



Available For Lease

The Offices at SanTan Village



Menlo Group
COMMERCIAL REAL ESTATE

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Class A Creative Office Space

2218 E Williams Field Rd, Gilbert, AZ 85295

- Office above retail available for lease
- Offices ranging from 1,327 – 8,792 SF
- Vibrant, mixed-use environment
- Easy access to Loop 202
- Total project includes 1.2+ million SF
- Built in 2007
- Professionally managed by Macerich



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Did you know?

8.8 million customers
visit SanTan Village
each year!

Available Spaces

Lease Type: **Full Service**

Lease Term: **Negotiable**

| Suite | Size | Lease Rate | Comments |
|------------------|------------------|---------------|--|
| Bldg 4 | 4,926 SF | \$35.00 SF/yr | Shell: to be built |
| Bldg 8, Ste 210 | 1,327 - 3,545 SF | \$33.00 SF/yr | Immediate availability, demisable to 2,218 & 1,327 SF |
| Bldg 12, Ste 200 | 8,792 SF | \$35.00 SF/yr | Shell: to be built |

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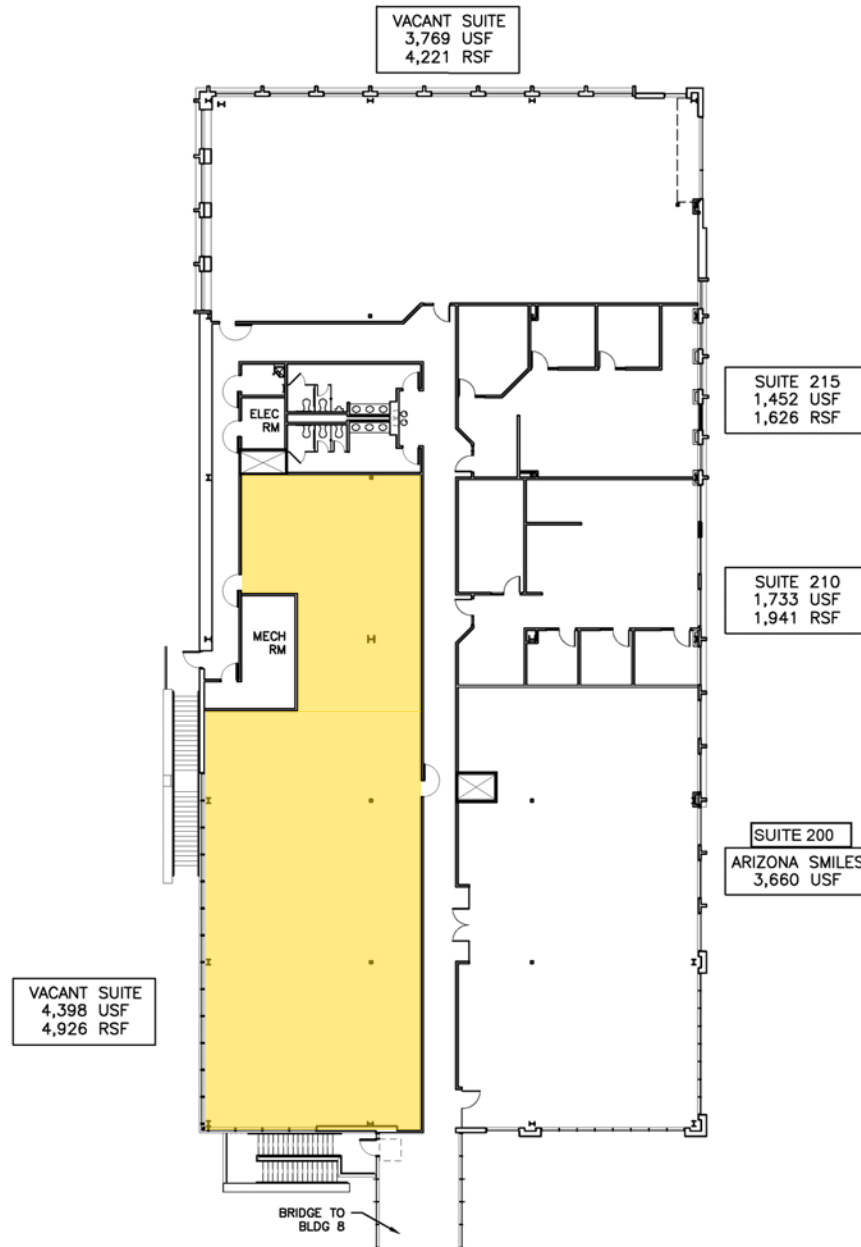
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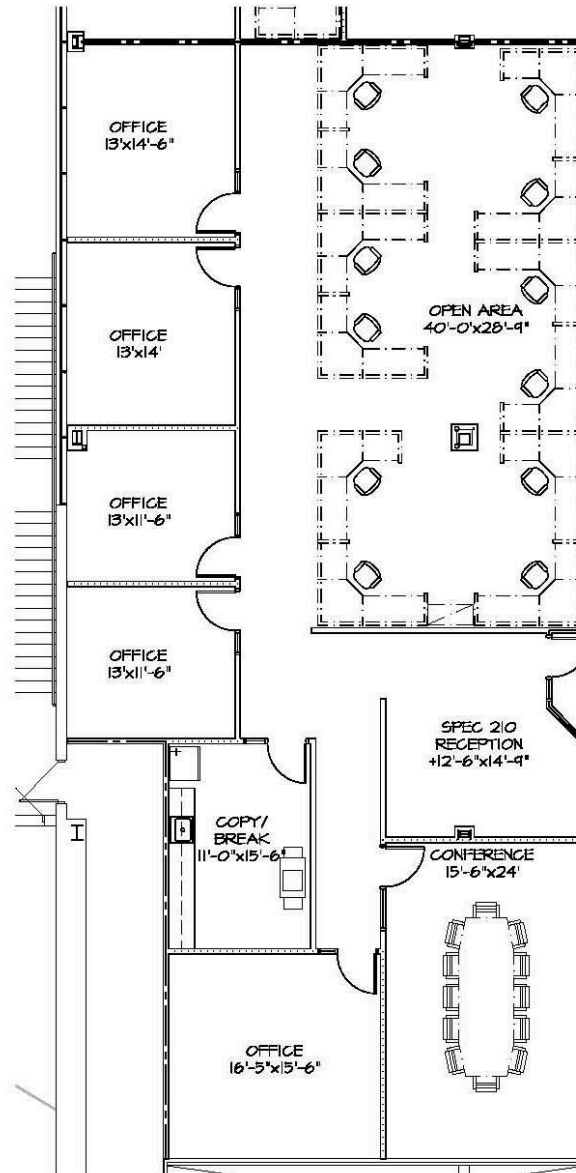
2174 E Williams Field Rd, Bldg 4, Gilbert, AZ 85295

4,926 SF shell space



2168 E Williams Field Rd, Bldg 8, Ste 210 Gilbert, AZ 85295

3,545 SF spec space



Demographics

| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Population | 7,575 | 74,783 | 212,420 |
| Median Age | 29.9 | 31.6 | 31.2 |
| Households | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 2,503 | 24,076 | 69,586 |
| Persons per Household | 3.0 | 3.1 | 3.1 |
| Average Household Income | \$91,645 | \$99,434 | \$93,931 |



Major Retailers

- Apple
- Barnes & Noble
- Best Buy
- Dick's Sporting Goods
- Dillard's
- Harkins Theatres
- HomeGoods
- Lovesac
- lululemon
- Macy's
- Nordstrom Rack
- Sephora
- ...and more!

Restaurants

- Bourbon & Bones
- Fired Pie
- Kona Grill
- Red Robin
- Shake Shack
- Thirsty Lion
- ...and more!



Market Fact Sheet

The Ranch

Approximately 5 miles from the center, The Ranch is a visionary master-planned development. Spanning 311 acres, it boasts a dynamic blend of industrial, retail and 750 multi-family units. This project promises to redefine the landscape with construction slated to begin in the summer of 2024.

LG Energy Solutions

LG Energy Solutions will begin construction of its \$5.5B standalone battery manufacturing facility in nearby Queen Creek in 2024. The plant is expected to be operational in 2025 and provide approximately 3,000 jobs.

Gateway Airport

The second largest airport in the Phoenix metro area, the Phoenix-Mesa Gateway Airport, serves 1.9M+ passengers on flights to more than 45 cities, generating \$1.8B in annual economic revenue. Located less than 5 miles from the center, the airport includes a new \$28M, 30,000 SF concourse.

Notable Gilbert Employers

- Banner Health: Banner Gateway Medical Center & MD Anderson
- Dignity Health: Mercy Gilbert Medical Center
- Deloitte
- Footprint
- Merrill Lynch
- Morgan Stanley
- Northrop Grumman
- GoDaddy
- Silent-Air

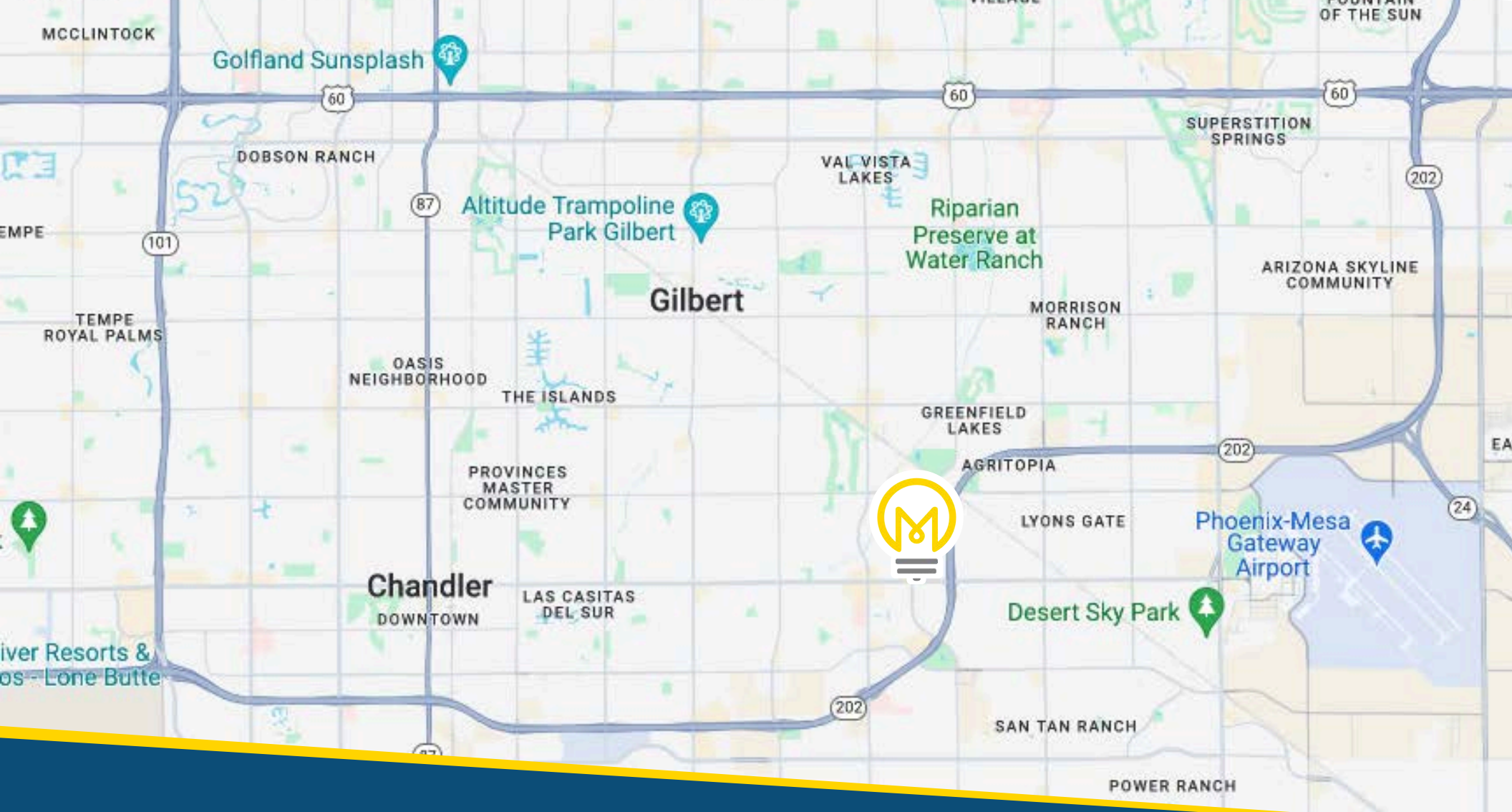
Gilbert Fast Facts

- 288K residents
- Median home price: \$554K in December 2023
- #2 Fastest-Rising U.S. City
- #2 Best City for Renters
- 48% of residents age 25+ hold a bachelor's degree or higher

Nearby Schools

Within 10 miles of the center, there are 49 private elementary and high schools with an average tuition of \$10,678 and a student-teacher ratio of 15:1. There are 6 colleges, universities and technical schools:

- ASU's Polytechnic Campus
- NAU at Chandler-Gilbert Community College
- Park University Gilbert
- University of Arizona Gilbert
- Chandler-Gilbert Community College
- East Valley Institute of Technology



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