

FULLY IMPROVED PAD AVAILABLE | GL or SALE

SWC GARY ROAD & SKYLINE DRIVE, SAN TAN VALLEY, AZ

SEEKING CHICKEN, MEXICAN, FINANCIAL INSTITUTIONS, ETC.



TAKE 5 & CHRISTIAN BROTHERS UNDER CONSTRUCTION OPENING SOON!

RIDGEVIEW COLLEGE PREPARATORY HIGH SCHOOL

Christian Brothers Automotive

AVAILABLE

Dutch Bros

DUTCH BROS & MCDONALD'S NOW OPEN!

McDonald's

N GARY RD

18,134 VPD

W SKYLINE DR

7,203 VPD

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
480.947.8800 (M)
www.dpcr.com

DELANEY MCGROARTY | Cell: (909) 524-9669 | delaney.mcgroarty@dpcr.com

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 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 & 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.

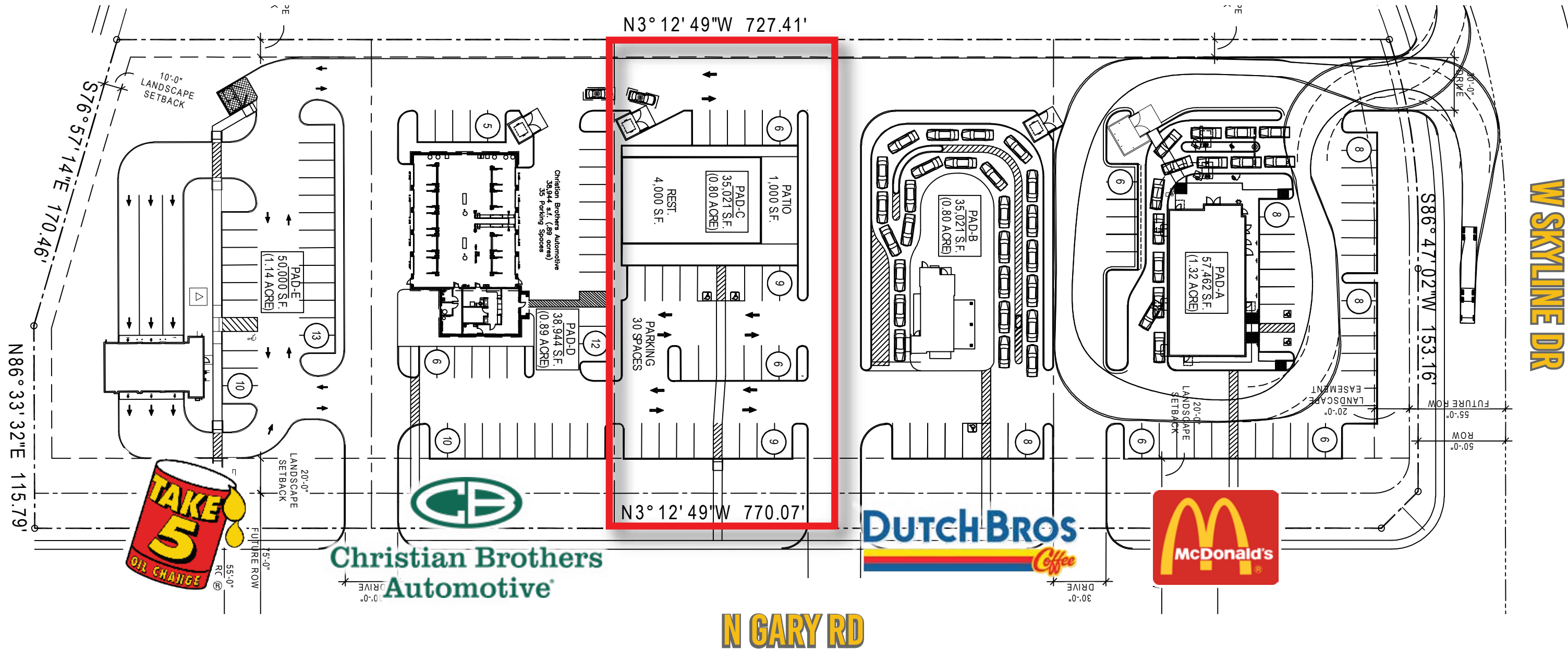
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SITE PLAN - Option 1



AVAILABLE



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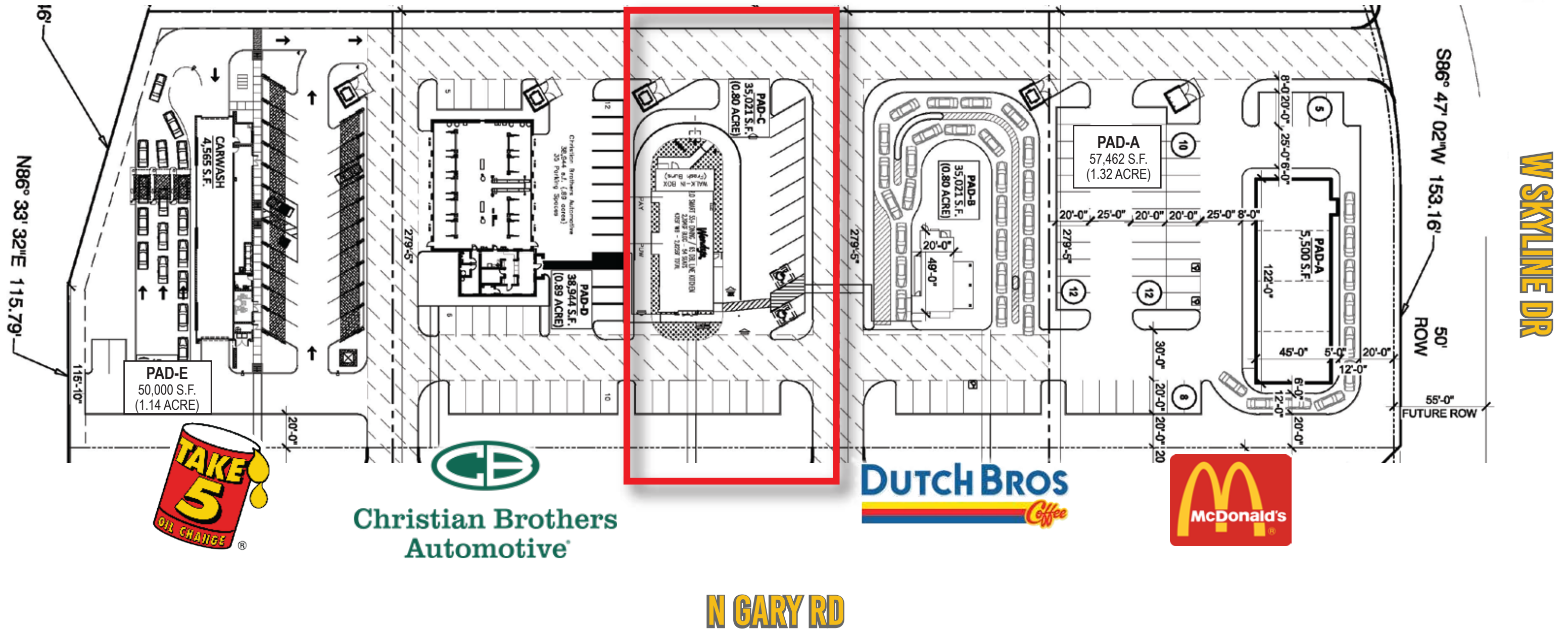
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SITE PLAN - Option 2

AVAILABLE



PROPERTY HIGHLIGHTS

- New ±0.80 Acre PAD available for SALE, GL, BTS or RBTS!
- Seeking Chicken, Mexican, Financial Institutions, etc.
- Half a mile from regional centers located at Gary Road & Hunt Highway
- Over 20,000 new homes under construction within a 2-mile radius
- Half a mile from major power center under construction. Tenants to include: Home Depot, Raising Cane's, Jimmy John's, SuperStar Car Wash, Dunkin' Donuts, Panda Express, Freddy's Steakburgers, Denny's, Salad and Go, Big O Tires, Native Grill & Wings and a planned Grocery anchor
- Skyline Road connection to Gantzel Road



native grill wings

Freddy's STEAKBURGERS

PANDA EXPRESS

THE HOME DEPOT

SAAD AND GO

PACIFIC DENTAL SERVICES

DUNKIN' DONUTS

JJ

SUPER STAR CAR WASH

Raising Cane's CHICKEN FINGERES

WinCo FOODS

BIG O TIRES

Adriy Crab SHACK & BBQ

WELLS FARGO

SALLY BEAUTY

CHIPOTLE MEXICAN GRILL

DISCOUNT TIRE

Little Caesars

BURGER KING

TACO BELL

goodwill

Dignity Health

SportClips HAIRCUTS

Hungry Howies

FIREHOUSE SUBS

9 ROUND

SHERWIN WILLIAMS

Walmart

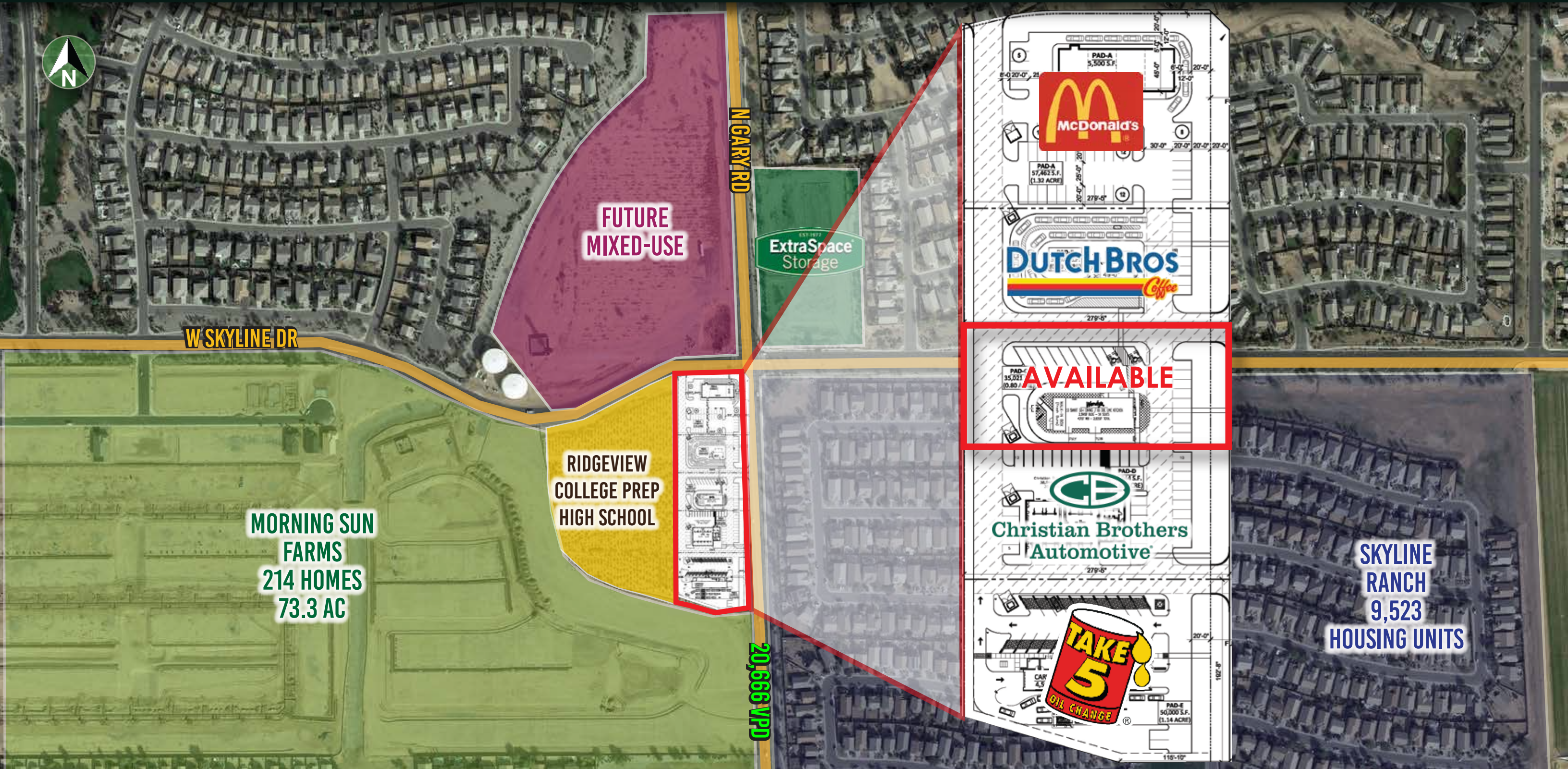
STARBUCKS COFFEE

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DEMOGRAPHICS 2025

Source: SitesUSA

ESTIMATED POPULATION

16,036	65,501	148,359
1 MI	3 MI	5 MI

PROJECTED EST. POPULATION (2030)

19,289	80,963	181,549
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$111,126	\$129,123	\$134,538
1 MI	3 MI	5 MI

PROJECTED AVG HH INCOME (2030)

\$109,543	\$128,045	\$133,184
1 MI	3 MI	5 MI

DAYTIME POPULATION

4,518	22,032	47,947
1 MI	3 MI	5 MI

TRAFFIC COUNTS 2025

Source: SitesUSA

GARY ROAD	18,134 VPD
HUNT HIGHWAY	27,465 VPD
SKYLINE DRIVE	7,203 VPD



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