

RESTAURANTS, PADS, & SPACE JR. ANCHORS DRIVE THRU PADS SHOPS



FOR LEASE

SKYLINE RANCH MARKETPLACE

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



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FOR LEASE

AVAILABLE:

- Freestanding Restaurants
- Jr. Anchors
- Drive Thru Pads
- Pads & Shops

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ABOUT THE PROPERTY

- Planned retail development in San Tan Valley; offering Anchors, Jr. Anchors, Pads & Shops
- San Tan Valley submarket residential growth continues to outperform the Phoenix market average by 1.7 points annually
- Trade area demographics show strong Average Household Income over \$94,000 within 1 mile
- High volume Walmart across the street ranks in top 10 (customer count) for Phoenix metro
- Home Depot open and WinCo Foods coming soon



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SITE PLAN



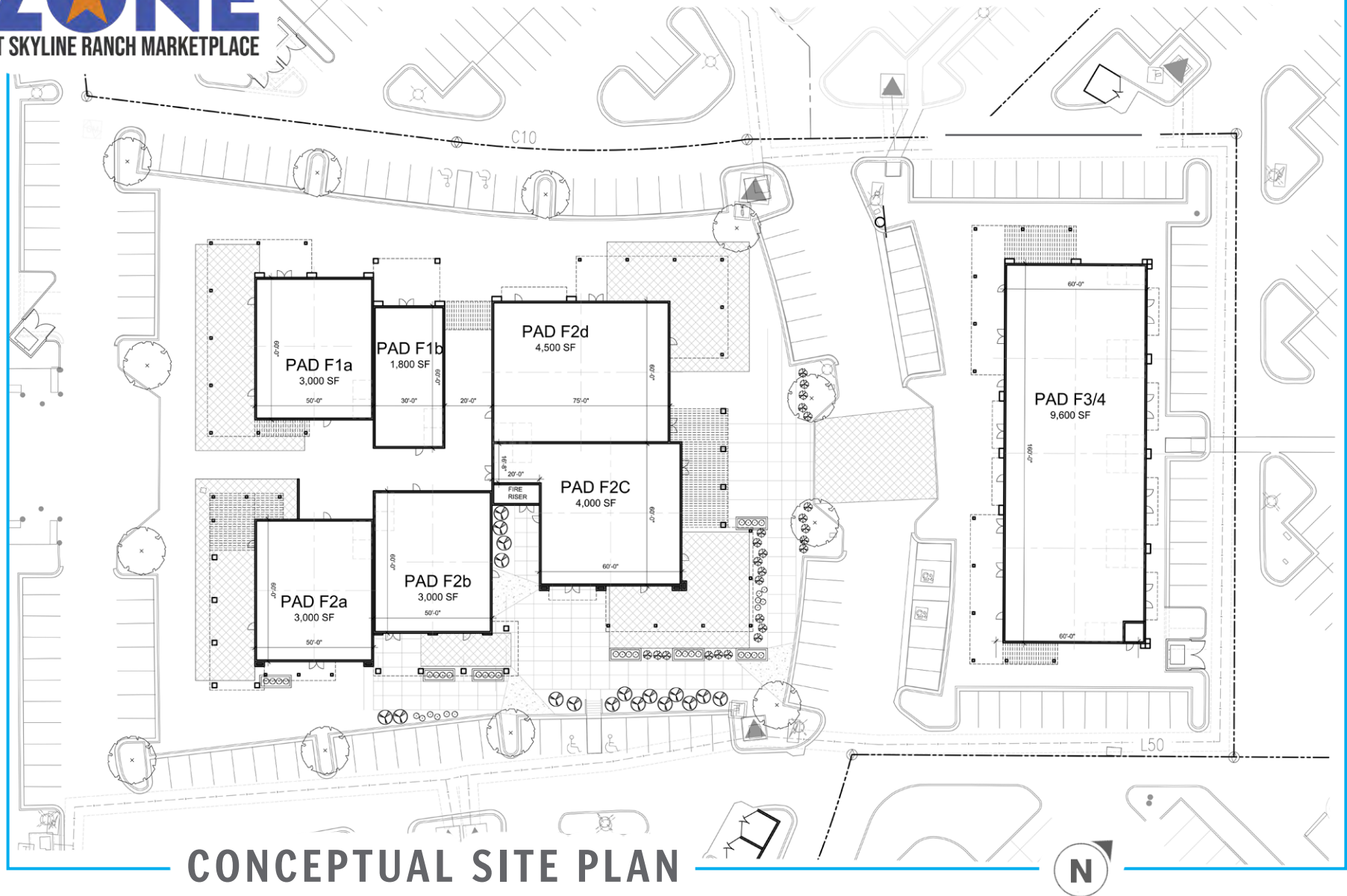
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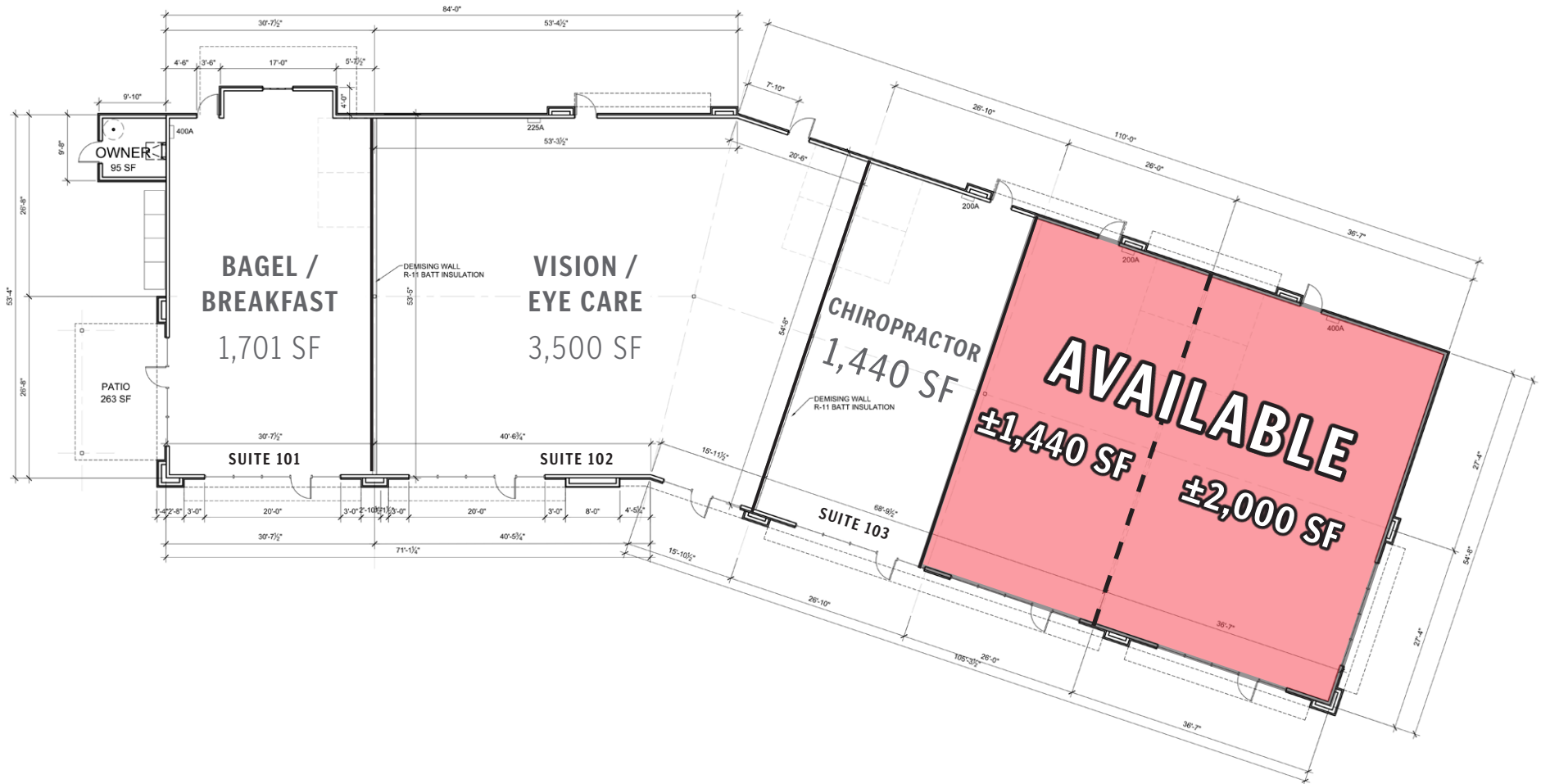


THE
ZONE
AT SKYLINE RANCH MARKETPLACE

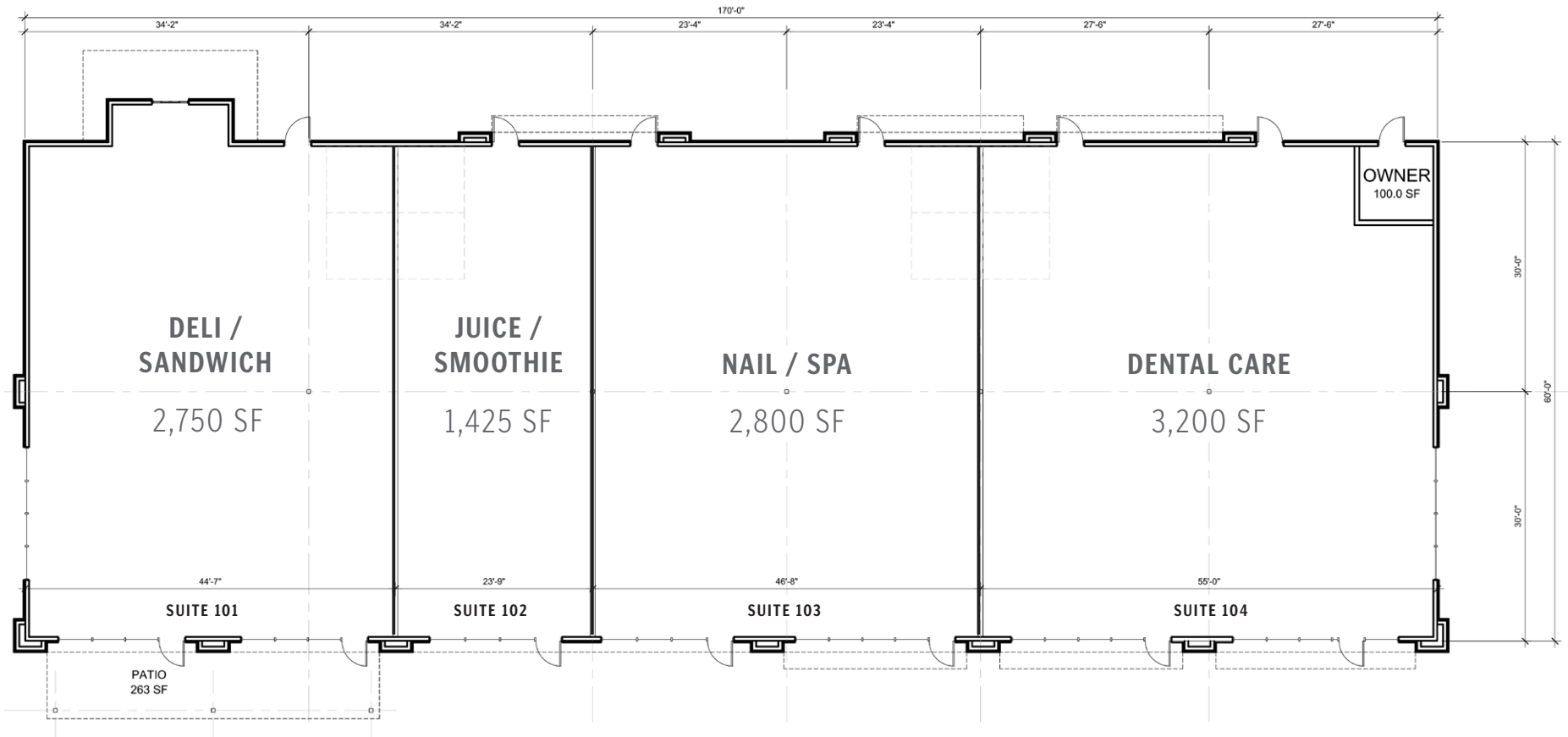
AVAILABLE RESTAURANTS WITH PATIOS & SHOPS



SHOPS L



SHOPS M



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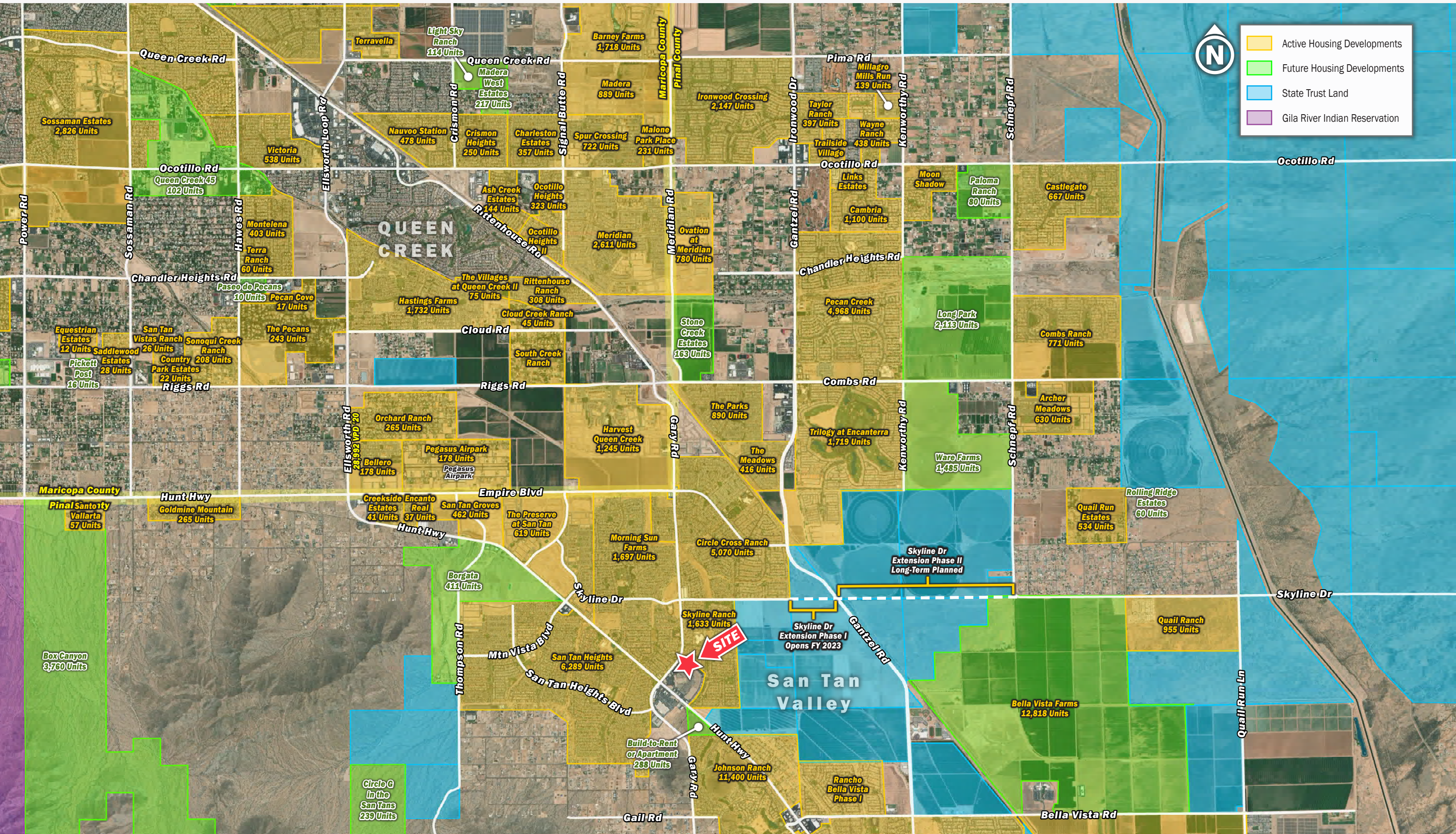
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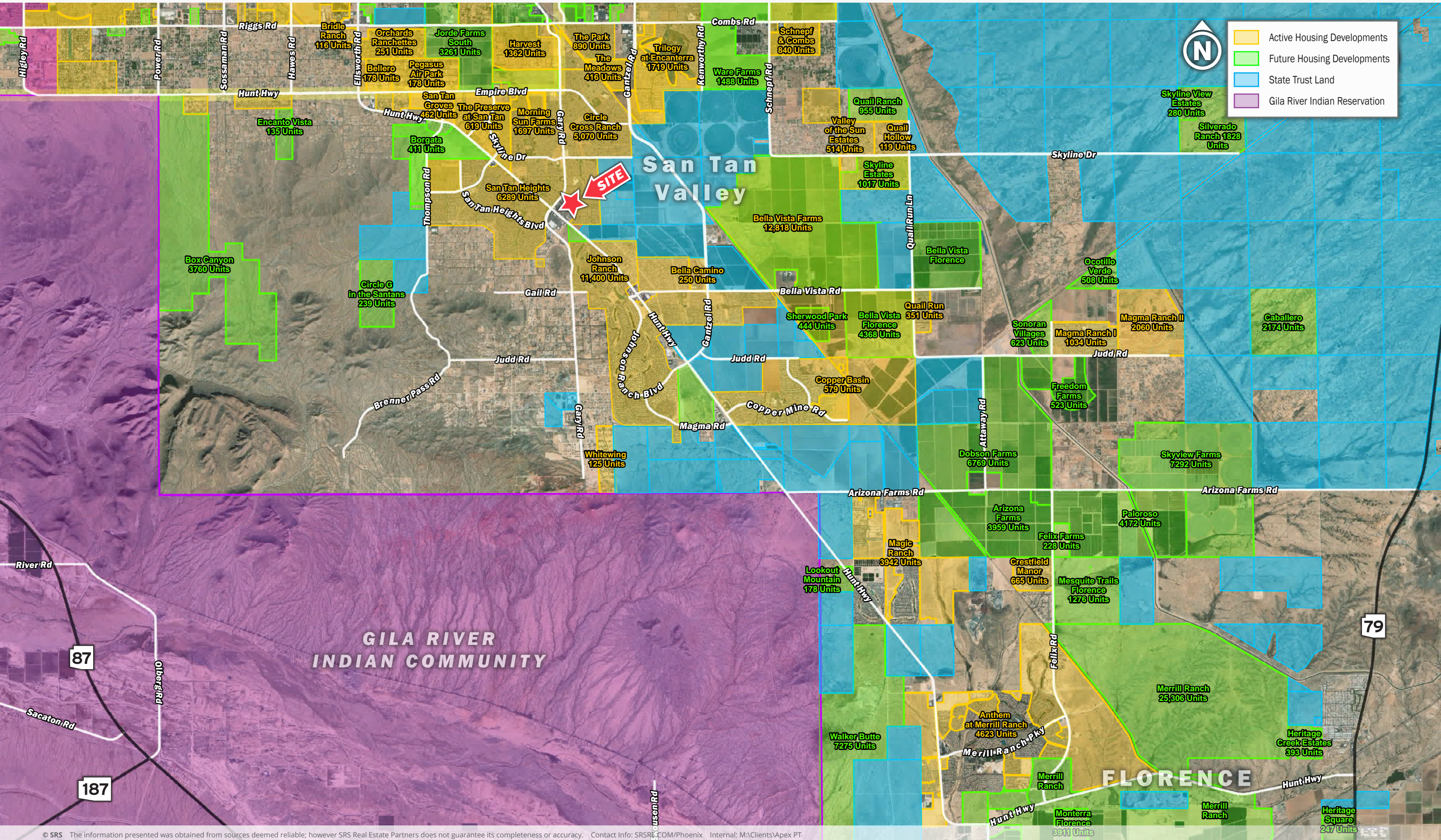
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5
MILES

KEY FACTS

114,442

Population



Average Household Size

30.9

Median Age

\$84,739

Median Household Income

EDUCATION

7%

No High School Diploma



28%
High School Graduate



39%
Some College



26%
Bachelor's/Grad/Prof Degree

BUSINESS



786

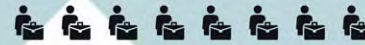
Total Businesses



80,449

Daytime Population

EMPLOYMENT



66%

White Collar



20%

Blue Collar



14%

Services

2.7%

Unemployment Rate

INCOME



\$84,739

Median Household Income



\$34,412

Per Capita Income



\$208,804

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,519

Apparel & Services



\$209

Computers & Hardware



\$7,259

Health Care



4,377

Dining Out



6,270

Groceries

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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

13,397 2024 Population	13,220 2028 Population	\$102,780 Avg Household Income	10,569 Daytime Population
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3 MILES

63,377 2024 Population	68,825 2028 Population	\$117,347 Avg Household Income	46,043 Daytime Population
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5 MILES

126,456 2024 Population	137,185 2028 Population	\$124,833 Avg Household Income	87,483 Daytime Population
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PENNANT
Development

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SITE

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