



INTRODUCING THE VINE

PADS FOR LEASE

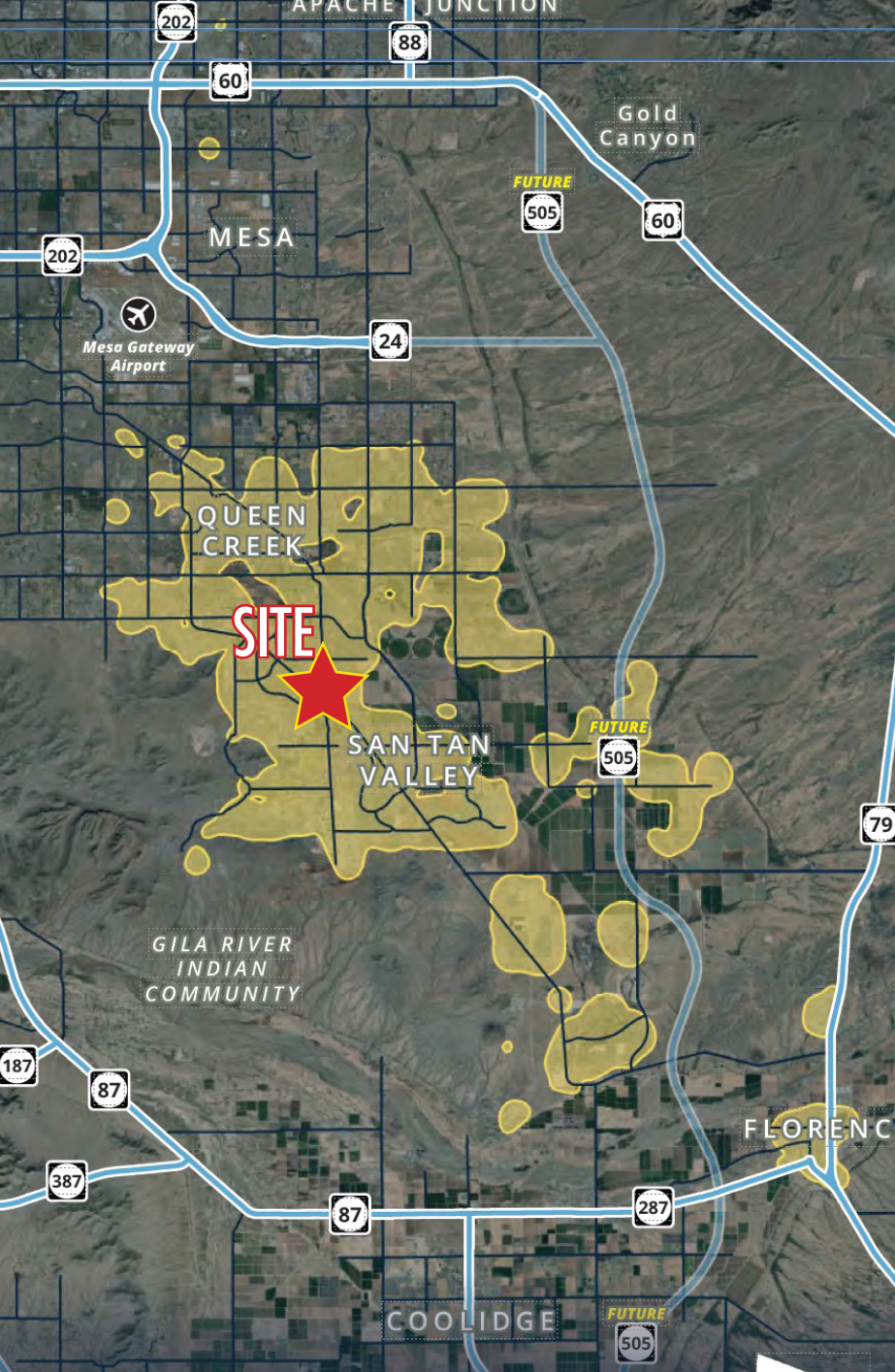
SITE

NWC GARY RD & SKYLINE DR

SAN TAN VALLEY, AZ 85142 | FOR LEASE

DE RITO PARTNERS, INC

MATT MORRELL | (602) 553-2935 | matt.morrell@derito.com



Property Features

- PAD sizes from $\pm$ 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 Steakhburgers, 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

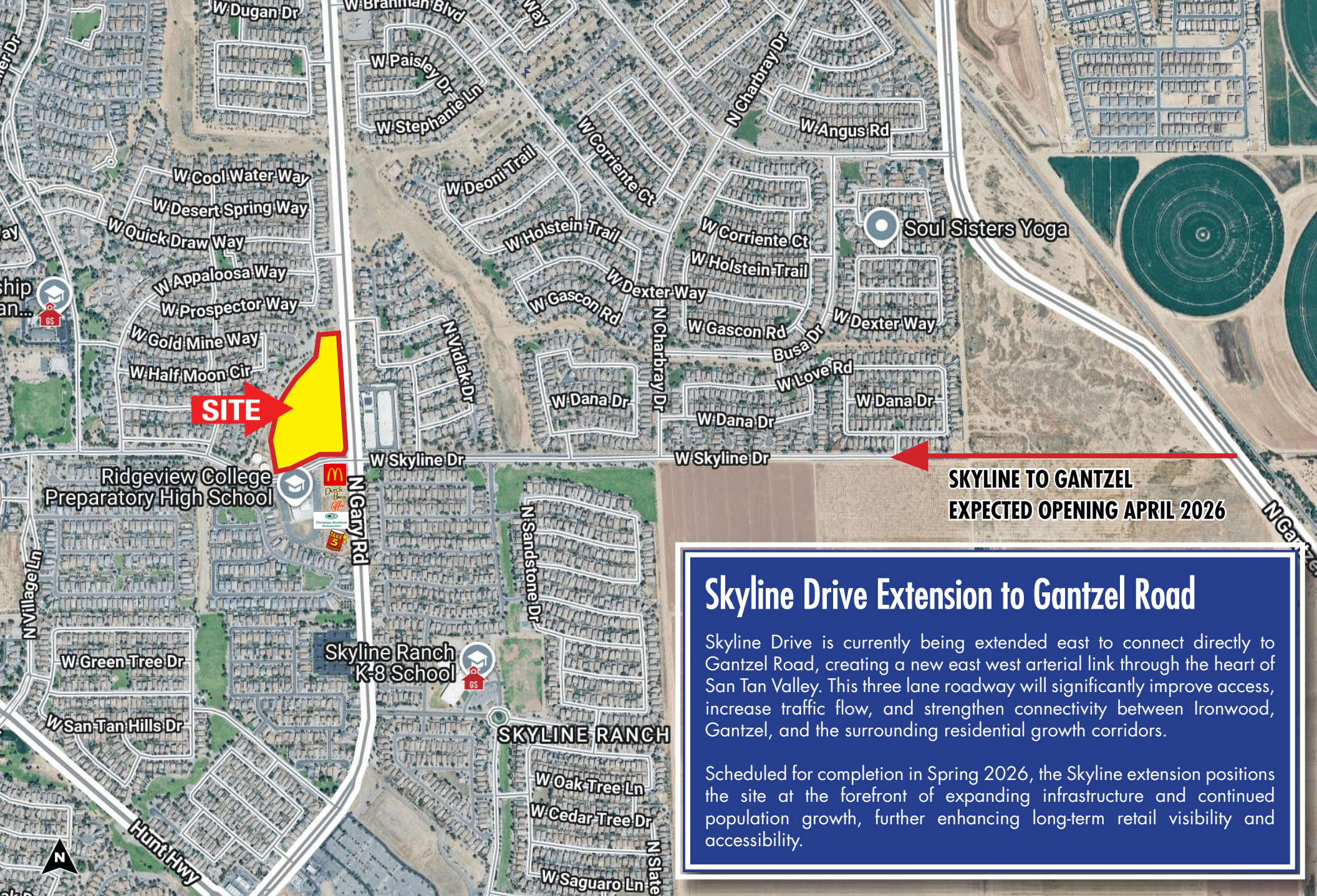
(Source: Sites USA)

	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**

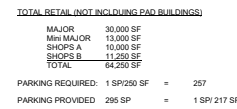
Skyline Drive Extension to Gantzel Road

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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Net Total: ± 613,772 SF (14.090 AC)

PROJECT TEAM			
OWNER / DEVELOPER		CIVIL	
Company	Cravath White Hill Communications	Company	EPG GROUP
Address		Address	1130 N ALMA SCHOOL RD #1103 MESA, AZ 85201
Phone Number	480-342-9888	Phone Number	800-991-3885
Contact	Cole Cravath	Contact	Brian Nickliss
Email	cole@ventura.enterprises.com	Email	brtan.nickliss@epggroup.com
ARCHITECT		LANDSCAPE ARCHITECT	
Company	K&J HOMES, LLC	Company	WERK URBAN DESIGN
Address	11776 N 81st st Scottsdale, AZ 85260	Address	7505 E 2ND ST #1001 SCOTTSDALE, AZ 85054
Phone Number	602-505-2525	Phone Number	520-349-7374
Contact	KRISTIAN SJUGRUNDSON	Contact	JESSE WESTAD
Email	kristian@kandjhomes.com	Email	jesse@werkurbanstudio.com

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

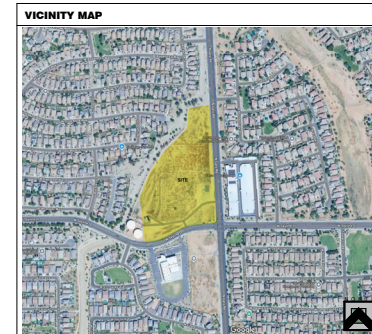
PAD D
± 0.88 AC Net
Full Turn Access - South

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



Revisions		
#	Description	Date

OWNERSHIP OF
DOCUMENTS

DRAWINGS AND SPECIFICATIONS
INSTRUMENTS OF SERVICE ARE A
SHALL REMAIN THE PROPERTY OF
ARCHITECT WHETHER THE PROJ
FOR WHICH THEY WERE PREPARE
EXECUTED OR NOT. THEY ARE NOT
BE USED ON OTHER PROJECTS OR
EXTENSIONS TO THIS PROJECT EXC
BY AGREEMENT IN WRITING AND V
APPROPRIATE COMPENSATION TO
HOUSE, J. L.P.

ISSUE DATE: 3/2/20

SHEET TITLE:
**Commercial -
Scheme 2**

A1.2

Site Plan Review



NWC Gary Rd & Skyline Dr | San Tan Valley, AZ 85142

Exclusively listed by

DE RITO PARTNERS, INC

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