

**FOR SALE
OR LEASE**

COMMERCIAL PAD(S) NEXT TO SANTAN MALL

NEC Williams Field Rd & Loop 202 San Tan Fwy



TRENT RUSTAN
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

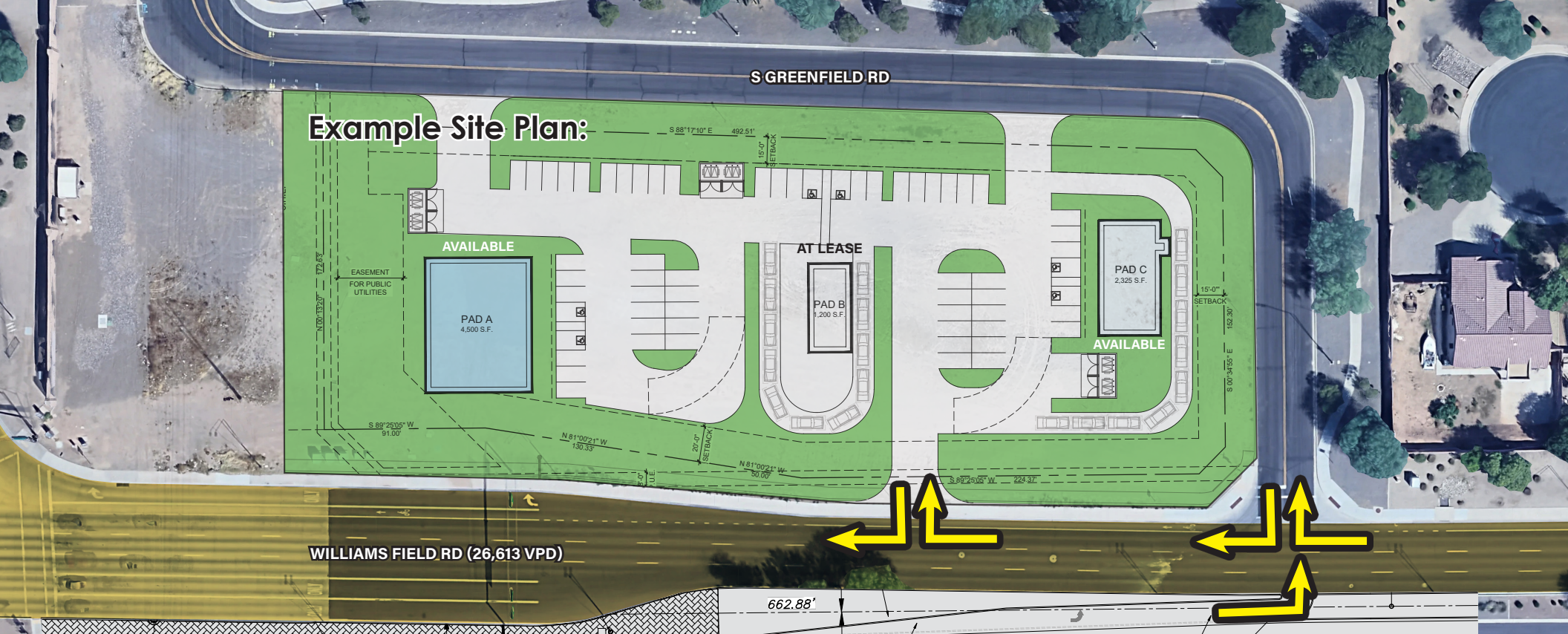
07 25 25



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi-az.com



PROPERTY SUMMARY

2.11 Acres Site with 3 Potential Pads Available For Sale/Lease

Property Address:	NEC Williams Field Rd & Loop 202 Gilbert, AZ 85295
Property Type:	Land PAD Sites
Zoning:	NC (Neighborhood Commercial)
Parcel:	304-40-911
Transaction Type:	Sale/Lease
Potential Uses:	Retail, Restaurant, Medical, Office

AVAILABLE FOR SALE/LEASE

PAD A | ±4,500 SF

Seeking Retail, Restaurant, Medical, or Office Building

PAD B | ±1,200 SF

QSR Restaurant

PAD C | ±2,325 SF

Seeking QSR Restaurant

**Flexible site plan and density, can be modified to fit buyer needs*

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ABOUT SANTAN VILLAGE

There's So Much To Discover

SanTan Village is the premier destination for all your shopping, dining and entertainment needs with top stores like Best Buy, Dillard's, Macy's, lululemon athletica, HomeGoods, Nordstrom Rack and Dick's Sporting Goods.

This outdoor center is truly a unique, distinctive lifestyle center that offers customers rich and varied activities, experiences and amenities combined with a special blend of stores, restaurants, and entertainment.

Dining options include Bourbon & Bones, SALT Tacos y Tequila, Blue Wasabi Sushi & Martini Bar, The Keg Steakhouse, Thirsty Lion Gastropub, Kona Grill, Grimaldi's Pizzeria and Shake Shack.

Shoppers can also experience one of the best escape rooms in the Valley, Escapology, catch a movie at Harkins Theatres or bring their kids to Kids Empire and Slimeatory for indoor playtime fun.

SANTAN VILLAGE



±1,203,000
Total Square Feet

8.8 Million Shoppers visit SanTan Village Annually

MARKET ANALYSIS

The Gilbert, AZ, market is experiencing strong growth, with a population estimated to be around 285,274, a 5.97% growth since the official 2020 census count. This growth is being driven by a number of factors, including the city's proximity to Phoenix, its strong employment base, and its growing amenities and attractions.



1.1 Million People in Total SanTan Village Trade Area

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DEMOGRAPHIC SUMMARY

S Gilbert Rd, Chandler, Arizona, 85286

Ring of 1 mile

KEY FACTS

6,233

Population



2,020

Households

35.5

Median Age

\$102,386

Median Disposable Income

EDUCATION

2.5%

No High School Diploma



16.7%

High School Graduate



25.5%

Some College/
Associate's Degree



55.4%

Bachelor's/Grad/Prof Degree

INCOME



\$119,210

Median Household Income



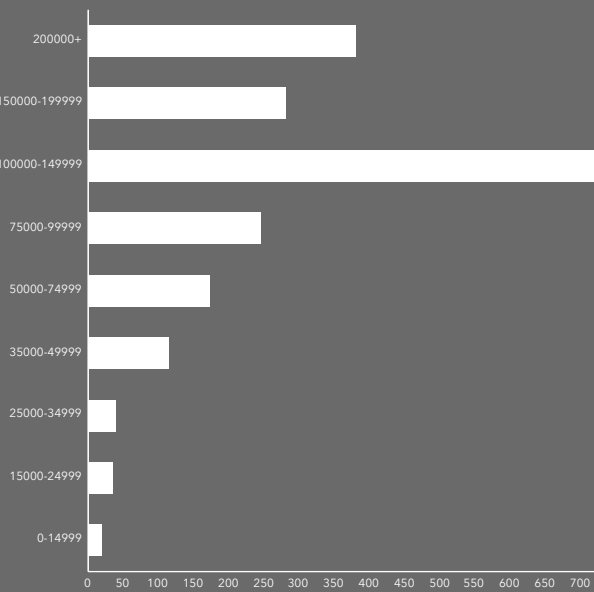
\$49,759

Per Capita Income

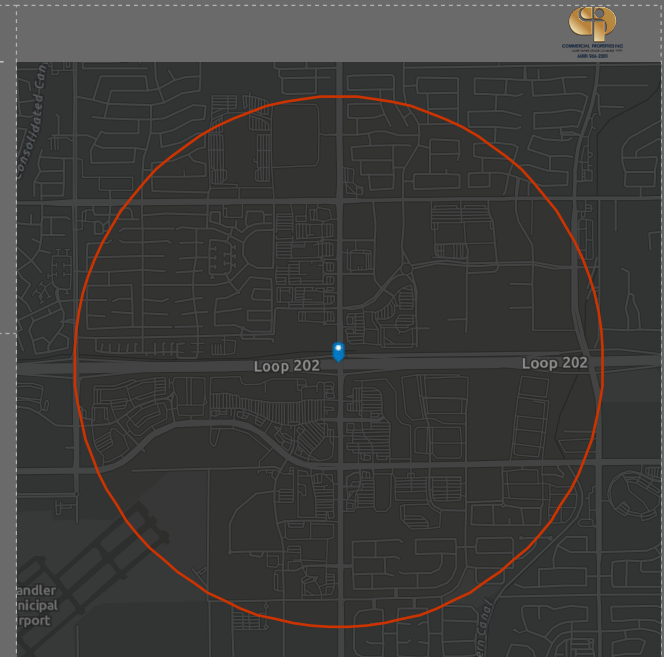


\$310,871

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

81.3%

White Collar

11.9%

Blue Collar

9.1%

Services

2.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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gilbert
arizona



ABOUT GILBERT, AZ

Why Gilbert, AZ Is The Place To Be!

Thrive in the heart of Arizona's prosperity! Gilbert, AZ, isn't just a growing suburb, it's a vibrant hub of opportunity. Imagine your business pulsing with the energy of a young, educated demographic, fueled by a booming tech scene and thriving retail markets. Picture yourself surrounded by award-winning schools, top-rated healthcare, and a cultural tapestry woven from local charm and global connections. In Gilbert, success isn't just possible, it's practically contagious. Let your business flourish in the fertile ground of Gilbert, where potential knows no bounds.

1st

BEST PLACE
FOR EARLY
RETIREMENT
(SMART ASSET, 2022)

2nd

SAFEST CITY
IN THE U.S.
(FBI UCRP, 2022)

2nd

FASTEST-RISING
CITY IN THE U.S.
(FINANCEBUZZ, 2023)



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