

SIGNATURE AT SANTAN VILLAGE

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS.

HOUSE
SPORT



**NOW UNDER
CONSTRUCTION**

DEVELOPED BY



RYAN DESMOND
(602) 615-1525



LANCE UMBLE
(602) 734-7206

GREG LAING
(602) 734-7207

MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL



SANTAN VILLAGE PKWY & WILLIAMS FIELD

Gilbert, AZ

property summary

AVAILABLE ± 1,500 to 50,000 SF

DEAL TYPE Ground lease or build-to-suit

LOCATION HIGHLIGHTS

- » Located on the northwest corner of Santan Village Parkway and Williams Field Road in the well-established San Tan trade area.
- » Major retailers thriving in the SanTan Village Mall include: Dillard's, Macy's, Best Buy, DICK'S Sporting Goods, Harkins Theatres, Barnes & Noble, Total Wine, and many others

TRAFFIC COUNTS

N ±22,255 VPD (NB & SB) **E** ±35,562 VPD (EB & WB)
S ±16,235 VPD (NB & SB) **W** ±25,047 VPD (EB & WB)

ADOT 2022

JOIN



NWC

**MAJORS, PADS AND SHOP SPACE AVAILABLE
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SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



site plan



NWC

MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD

W WESTERN
RETAIL ADVISORS

PCA
PHOENIX COMMERCIAL ADVISORS

site plan



NWC

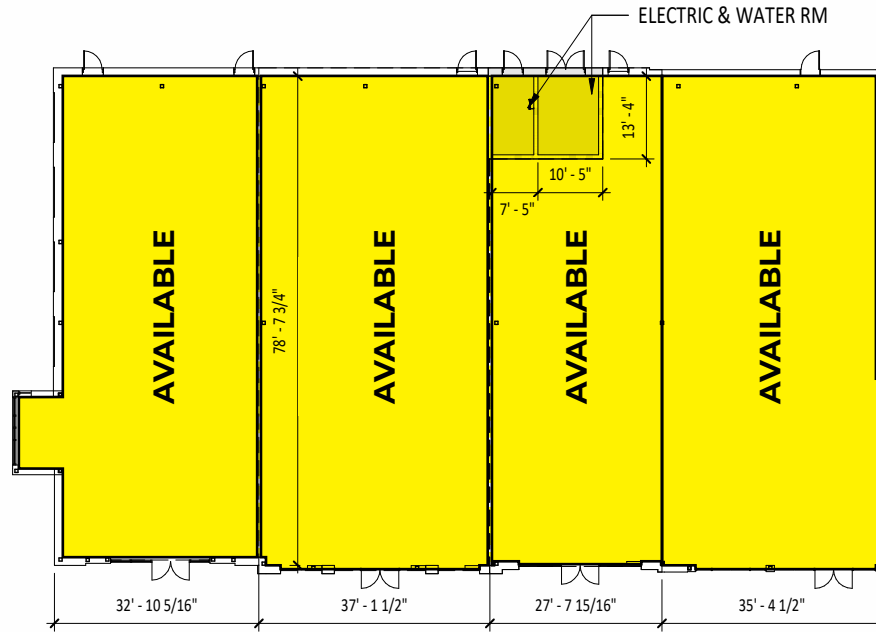
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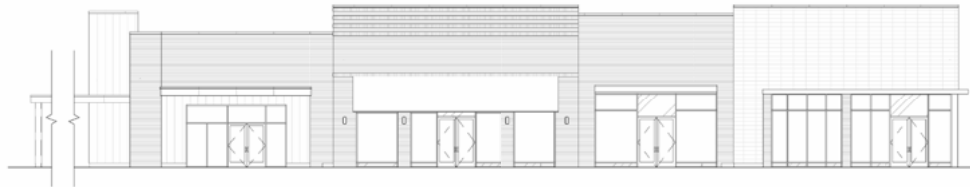
LOD



GROSS BUILDING AREA: 10,795 SF

1 FLOOR PLAN - LOD

LOD - 01 SCALE 1" = 20'-0"



2 SOUTH ELEVATION - LOD

LOD - 01 SCALE 1" = 20'-0"



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elevations



renderings



renderings



Restaurant

TENANT C

renderings



drone images

2026.03



drone images

2026.03



aerial



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trade area



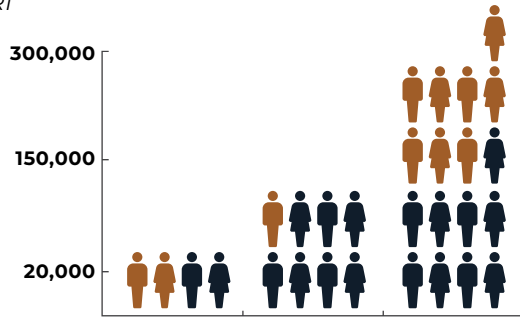
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demographics

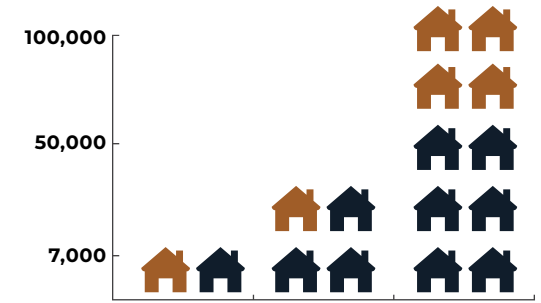
2024 ESRI



	1-Mile	3-Mile	5-Mile
2024 Total Population	17,848	123,689	312,481
2029 Total Population	18,340	131,152	322,404



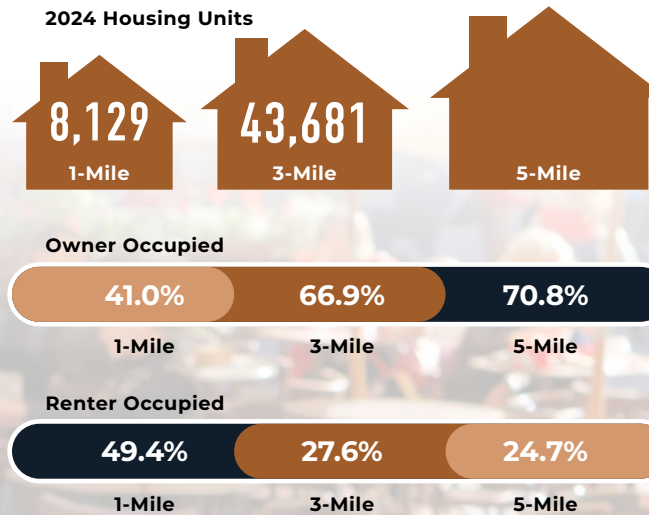
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$98,187	\$133,503	\$52,570
3-Mile	\$123,628	\$156,994	\$52,339
5-Mile	\$120,129	\$152,808	\$51,434



	1-Mile	3-Mile	5-Mile
2024 Households	7,349	41,284	105,177
2029 Households	7,695	44,326	109,974



	2024 Total Daytime Population	Workers	Residents
1-Mile	20,528	13,119	7,409
3-Mile	103,823	47,217	56,606
5-Mile	252,660	106,689	145,971



2024 Housing Units			
	1-Mile	3-Mile	5-Mile
Owner Occupied	41.0%	66.9%	70.8%
Renter Occupied	49.4%	27.6%	24.7%



	1-Mile	3-Mile	5-Mile
2024 Businesses	789	2,913	6,847



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DEVELOPED BY



For Pads & Shops Contact:

LANCE UMBLE
(602) 734-7206
lumble@pcaemail.com

GREG LAING
(602) 734-7207
glaing@pcaemail.com

For Boxes Contact:

RYAN DESMOND
(602) 615-1525



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