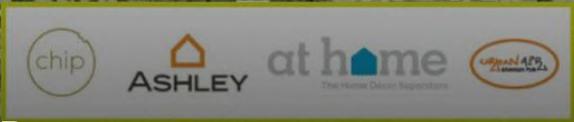
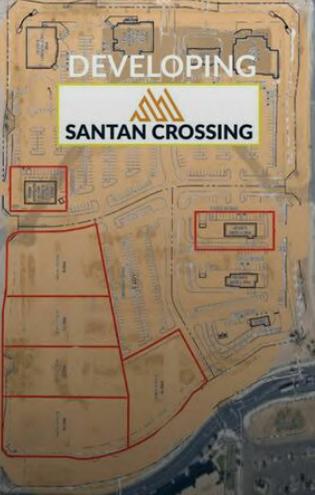




E Williams Field Rd



FOR SALE | LAND

SAN TAN VILLAGE PAD

SWC Williams Field Rd and San Tan Village Pkwy, Gilbert , AZ 85295



TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$500,000
Lot Size:	±0.45 Acres
APN #:	304-95-988
Zoning:	RC
Cross Streets:	Williams Field Rd & San Tan Village Pkwy

PROPERTY OVERVIEW

This finished, **shovel-ready retail pad** is ideally positioned near the intersection of Williams Field Rd and San Tan Valley Pkwy, offering excellent visibility and easy access for customers. **All utilities are stubbed to the site**, with onsite and offsite improvements already completed, allowing a buyer to move forward without development delays. **The surrounding retail environment is proven and high-performing, benefiting from strong daily traffic and established consumer draw.** With continued residential growth nearby and close proximity to major roadways, this site is well suited for a variety of retail or restaurant concepts. **It's a rare opportunity to secure a turnkey pad in one of Gilbert's most active retail areas.**

PROPERTY HIGHLIGHTS

- Fully improved, shovel-ready retail pad
- Average HH income of over \$155,000 within 3 miles
- All utilities in place with onsite and offsite work complete
- Located alongside a top-performing Verizon store (#1 on the West Coast)
- Adjacent to a high-volume Trader Joe's ranked #4 nationwide
- Proven retail setting with strong daily traffic

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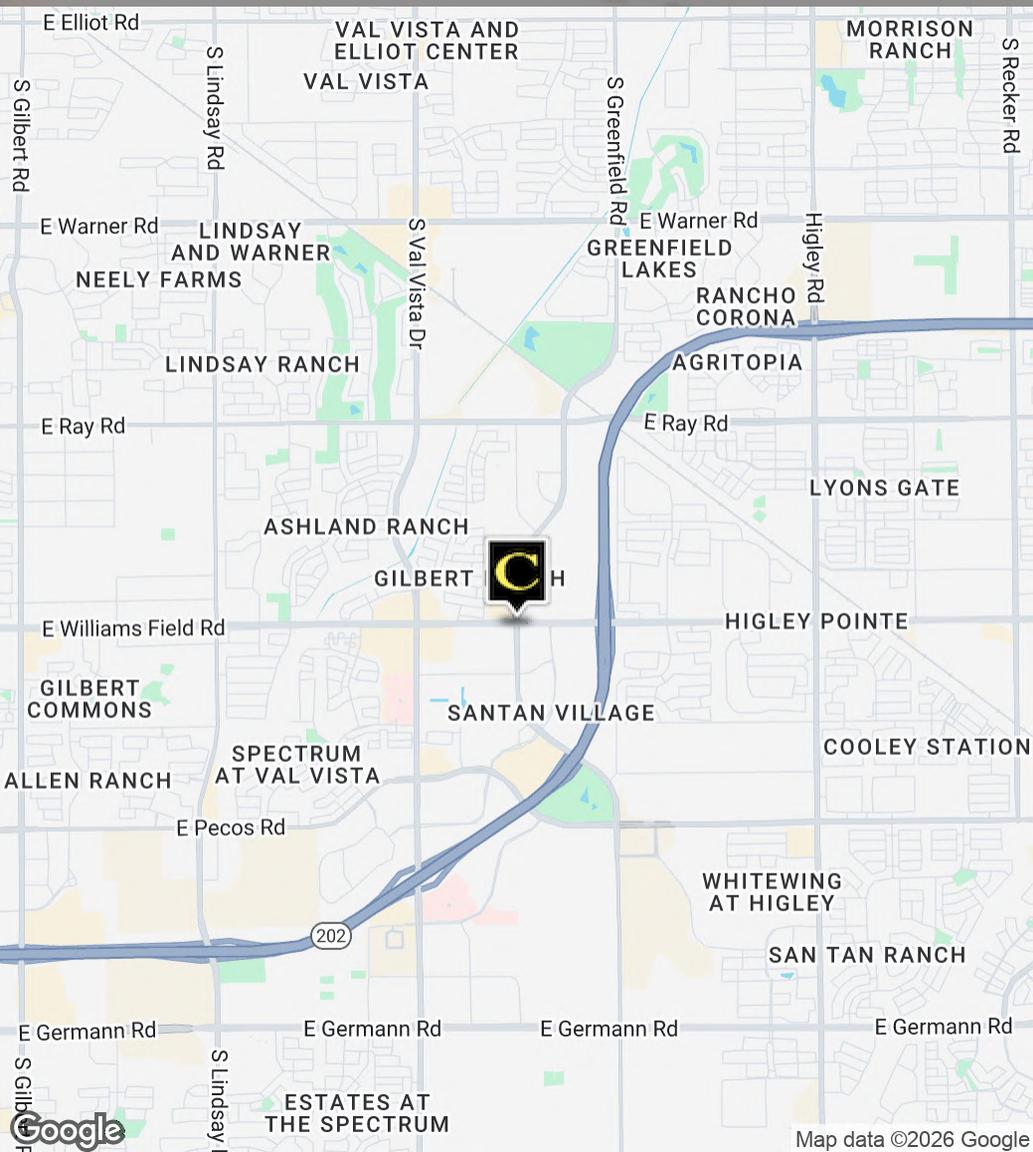
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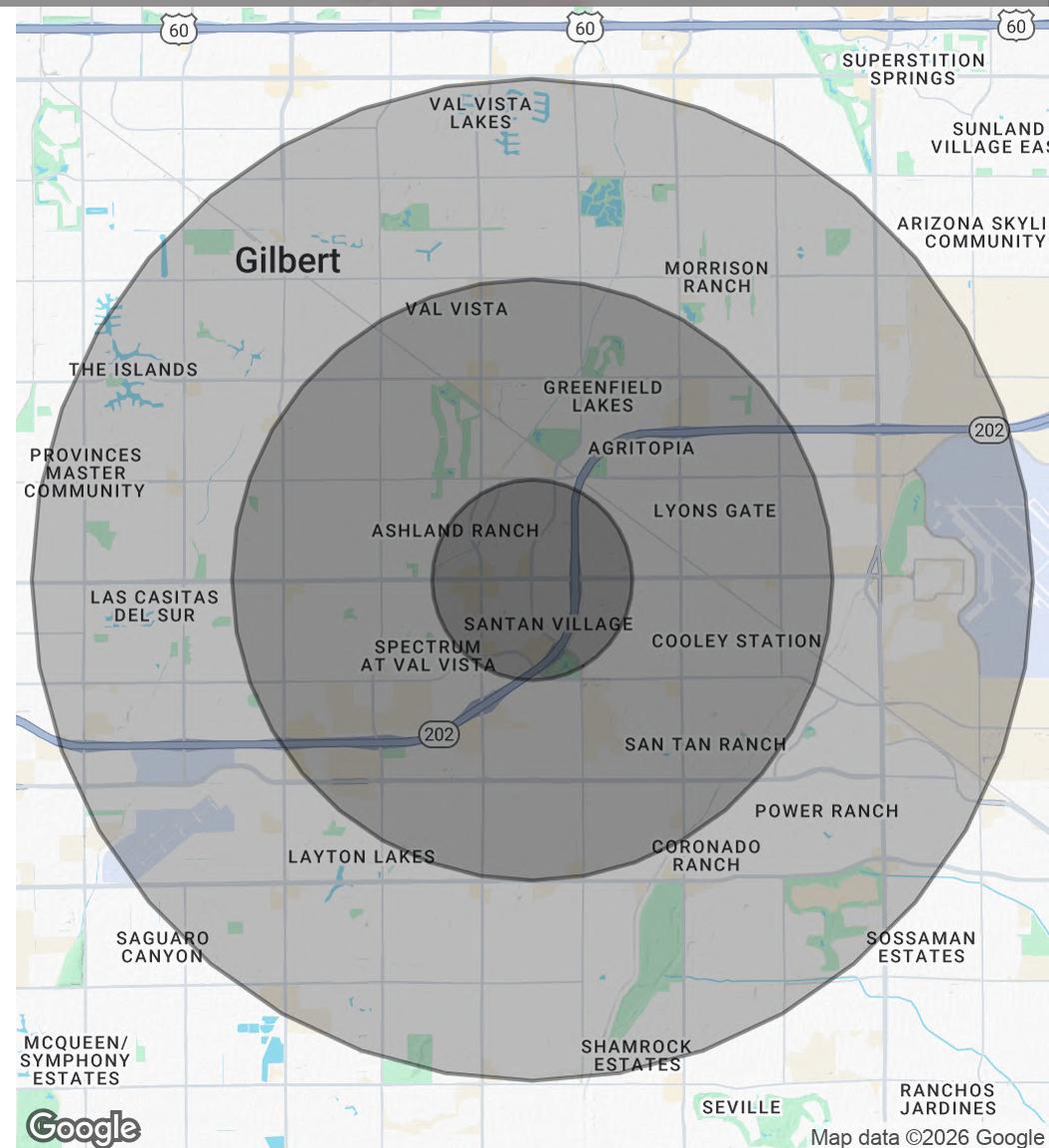
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,577	119,073	288,551
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	5,572	38,996	95,508
# of Persons per HH	2.6	3.1	3
Average HH Income	\$136,390	\$155,572	\$151,262
Average House Value	\$540,711	\$588,620	\$593,029

Demographics data derived from AlphaMap



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