

INTRODUCING THE VINE

PADS FOR LEASE

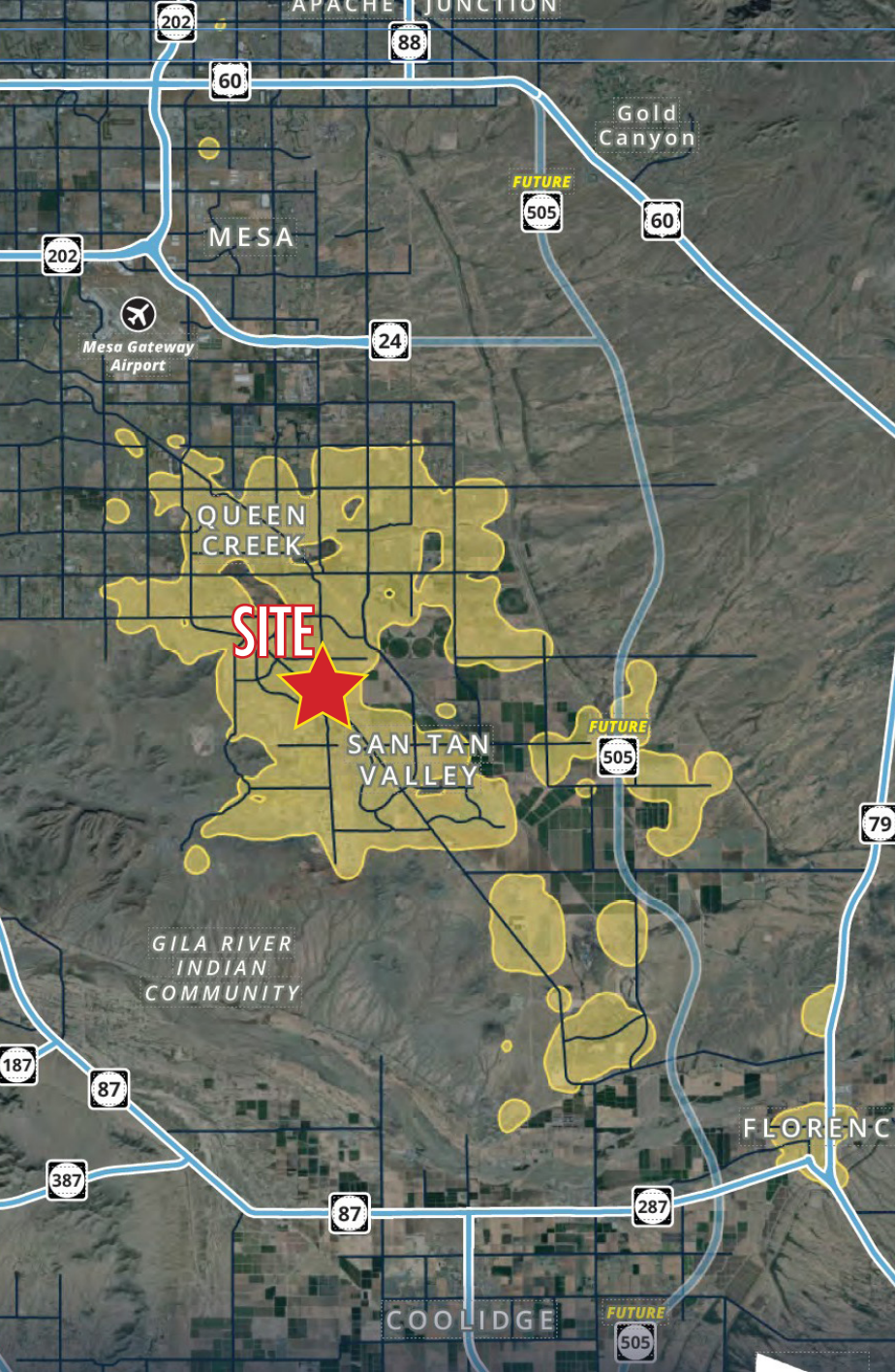


NWC GARY RD & SKYLINE DR

SAN TAN VALLEY, AZ 85142 | FOR LEASE

DE RITO PARTNERS, INC

RANDY SCHOCH | 602.456-2209 | randy.schoch@derito.com



Property Features

- PAD sizes from ± 0.88 to 1.56 Acres
- Mixed Use Site
- North of Ridgeview College Prep
- New communities being built - SWC Morning Sun Farms, development of 214 Homes (73.3 AC)
- Over 20,000 homes are currently under construction within a two-mile radius
- Located just half a mile from a major power center
- Now under development: Featuring Home Depot, Raising Cane's, Jimmy John's, SuperStar Car Wash, EoS Fitness, Dunkin', Panda Express, Freddy's Steakburgers, Denny's, Salad and Go, Big O Tires, Native Grill and Wings, Chic-fil-A, In N Out Burger, plus grocery anchor Winco Foods

Demographics

(Source: Sites USA)

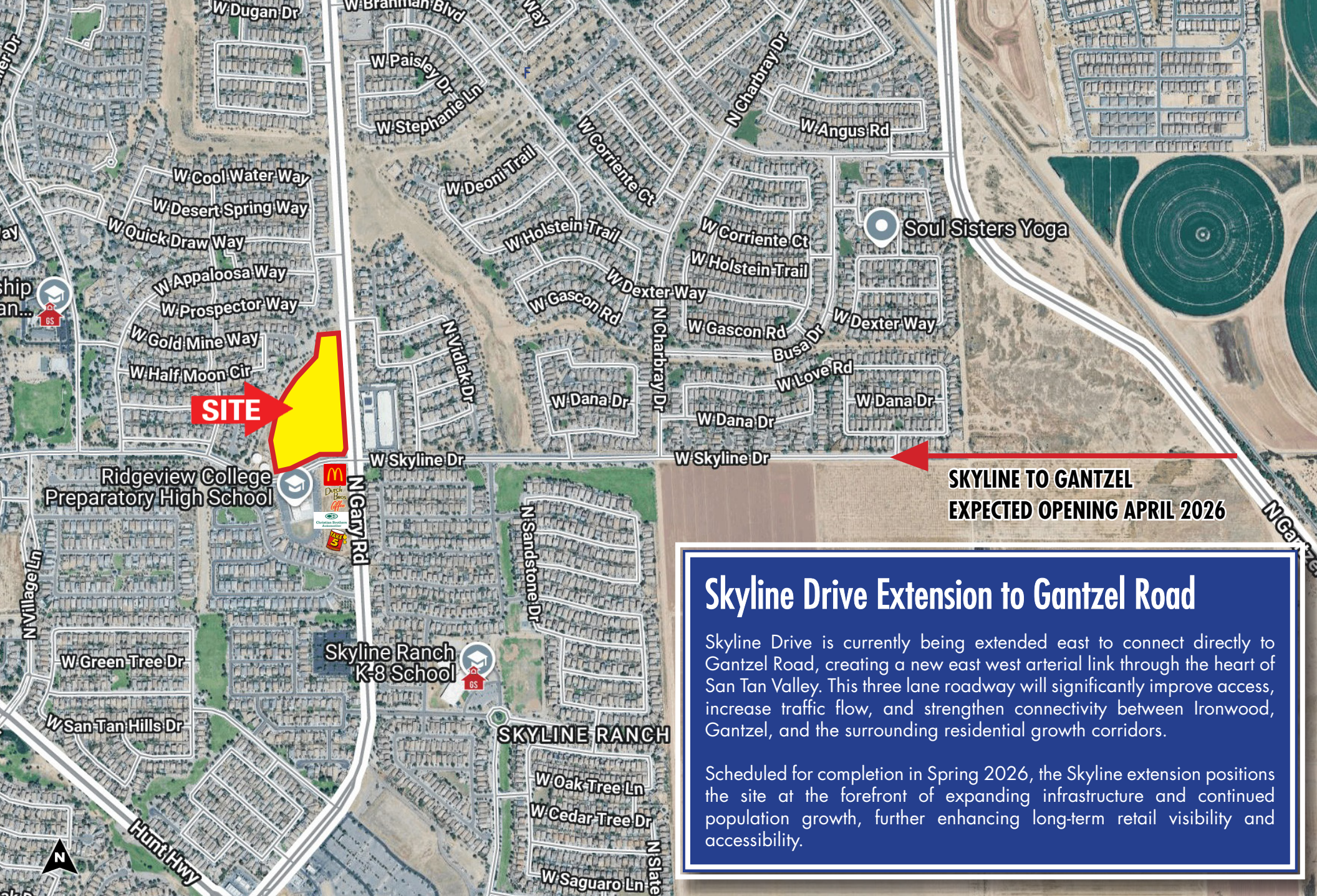
	1 Mile	3 Mile	5 Mile
Est. Population (2025)	17,210	69,112	156,222
Projected Population (2030)	21,460	87,314	193,726
Est. Avg. Household Income (2025)	\$112,621	\$132,015	\$137,034
Projected Avg HH Income (2030)	\$112,955	\$132,551	\$137,537
Average Household Size	3.4	3.1	3.1
Total Daytime Employees	893	4,546	11,266
Median Age	34.7	37.3	36.1

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SITE

**SKYLINE TO GANTZEL
EXPECTED OPENING APRIL 2026**

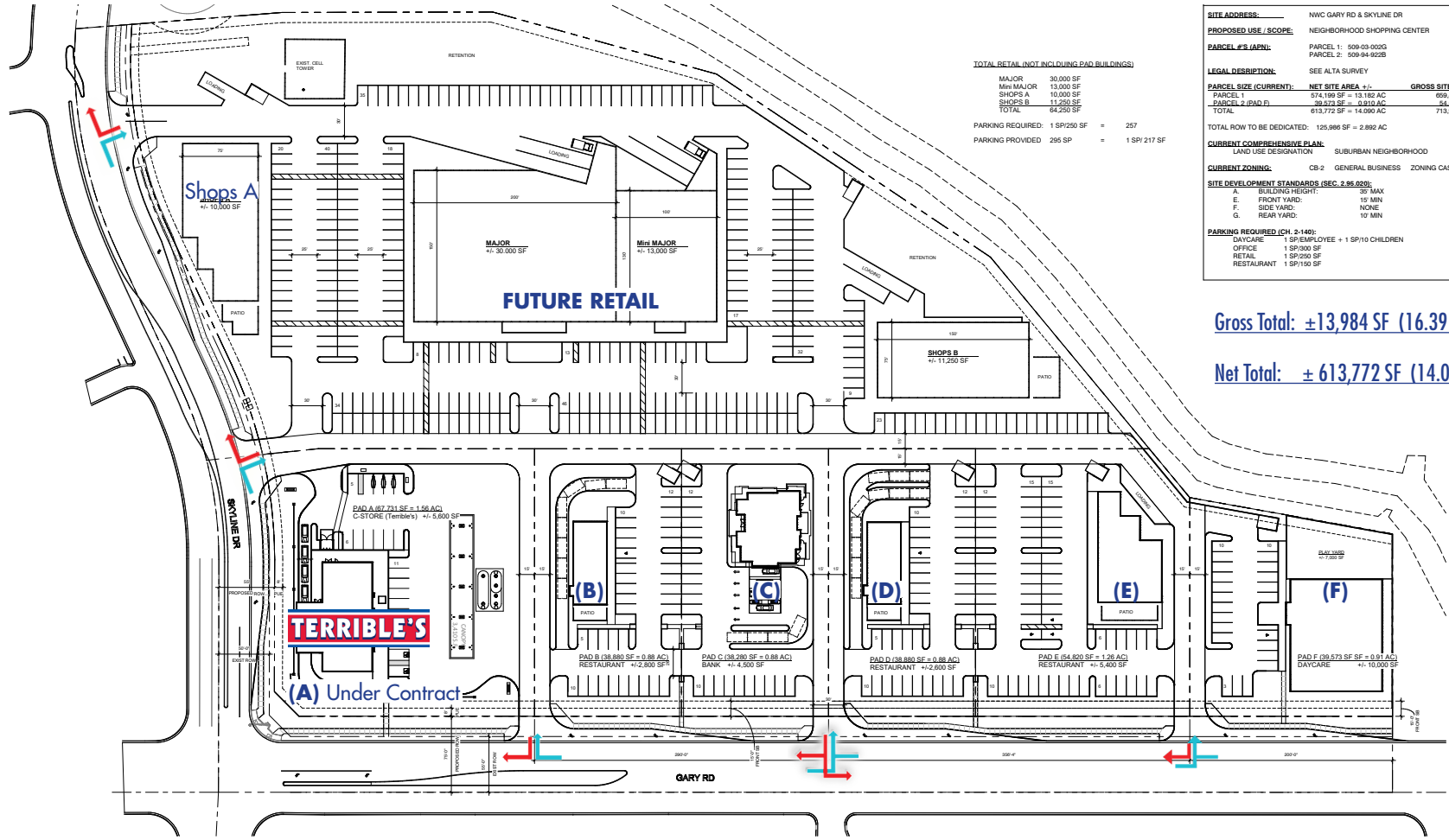
Skyline Drive Extension to Gantzel Road

Skyline Drive is currently being extended east to connect directly to Gantzel Road, creating a new east west arterial link through the heart of San Tan Valley. This three lane roadway will significantly improve access, increase traffic flow, and strengthen connectivity between Ironwood, Gantzel, and the surrounding residential growth corridors.

Scheduled for completion in Spring 2026, the Skyline extension positions the site at the forefront of expanding infrastructure and continued population growth, further enhancing long-term retail visibility and accessibility.

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TOTAL RETAIL (NOT INCLUDING PAD BUILDINGS)

MAJOR	30,000 SF
Mini MAJOR	13,000 SF
SHOPS A	10,000 SF
SHOPS B	11,250 SF
TOTAL	64,250 SF

PARKING REQUIRED: 1 SP/250 SF = 257
 PARKING PROVIDED: 295 SP = 1 SPI/217 SF

SITE ADDRESS: NWC GARY RD & SKYLINE DR
PROPOSED USE / SCOPE: NEIGHBORHOOD SHOPPING CENTER
PARCEL #S (APN): PARCEL 1: 509-03-0205
 PARCEL 2: 509-04-0228
LEGAL DESCRIPTION: SEE ALTA SURVEY
PARCEL SIZE (CURRENT): NET SITE AREA +/- GROSS SITE AREA +/-
 PARCEL 1: 574,199 SF = 13.162 AC 669,411 SF = 15.198 AC
 PARCEL 2 (PAD F): 281,772 SF = 6.431 AC 281,772 SF = 6.431 AC
TOTAL: 855,971 SF = 19.593 AC 951,183 SF = 21.629 AC
TOTAL ROW TO BE DEDICATED: 125,986 SF = 2.892 AC
CURRENT COMPREHENSIVE PLAN: LAND USE DESIGNATION: SUBURBAN NEIGHBORHOOD
CURRENT ZONING: CB-2 GENERAL BUSINESS ZONING CASE PZ-PD-095-00
SITE DEVELOPMENT STANDARDS (SEC. 2.06.020):
 A. BUILDING HEIGHT: 30' MAX
 E. FRONT YARD: 15' MIN
 F. SIDE YARD: NONE
 G. REAR YARD: 10' MIN
PARKING REQUIRED (CH. 3-140):
 DAYCARE: 1 SP/EMPLOYEE + 1 SP/10 CHILDREN
 OFFICE: 1 SP/300 SF
 RETAIL: 1 SP/250 SF
 RESTAURANT: 1 SP/150 SF

Gross Total: ±13,984 SF (16.391 AC)
Net Total: ± 613,772 SF (14.090 AC)

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The Vine @ Skyline
 NWC GARY RD & SKYLINE DR
 San Tan Valley, AZ

Revisions

#	Description	Date

OWNERSHIP OF DOCUMENTS
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PROJECT TEAM

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① Site Plan
 1" = 50'-0"

PAD A - Under Contract
 ± 1.56 AC Net
 5,600 SF Footprint
 R/R Access - North & West (Skyline)

PAD B
 ± 0.88 AC Net
 R/R Access - South

PAD C
 ± 0.88 AC Net
 Full Turn Access - North

PAD D
 ± 0.88 AC Net
 Full Turn Access - South

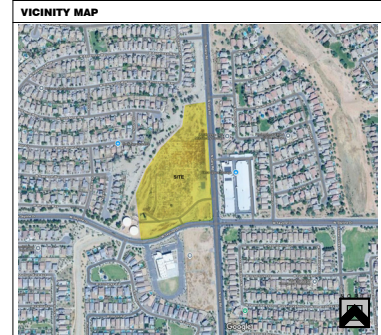
PAD E
 ± 1.26 AC Net
 3/4 Access - North

PAD F
 ± 0.91 AC Net
 3/4 Access - South

Rear Retail
 ± 7.72 AC - Net

Conceptual Parcels

SCALE: 0" = 1" = 60'-0"
 0" 30'-0" 60'-0" 120'-0"



ISSUE DATE: 3/2/26

SHEET TITLE: **Commercial - Scheme 2**
 SHEET NUMBER: **A1.2**
 Site Plan Review

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Exclusively listed by

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