



SPACE AVAILABLE |  $\pm 2,000$  SF



# MARKET ST & PECOS RD

GILBERT, AZ



PHOENIX COMMERCIAL ADVISORS

# property summary

AVAILABLE  $\pm 2,000$  SF

PRICING CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- » A power center within a major retail commercial core, master planned for a regional shopping center at the northwest corner of the same intersection.
- » The center is anchored by the largest Costco in the state.
- » SanTan Village is a four-phase development portion of the SanTan Village Master Plan. This urban village includes a regional shopping center developed on the northwest corner of Loop 202 and Williams Field Road. The SanTan Village Master Plan will serve as the hub for retail activity for the Gilbert, Queen Creek, and Pinal County trade areas. SanTan Village is strategically located nine miles east of Chandler Fashion Center and approximately nine miles southwest of Superstition Springs Center.

## TRAFFIC COUNTS

### MARKET ST

**N**  $\pm 9,759$  VPD (NB & SB)

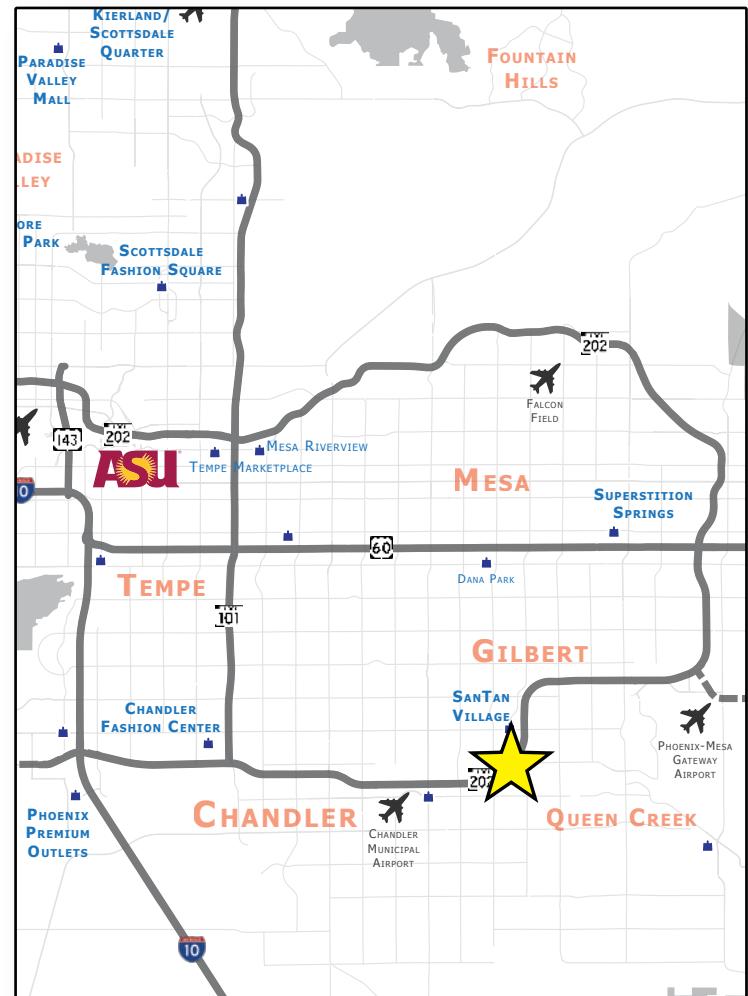
**S**  $\pm 7,703$  VPD (NB & SB)

INRIX 2023

### PECOS RD

**E**  $\pm 20,297$  VPD (EB & WB)

**W**  $\pm 21,336$  VPD (EB & WB)



NEC

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# site plan



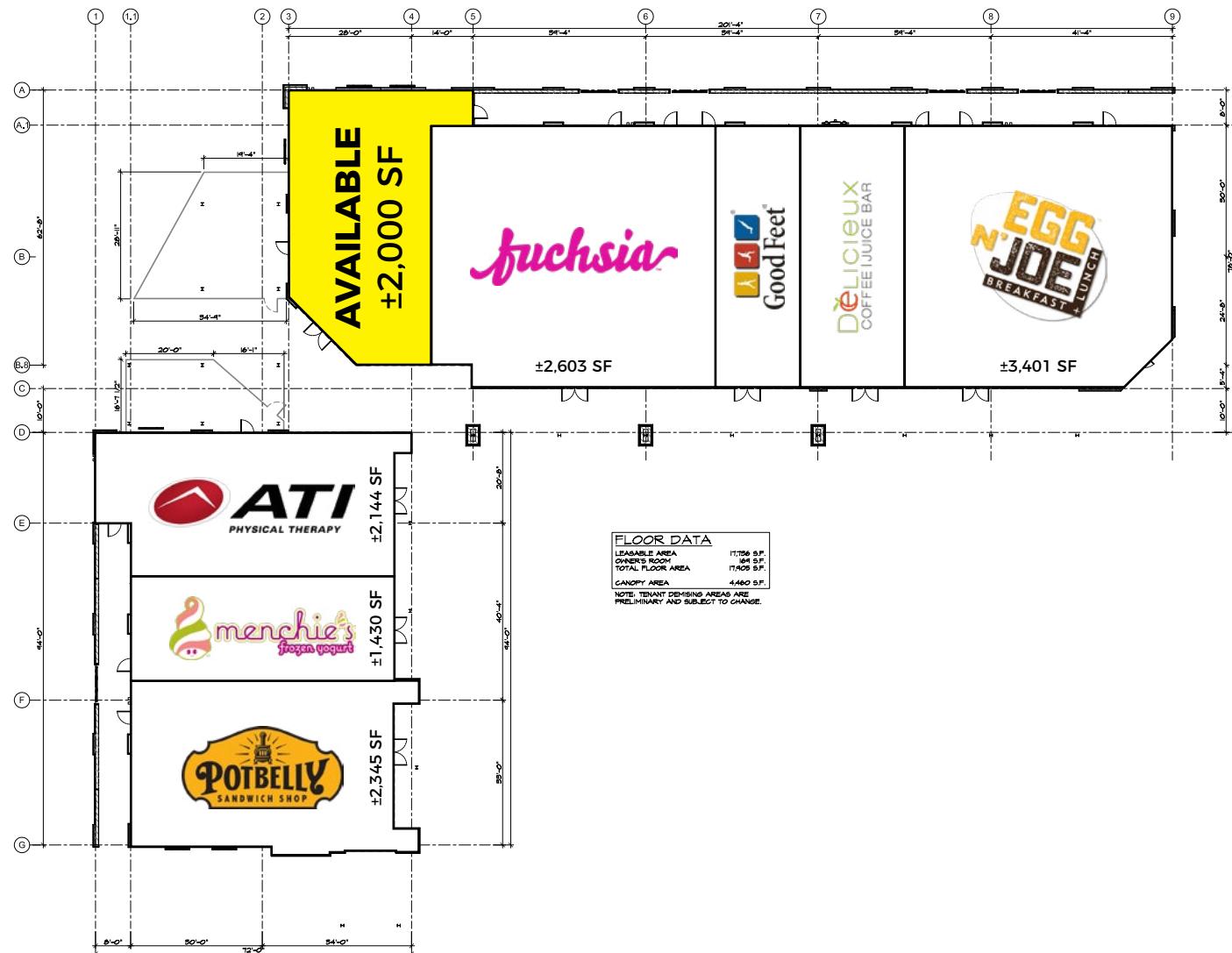
NEC

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# site plan LOD



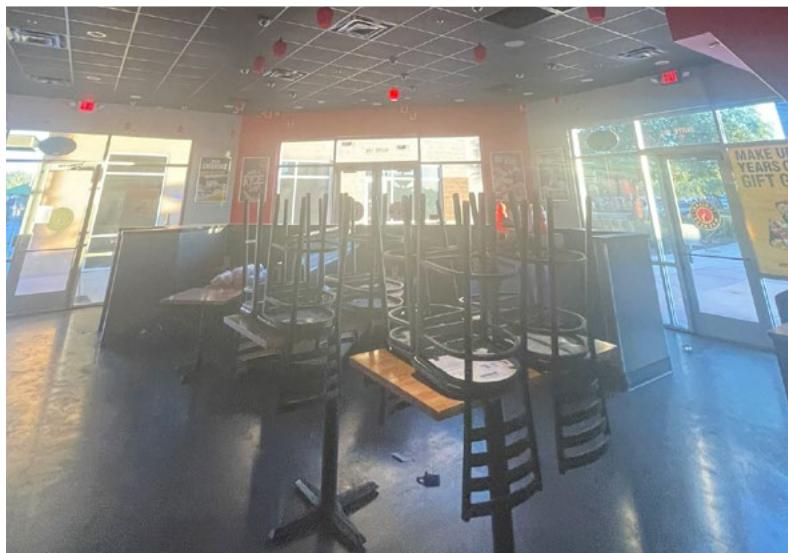
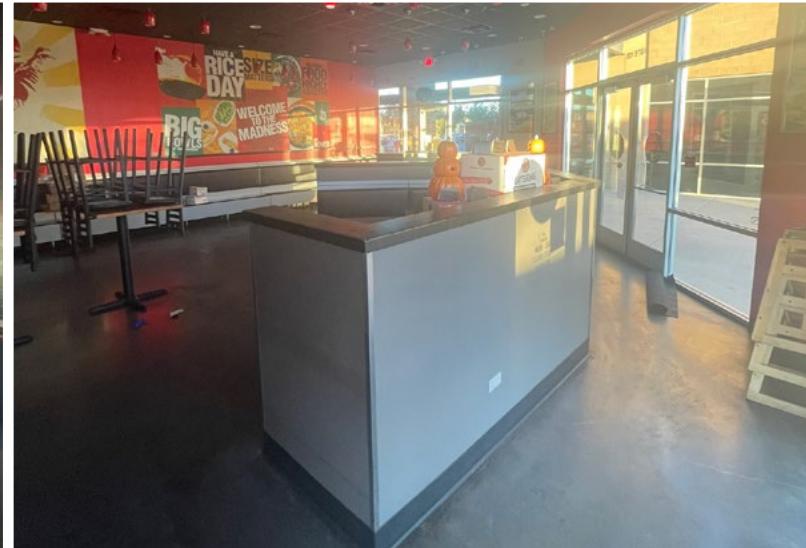
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# AVAILABLE SPACE ±2,000 SF

## MARKET ST & PECOS RD



# Interior Photos



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# zoom aerial



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# wide aerial

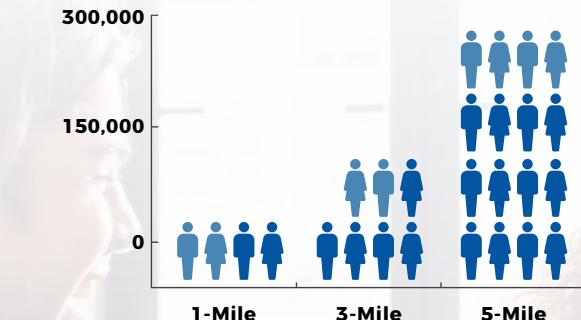


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# demographics

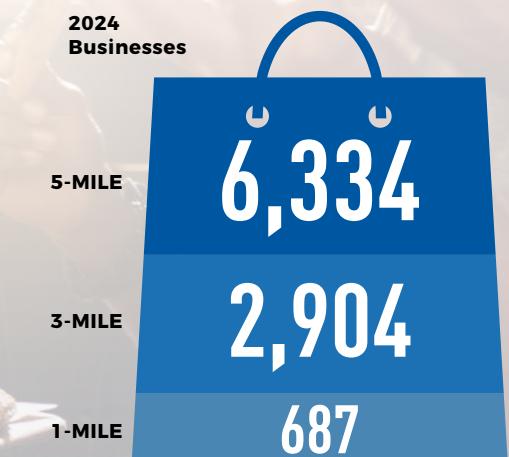
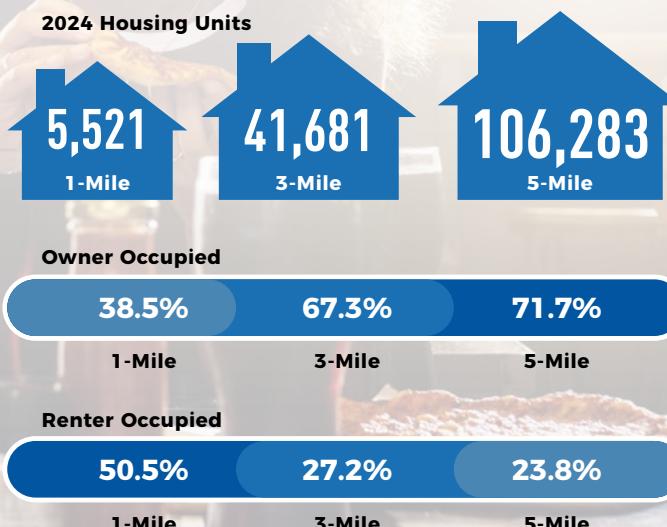
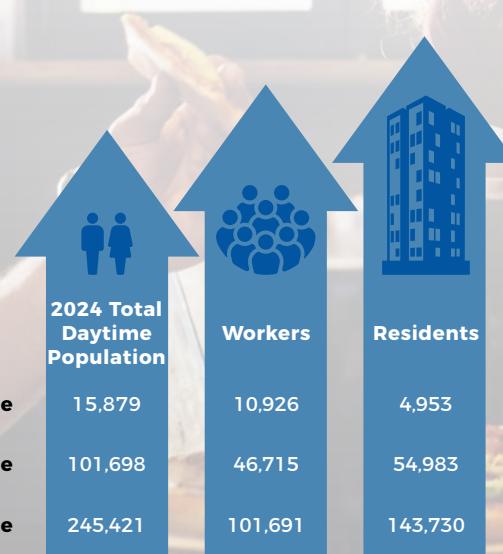
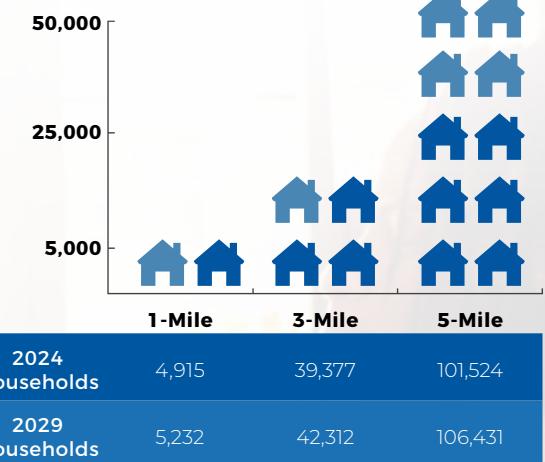
2024 ESRI



2024 Total Population	11,963	119,253	306,130
2029 Total Population	12,618	126,546	316,632



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$106,085	\$142,946	\$56,757
3-Mile	\$125,787	\$158,422	\$52,197
5-Mile	\$122,461	\$155,795	\$51,681



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exclusively listed by

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

CHRIS SCHMITT  
(602) 288-3464  
cschmitt@pcaemail.com

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