

SUBJECT

Mattamy
Homes
254 D/U



Bungalows at
Gantzel & Combs
319 D/U

MR. PICKLE'S
SANDWICH SHOP

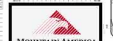
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PACIFIC
DENTAL SERVICES



SPROUTS
FARMER'S MARKET



**NEC COMBS &
GANTZEL LLC
COMMERCIAL LAND**



COMBS ROAD (12,500 CPD)

COMBS ROAD (12,500 CPD)

Combs Rd



**COMBS
TRADITIONAL
ACADEMY**

ENCANTERRA

**JOIN US BANK!
LAST GROUND
LEASE PAD AVAILABLE**

**N/NEC OF
GANTZEL & COMBS
SAN TAN VALLEY, AZ**

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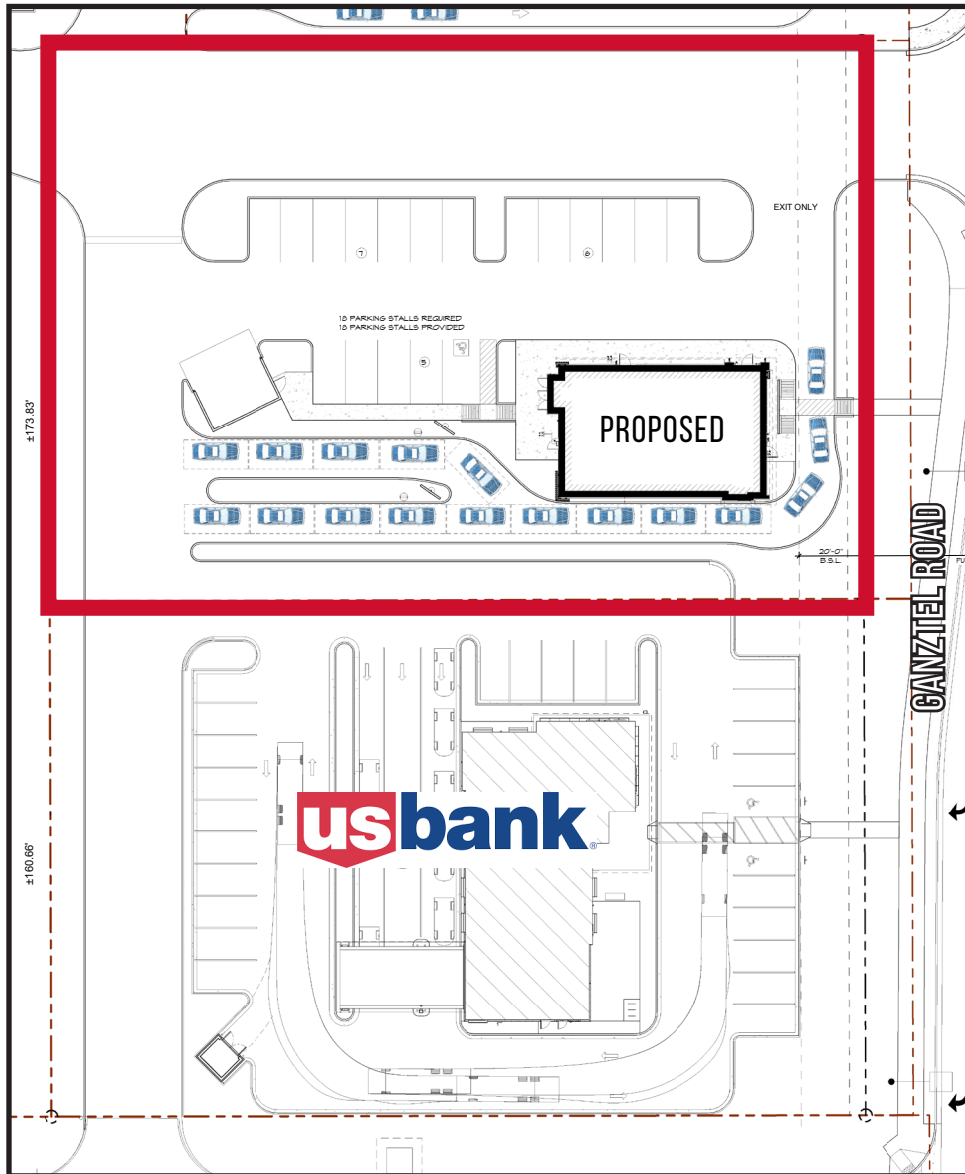
Lindsey Dulle
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Lindsey@CRE8Advisors.com

OWNED BY
**BANNER HEALTH
FOUNDATION**

**BANNER
IRONWOOD
MEDICAL CENTER**

PROPERTY SUMMARY

N/NEC GANTZEL & COMBS
SANTAN VALLEY, AZ



PROPERTY HIGHLIGHTS

- Join US Bank!
- Last Pad Remaining!
- Call for Pricing
- Ground lease pad available!
- High growth area with strong demographics and traffic counts!
- Over 40,000 CPD at the intersection of Gantzel & Combs
- Sprouts, Target and many other national retailers coming to the intersection!

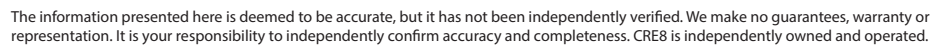
PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	11,304	71,252	131,102
2028 Population:	12,295	76,474	138,356
2023 Total Households:	3,645	21,980	40,881
Med Household Income:	\$87,537	\$90,583	\$88,671

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	1 Acres
APN:	104-53-016B
LOCATION:	GANTZEL & COMBS

N/NEC GANTZEL & COMBS
SAN TAN VALLEY, AZ





For Additional details contact the team
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