvisors.com

Property Summary

SUMMARY

AVAILABLE FINALIZING LEASE

PRICING Call for Pricing

TRAFFIC COUNTS

N ±34,473 VPD (NB & SB) **E** ±13,779 VPD (EB & WB)
S ±28,018 VPD (NB & SB) **W** ±15,197 VPD (EB & WB)

INRIX 2023

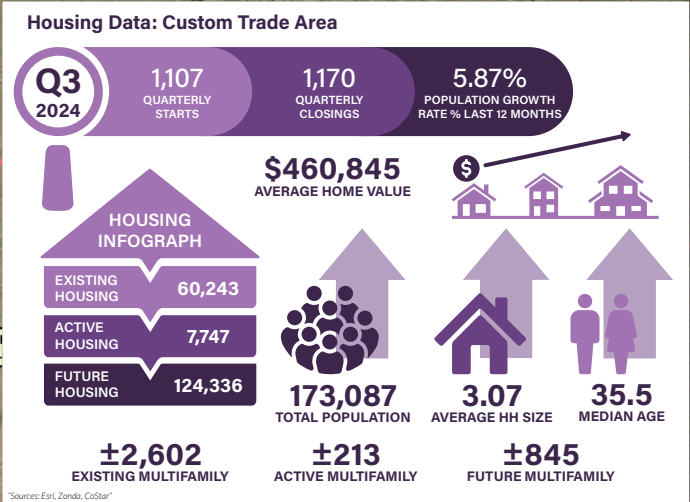
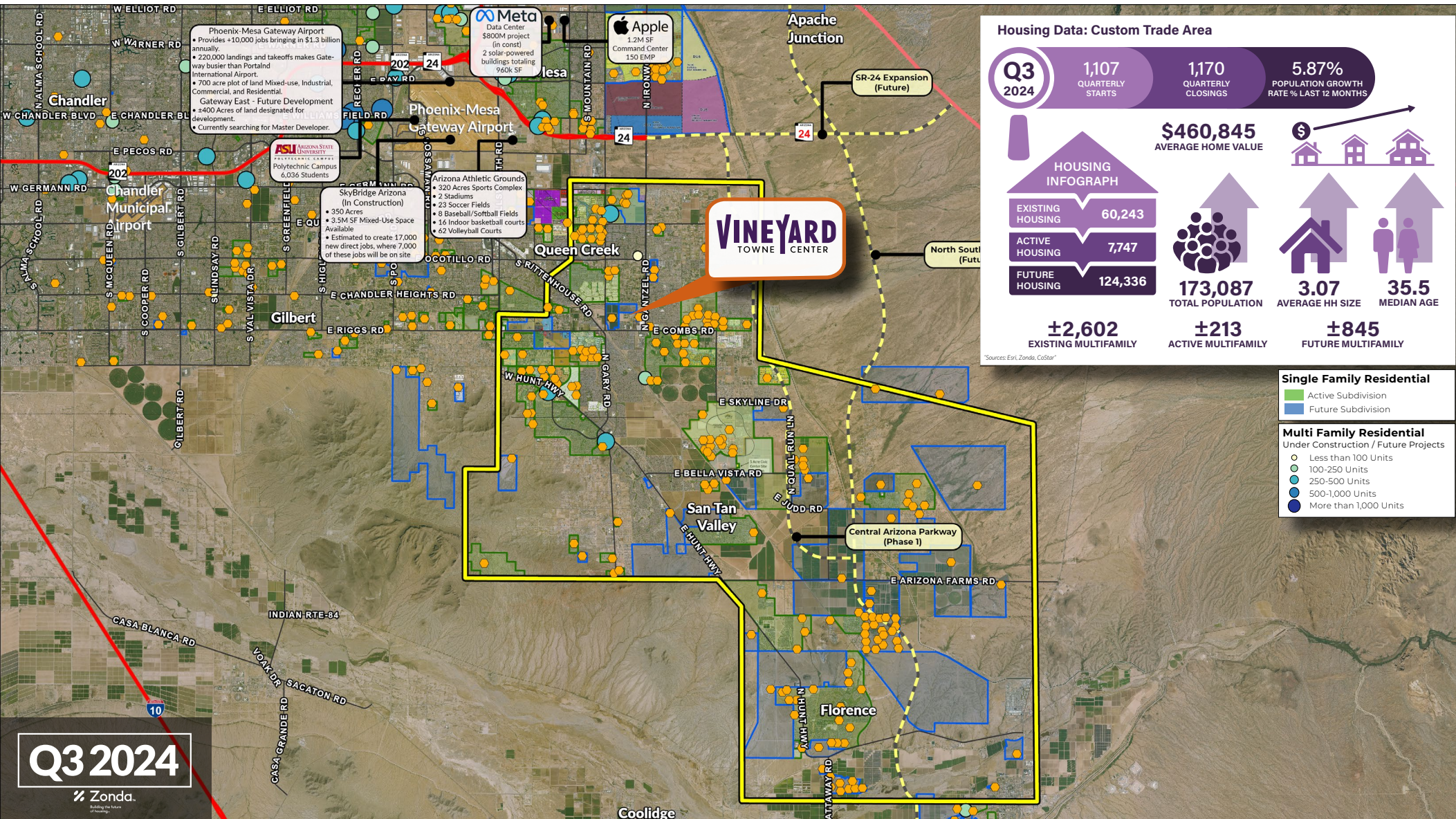
PROPERTY HIGHLIGHTS

- ▶ Strong population density and incomes within a 3-mile radius. Over 80,000 people with median household earnings above \$100,000
- ▶ Located in a large housing growth area. Currently within a 5-mile radius there are over 46,000 existing homes and per Zonda (Q2 '24) there are another ±2,437 inventory homes, ±5,321 pre-platted lots, and ±58,437 planned homes
- ▶ Gantzel Road serves as one of the major arterials for entry into Queen Creek and also as a gateway into San Tan Valley
- ▶ The SR-24 expansion to Ironwood Rd is completed and will have a full-diamond interchange at the intersection
- ▶ Nearby amenities include Banner Ironwood Medical Center, Encanterra-Trilogy Golf Course, Schnepf Farms, American Leadership Academy



VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



Q3 2024

© Zonda

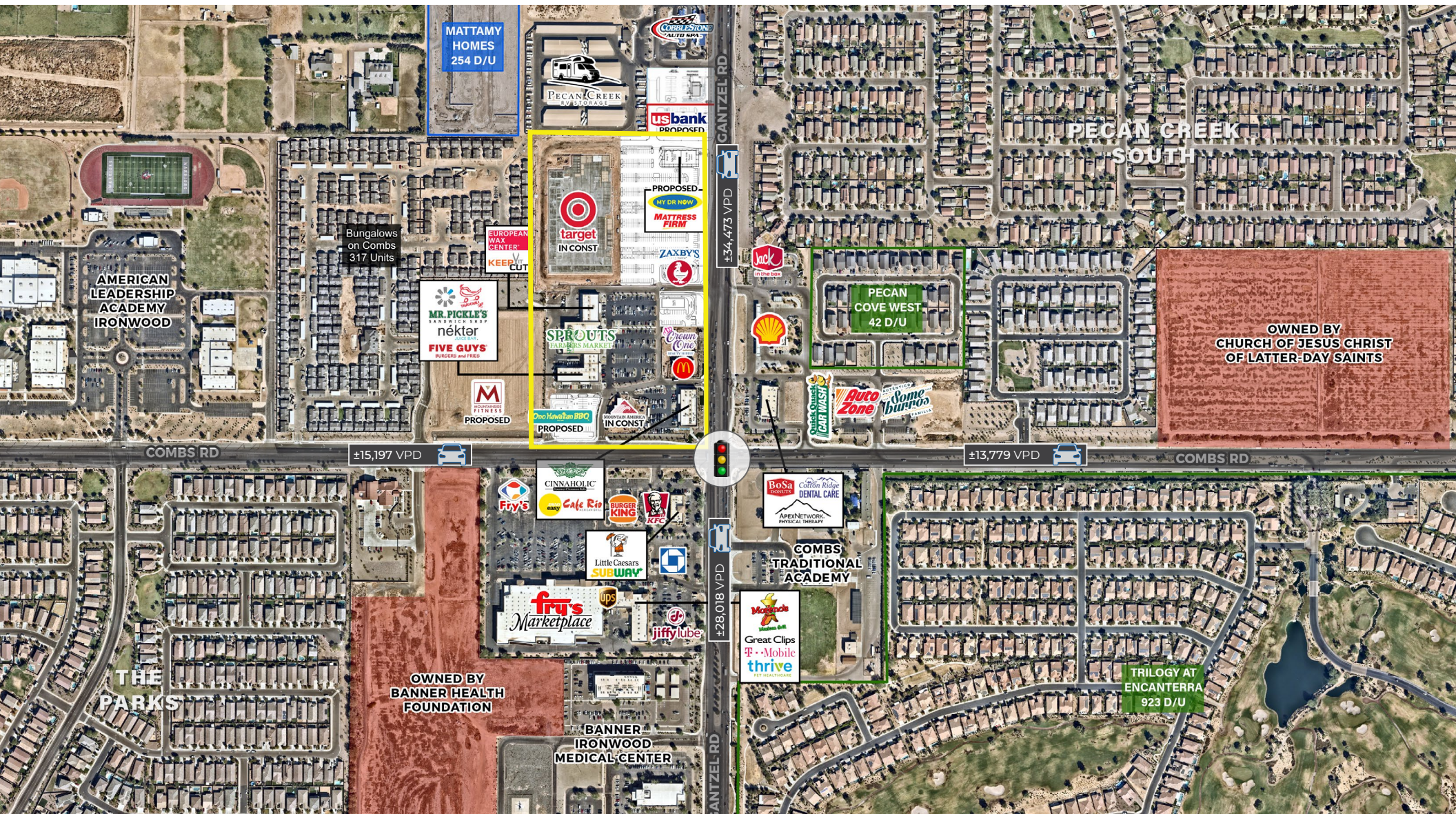
VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

PhoenixCommercialAdvisors.com



North-South Corridor Study
55-mile planned future transportation route in Pinal County that would stretch from U.S. 60 in Apache Junction to Interstate 10 in Eloy. On hold, currently no funding.



VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

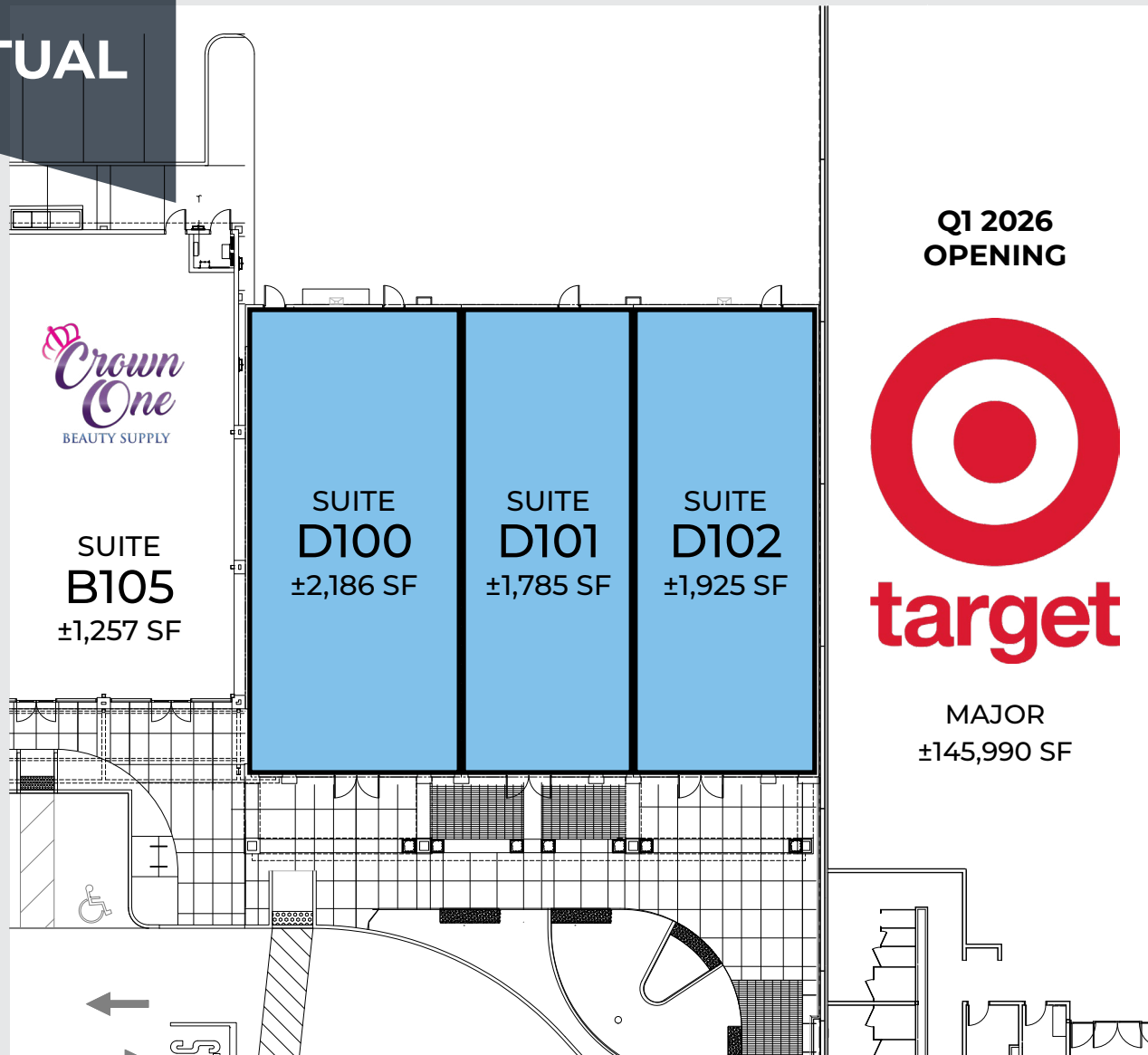


Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF
Sprouts	23,256	A107 - Five Guys	2,834	Target	145,990	C101 - Over Easy	2,800	Pad C - McDonald's	2,758
Pad B - Ono Hawaiian	3,800	A109 - Peach Cobbler	1,177	D100 - FINALIZING LEASE	2,186	C103 - WingStop	1,400	Pad D - Better Buzz	4,000
Pad A - Mountain America Credit Union	3,800	A111 - Zara Nail Bar	2,500	D101 - FINALIZING LEASE	1,785	C105 & C107 - Life Quest	2,800	Pad E - Zaxby's	3,267
A101 - Thai Chili 2 Go	2,394	A113 - Pacific Dental	3,003	D102 - FINALIZING LEASE	1,925	C109 - Cinnaholic	1,400	E100 - Verizon	2,800
A103 - Nektar	1,202	B100 - Keep it Cut	1,458	B103 - European Wax	1,505	C111 - Cafe Rio	2,758	E101 - My Dr Now	1,530
A105 - Mr. Pickle's	1,600	B101-102 - Cadence Running	2,799	B104 - Academy Bank	1,400			E106 - Mattress Firm	4,000
				B105 - Crown One Beauty	1,257				

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

CONCEPTUAL



KEY

- AVAILABLE
- AT LEASE
- AT LOI
- AT PSA
- PLANNED RESTAURANT

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

Demographics

2025 ESRI



1-Mile 3-Mile 5-Mile

2025 Total Population	13,275	86,980	155,609
2030 Total Population	14,531	99,535	178,037



Median HH Income Average HH Income Per Capita Income

1-Mile	\$105,563	\$133,737	\$44,950
3-Mile	\$107,186	\$136,835	\$43,033
5-Mile	\$108,539	\$137,512	\$43,627



1-Mile 3-Mile 5-Mile

2025 Households	4,409	27,356	49,480
2030 Households	4,888	31,628	57,227



2025 Total Daytime Population

Workers

Residents

1-Mile	11,887	3,710	8,177
3-Mile	61,976	12,658	49,318
5-Mile	116,477	29,369	87,108

2025 Housing Units



Owner Occupied

84.9% 87.8% 86.5%

1-Mile 3-Mile 5-Mile

Renter Occupied

15.1% 12.2% 13.5%

1-Mile 3-Mile 5-Mile

2025 Businesses



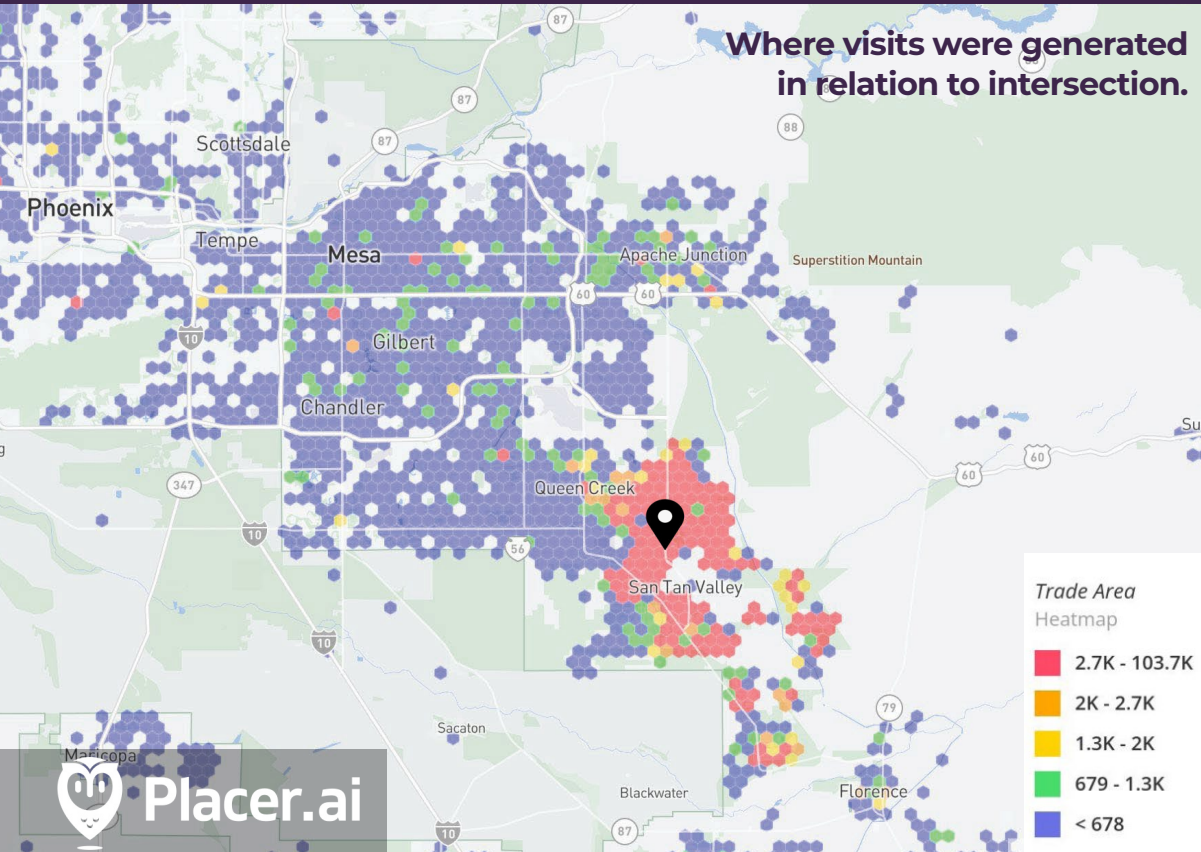
VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

INTERSECTION TRAFFIC

- ▶ Highly trafficked intersection, that pulls from all over the SE Valley.
In the last 12 months:
- ▶ 338K unique devices were seen at the intersection
- ▶ 2.5M visits from those devices.

**Visits include those only who dwelled for 10 or more minutes*



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Aug 1st, 2023 - July 31st, 2024)



Estimated Visits

2.1M

#4 Fry's in AZ



Estimated Visits

770K

#1 of 24 within 15 miles



Estimated Visits

633K

TOP 10 in MSA



Estimated Visits

498K



Estimated Visits

454K



Estimated Visits

263K



Estimated Visits

188K

#1 of 18 within 15 miles



Estimated Visits

143K

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

CAMERON WARREN

(602) 288-3471

cwarren@pcaemail.com

CHRIS SCHMITT

(602) 288-3464

cschmitt@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 8, 2025 3:14 PM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.phoenixcommercialadvisors.com