



SHOPPES AT BORGATA

IN SAN TAN VALLEY, AZ



HUNT HWY & SAN TAN HEIGHTS BLVD



PROPERTY SUMMARY

AVAILABLE

Pads & Shops for Lease

ZONED

CB-2, Pinal County

RATES

Call for Rates

PROPERTY HIGHLIGHTS

- » New signalized intersection
- » San Tan Valley is one of the fastest-growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with more than 16,000 lots, either actively being developed or under construction, within 5 miles of the site.
- » Located within San Tan Heights Master Planned Community and adjacent to the Promenade by Fulton and Preserve at San Tan by Toll Brothers.
- » Hunt Hwy is the major North/South Arterial, linking Queen Creek to Florence.

TRAFFIC COUNTS

N ±31,179 VPD (NB & SB)
S ±26,935 VPD (NB & SB)

E ±2,711 VPD (EB & WB)
W N/A VPD (EB & WB)

ADOT 2025

MEDIAN HH INCOME



1-Mile \$109,860
3-Mile \$109,509
5-Mile \$111,731

TOTAL POPULATION



1-Mile 1,329
3-Mile 64,284
5-Mile 153,137



SWC

PADS & SHOPS FOR LEASE

Hunt Highway & San Tan Heights Blvd





±6,289 Homes

112 Single-Family Lots

SAN TAN HEIGHTS
2,200+ Single Family Homes
(Master-Planned Community)

210 Townhomes

FULTON HOMES
You're Proud To Own, We're Proud To Build!
PROMENADE
709 Single-Family Residences



Coming Soon

AVAILABLE
±1.48 AC

SHOPPES AT
BORGATA

AVAILABLE
±2.21 AC HOTEL PAD

287 Residential Units
(Under Construction)

SAN TAN HEIGHTS BLVD

Toll Brothers
America's Luxury Home Builder

PRESERVE AT SAN TAN
731 Single-Family Residences

HUNT HWY

Pique Residences
94 Apartments
(Opened in 2025)

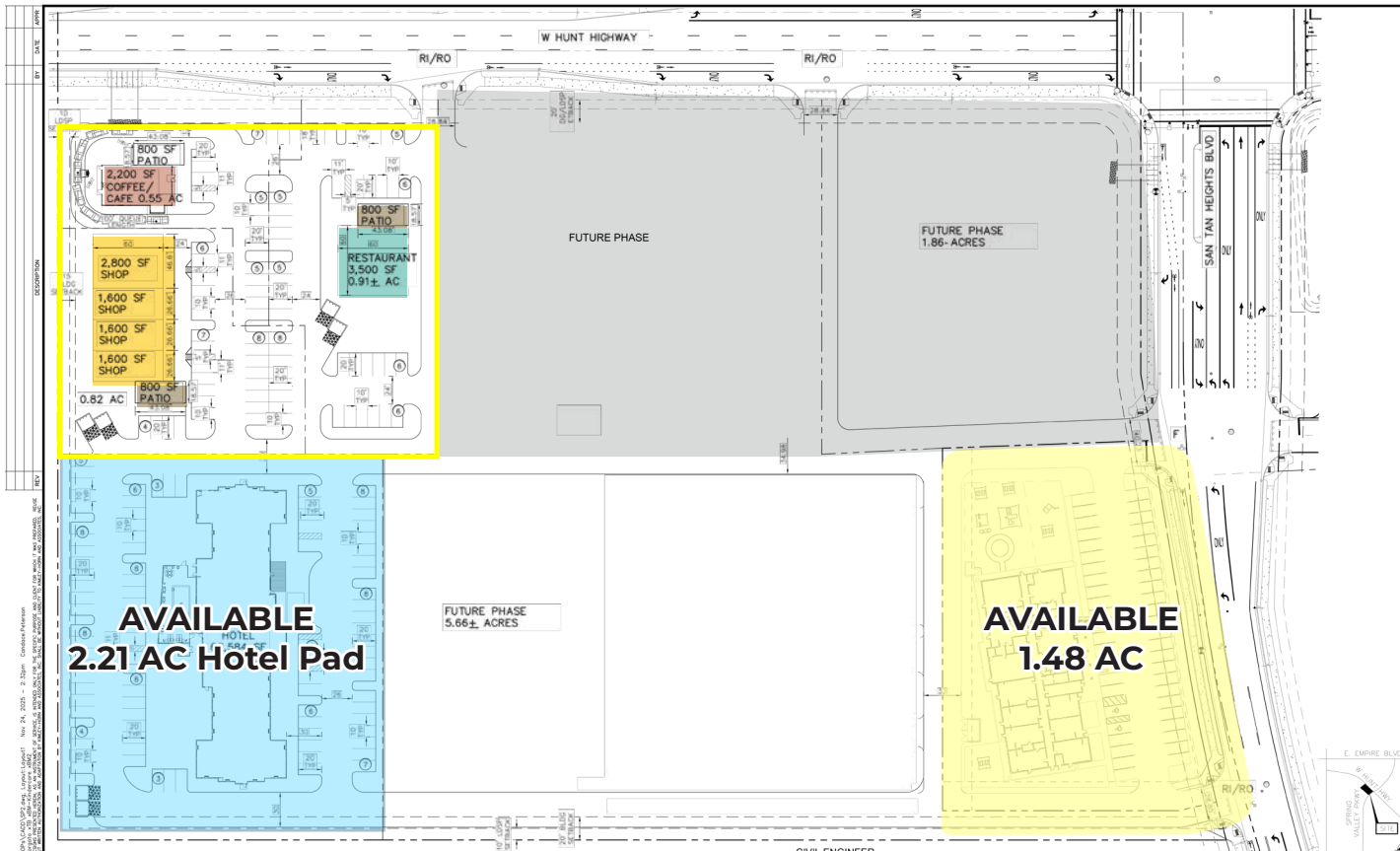


PADS & SHOPS FOR LEASE

Hunt Highway & San Tan Heights Blvd



SITE PLAN



SUITE	SF
Coffee/Cafe	±2,200
Shop	±2,800
Shop	±1,600
Shop	±1,600
Shop	±1,600 & 800 patio
Restaurant/Patio	±3,500 & 800 patio
Hotel	± 2.21 AC
Future Phase	±5.66 AC
Future Phase	± 1.86 AC

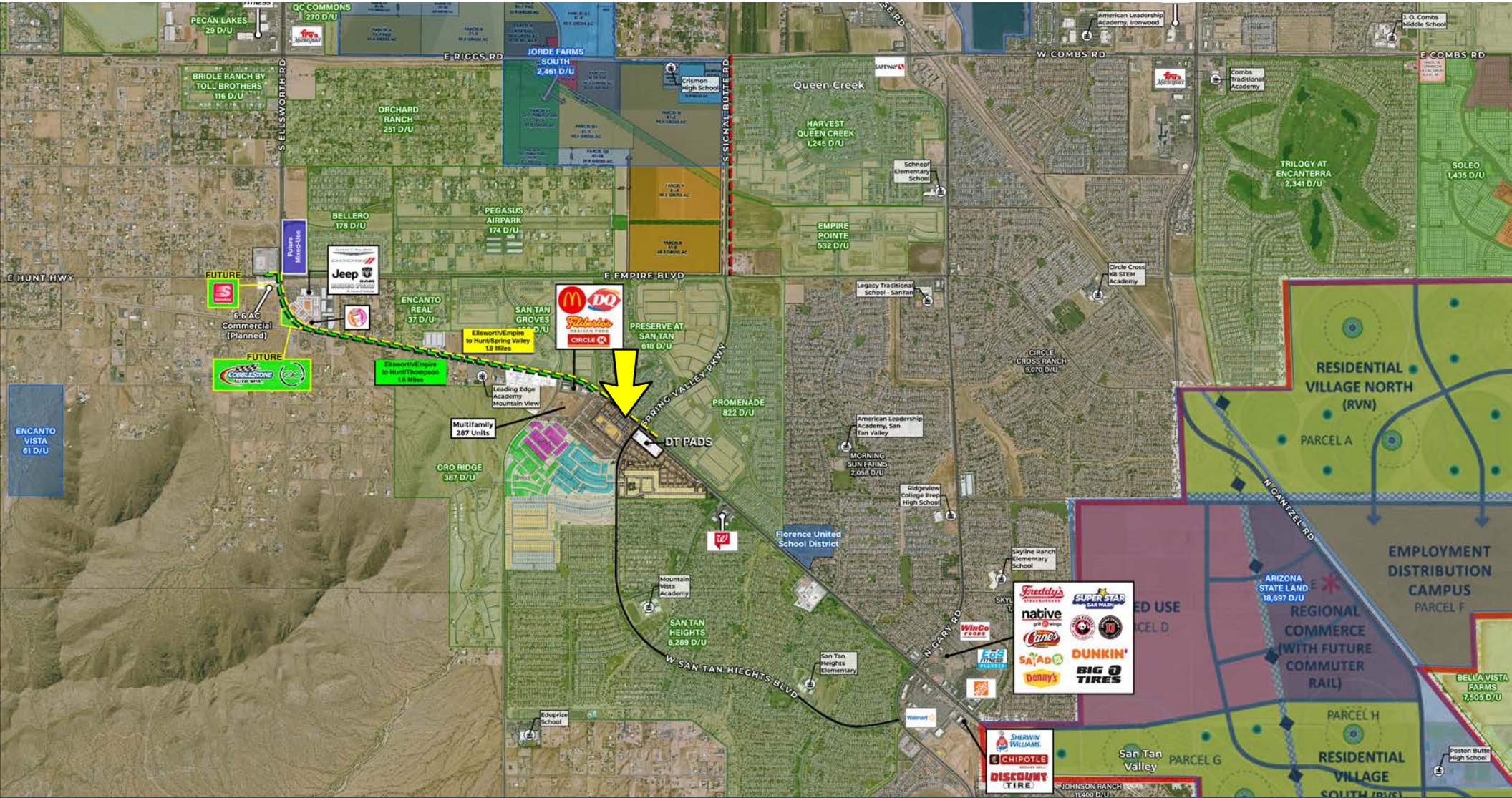
SHOPPES AT BORGATA



PADS & SHOPS FOR LEASE
Hunt Highway & San Tan Heights Blvd



AERIAL



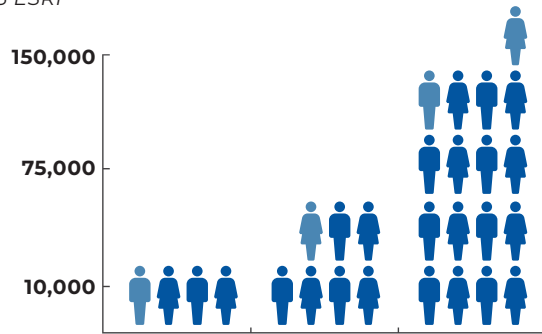
PADS & SHOPS FOR LEASE

Hunt Highway & San Tan Heights Blvd



DEMOGRAPHICS

2025 ESRI



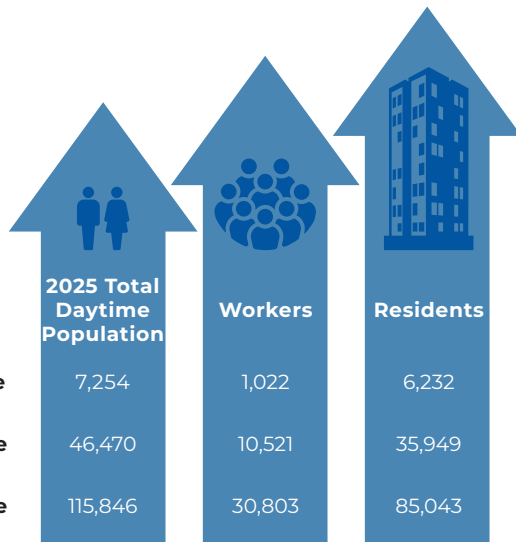
	1-Mile	3-Mile	5-Mile
2025 Total Population	11,329	64,284	153,137
2030 Total Population	13,056	71,383	172,425



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$109,860	\$119,257	\$38,736
3-Mile	\$109,509	\$136,044	\$43,776
5-Mile	\$111,731	\$142,246	\$45,258

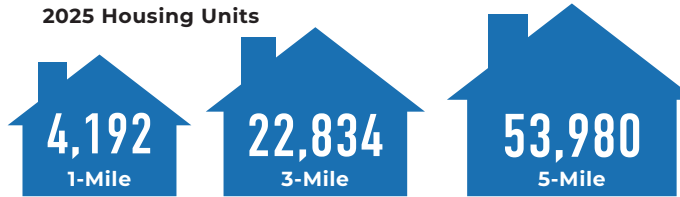


	1-Mile	3-Mile	5-Mile
2025 Households	3,742	20,704	48,764
2030 Households	4,382	23,292	55,566

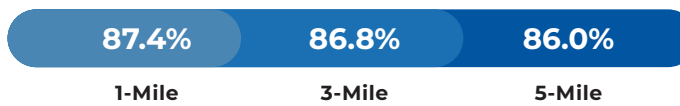


	2025 Total Daytime Population	Workers	Residents
1-Mile	7,254	1,022	6,232
3-Mile	46,470	10,521	35,949
5-Mile	115,846	30,803	85,043

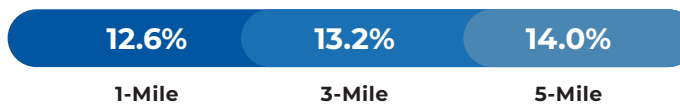
2025 Housing Units



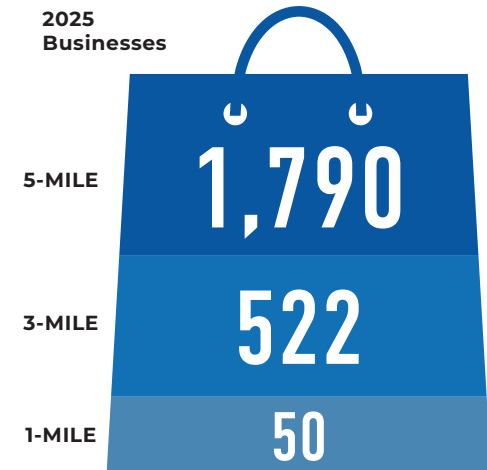
Owner Occupied



Renter Occupied



2025 Businesses



5-MILE	1,790
3-MILE	522
1-MILE	50

SWC

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