



**FOR SUBLEASE | RETAIL**

# SAN TAN PAVILIONS

2540 S San Tan Village Pkwy, Gilbert, AZ 85295

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# San Tan Pavilions

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## PROPERTY SUMMARY

<b>Available SF:</b>	2,382 SF (Ste K-102)
<b>Lease Rate:</b>	\$39.27 SF/yr (NNN)
<b>Lot Size:</b>	2,382 SF
<b>Building Size:</b>	8,641 SF
<b>Zoning:</b>	RC (Regional Commercial)
<b>Cross Streets:</b>	Williams Field Rd & San Tan Village Pkwy

## PROPERTY OVERVIEW

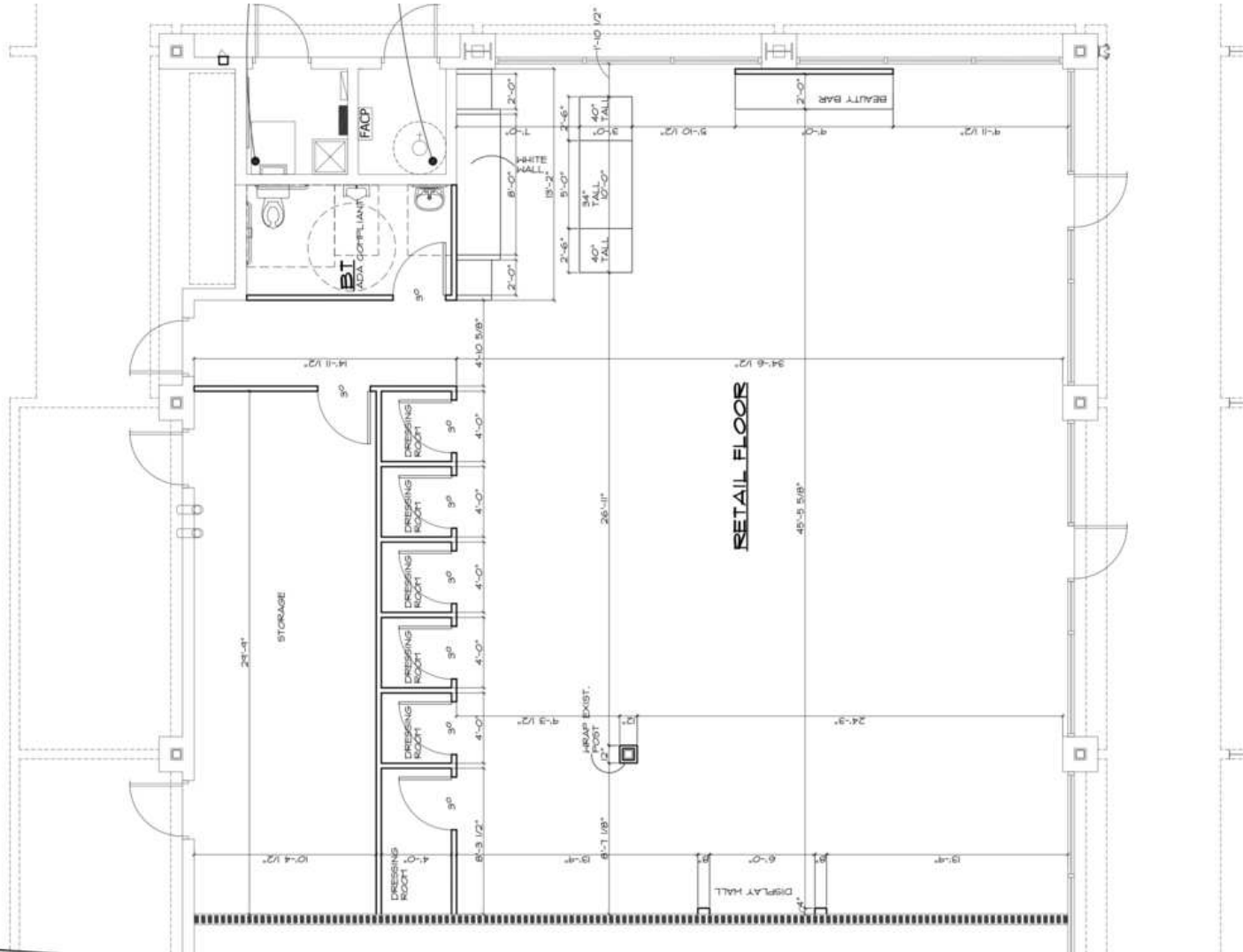
Exceptional retail sublease opportunity in Gilbert's San Tan Village trade area. San Tan Pavilions is anchored by Shadow Anchors include At Home, Trader Joe's, Ashley Furniture, Urban Air, and more! Don't miss out on this remarkable space to elevate your business.

## PROPERTY HIGHLIGHTS

- Prime sublease opportunity until 3/31/27
- Below market rate in San Tan Village Trade area
- Shadow Anchors include At Home, Trader Joe's, Ashley Furniture, Urban Air, and more!
- Monument Signage
- High Income Demos with a HH income over \$150k within 3 miles
- Highly visible location with 56k VPD at San Tan Village Pkwy & Williams Field

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FLOOR PLAN



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,619	117,219	289,408
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,223	38,327	95,025
# of Persons per HH	2.6	3.1	3
Average HH Income	\$136,569	\$156,095	\$155,178
Average House Value	\$547,109	\$586,915	\$599,660

Demographics data derived from AlphaMap

