

# SIGNATURE AT SANTAN VILLAGE

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS.

**HOUSE**  
**SPORT**



**NOW UNDER  
CONSTRUCTION**

DEVELOPED BY



RYAN DESMOND  
(602) 615-1525



LANCE UMBLE  
(602) 734-7206

GREG LAING  
(602) 734-7207

MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

NWC

## SANTAN VILLAGE PKWY & WILLIAMS FIELD RD

GILBERT, AZ

# property summary

AVAILABLE ± 1,500 to 50,000 SF

DEAL TYPE Ground lease or build-to-suit

## LOCATION HIGHLIGHTS

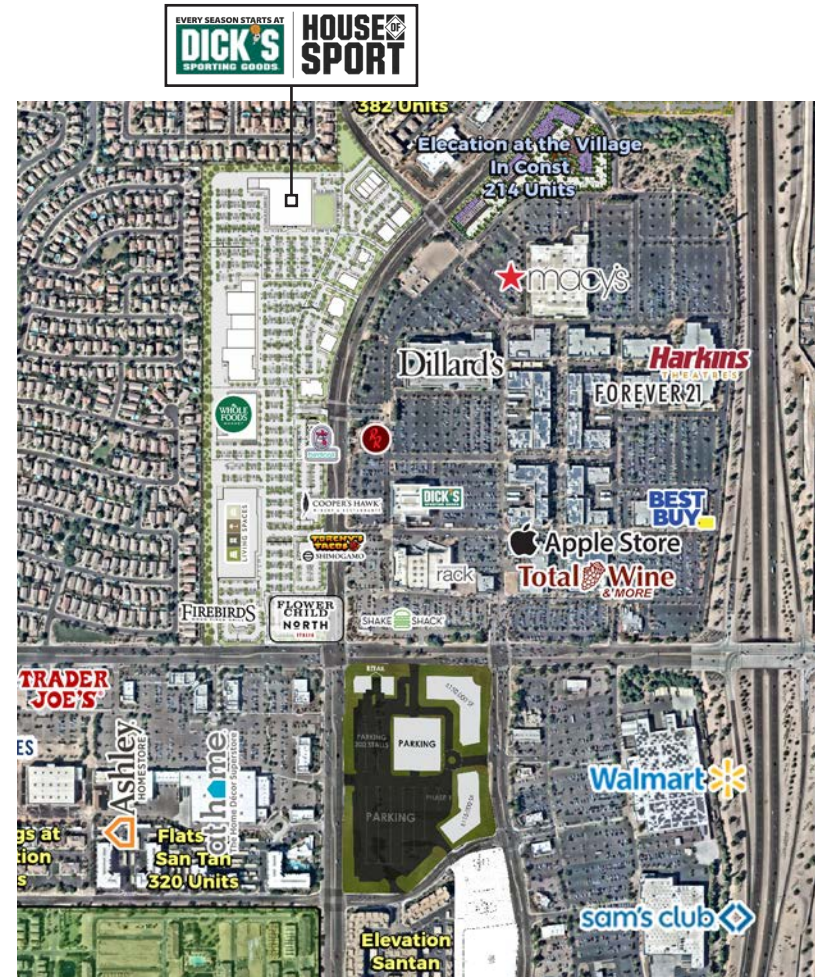
- » Located on the northwest corner of Santan Village Parkway and Williams Field Road in the well-established San Tan trade area.
- » Major retailers thriving in the SanTan Village Mall include: Dillard's, Macy's, Best Buy, DICK'S Sporting Goods, Harkins Theatres, Barnes & Noble, Total Wine, and many others

## TRAFFIC COUNTS

**N** ±23,295 VPD (NB & SB)    **E** ±28,658 VPD (EB & WB)  
**S** ±16,992 VPD (NB & SB)    **W** ±32,338 VPD (EB & WB)

ADOT 2025

## JOIN



# site plan



# site plan



# drone images

2026.04.18



# drone images

2026.04.18



# elevations



# renderings



# renderings



WHOLE FOODS MARKET

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS

**HOUSE OF SPORT**

TENANT C



# renderings



# aerial





# demographics

2025 ESRI

## 2025 DAYTIME POPULATION



	TOTAL	WORKERS	RESIDENTS
1 MILE	21,201	13,727	7,474
3 MILE	109,512	53,252	56,260
5 MILE	261,032	116,489	144,543

## 2025 HOUSEHOLD INCOMES

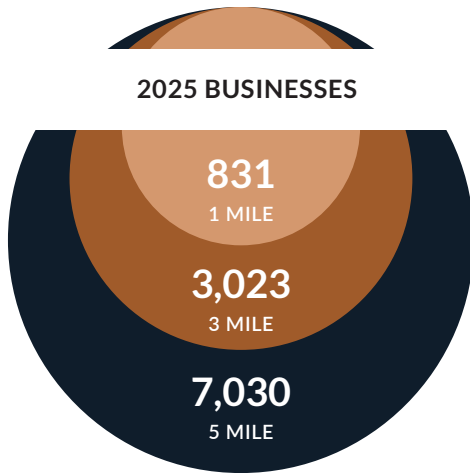
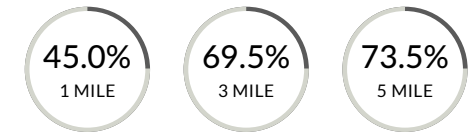


	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$100,650	\$136,857	\$54,366
3 MILE	\$136,108	\$167,248	\$56,299
5 MILE	\$131,673	\$162,476	\$55,154

## 2025 HOUSING UNITS



### OWNER OCCUPIED



	1 MILE	3 MILE	5 MILE
2025 POPULATION	18,018	124,305	312,365
2030 POPULATION	18,428	133,780	324,082

	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	7,502	41,862	105,963
2030 HOUSEHOLDS	7,799	45,332	110,749



DEVELOPED BY



For Pads & Shops Contact:

**LANCE UMBLE**  
(602) 734-7206  
lumble@pcaemail.com

**GREG LAING**  
(602) 734-7207  
glaing@pcaemail.com

For Boxes Contact:

**RYAN DESMOND**  
(602) 615-1525



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. April 24, 2024 9:56 AM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com