



**SPACE AVAILABLE | ±2,000 SF**



# MARKET ST & PECOS RD

GILBERT, AZ



# property summary

AVAILABLE

±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** ±9,759 VPD (NB & SB)

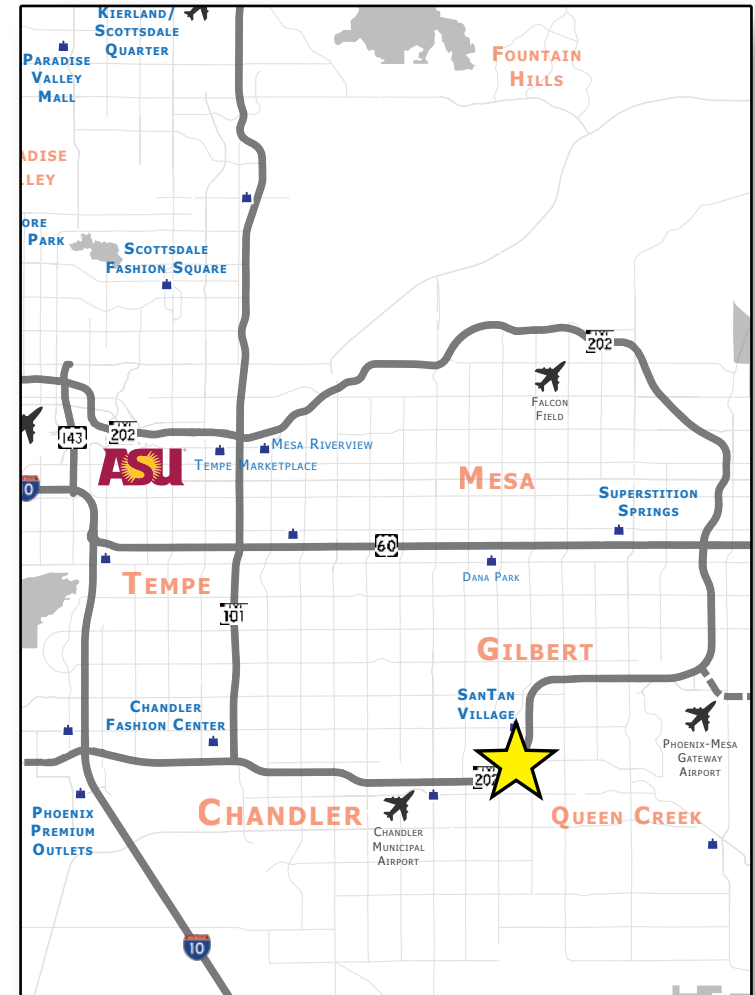
**S** ±7,703 VPD (NB & SB)

### PECOS RD

**E** ±20,297 VPD (EB & WB)

**W** ±21,336 VPD (EB & WB)

INRIX 2023



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# site plan



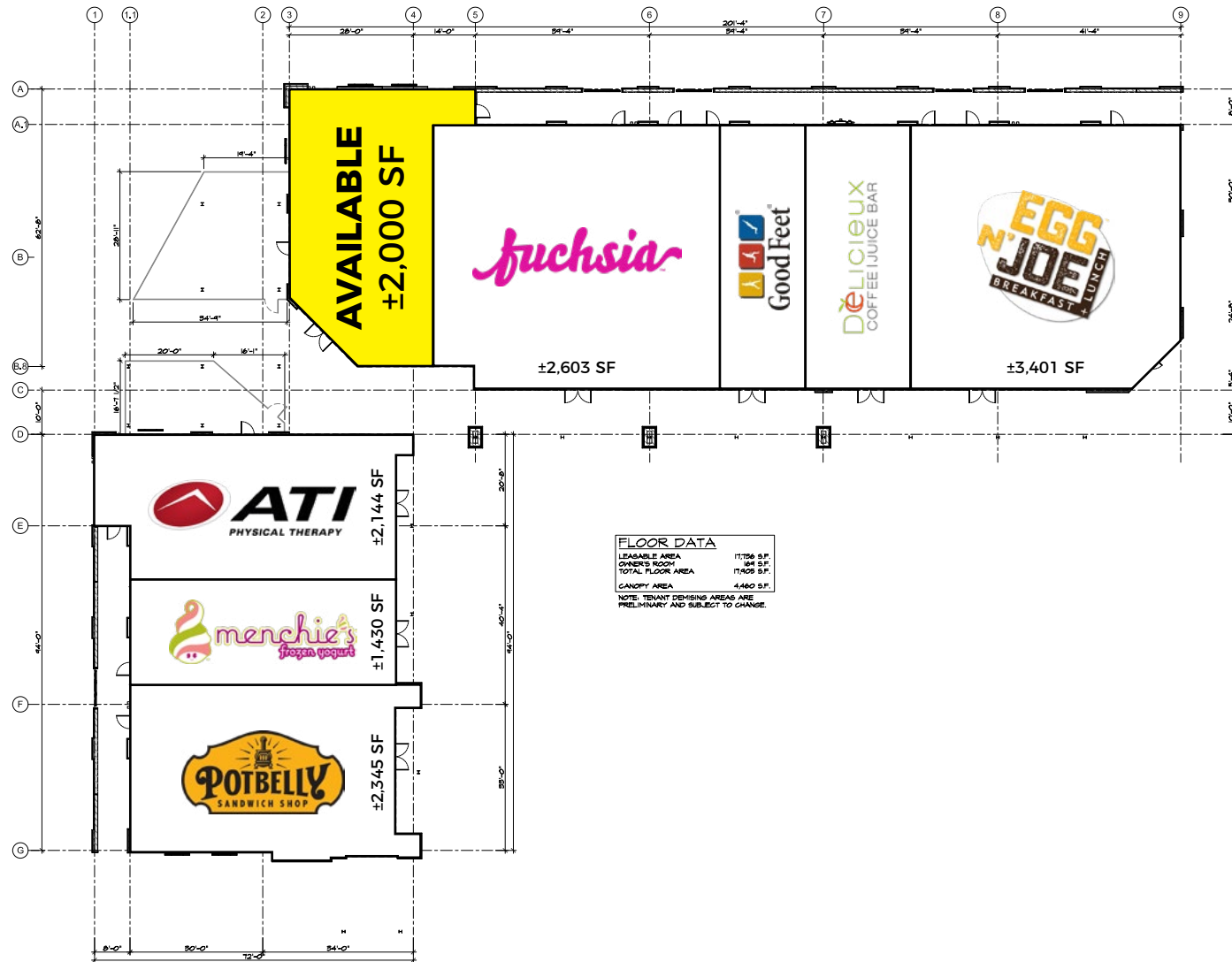
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# site plan LOD



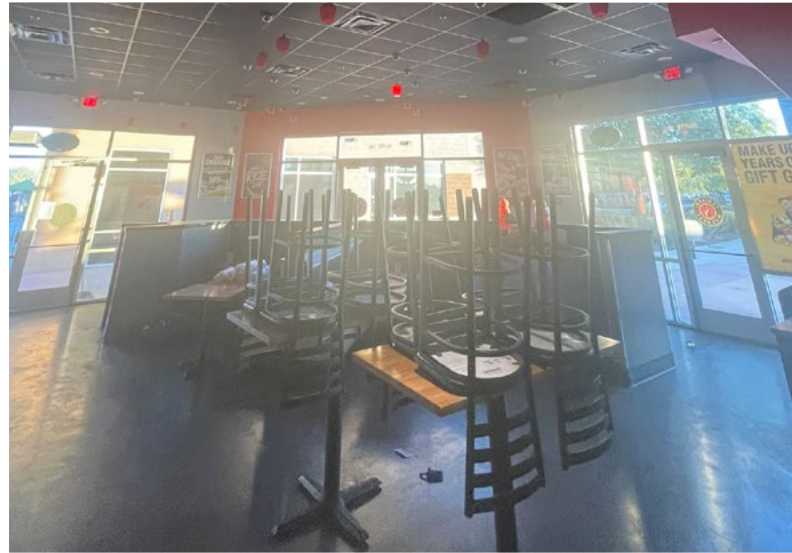
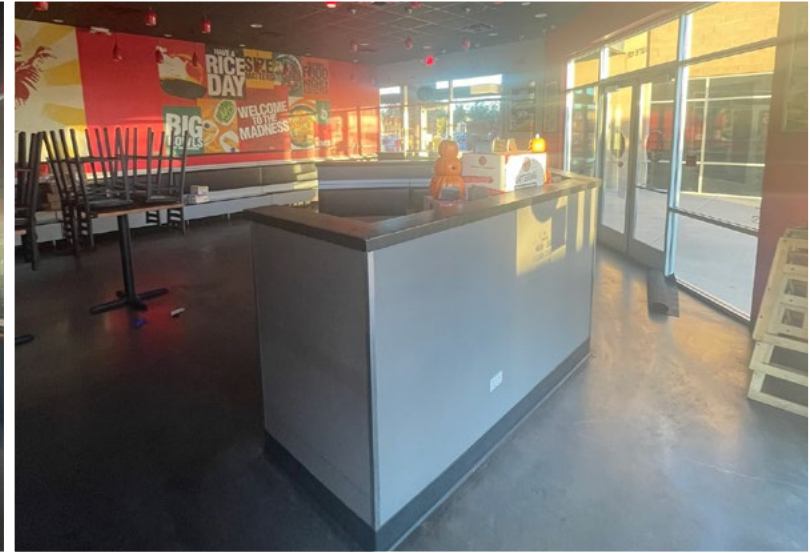
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# Interior Photos



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# zoom aerial



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wide aerial



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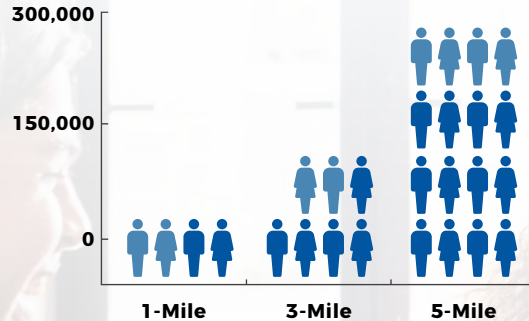
## AVAILABLE SPACE ±2,000 SF

## MARKET ST & PECOS RD



# demographics

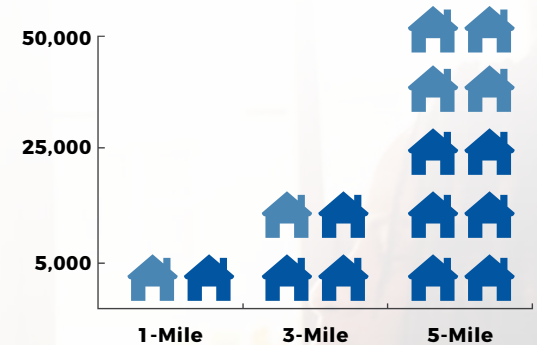
2024 ESRI



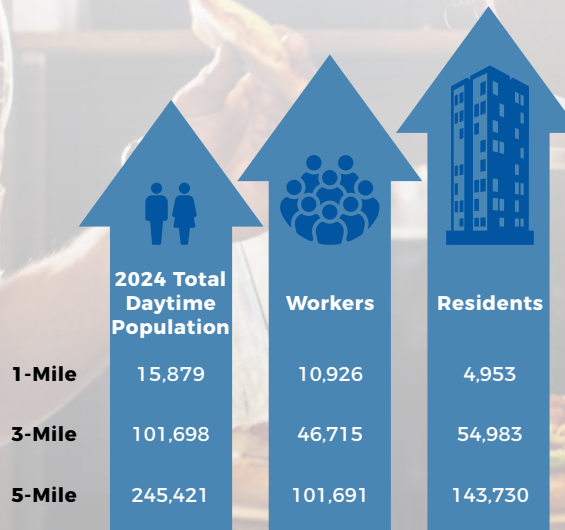
	1-Mile	3-Mile	5-Mile
2024 Total Population	11,963	119,253	306,130
2029 Total Population	12,618	126,546	316,632



	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



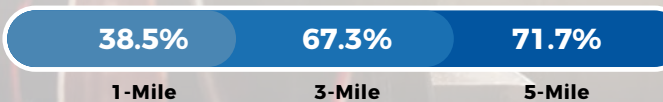
	1-Mile	3-Mile	5-Mile
2024 Households	4,915	39,377	101,524
2029 Households	5,232	42,312	106,431



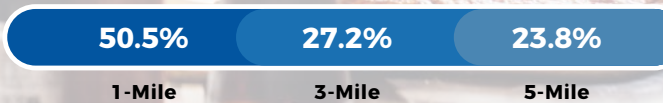
## 2024 Housing Units



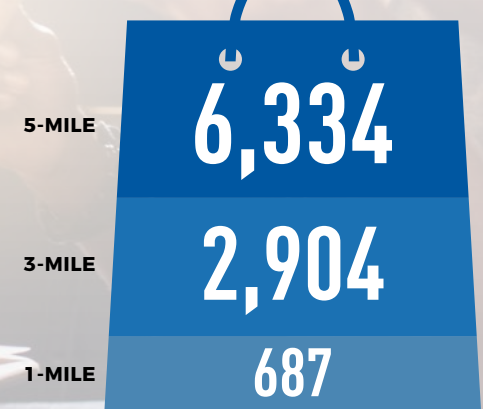
## Owner Occupied



## Renter Occupied



## 2024 Businesses



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exclusively listed by

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