



# MULTIPLE OUTPARCELS SAN TAN VALLEY, AZ

1400 W. Hunt Hwy., San Tan Valley, AZ 85143

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	41,679
STREET	W. Hunt Hwy.
COUNT 2	19,419
STREET 2	N. Gary Rd.

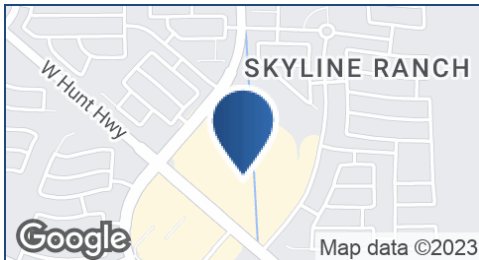
### DEMOGRAPHICS - 2023

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	11,238	58,137	112,283
Average HH Income	\$95,544	\$101,100	\$110,992
Estimated Households	3,473	19,001	35,293

### PROPERTY HIGHLIGHTS

- Multiple outparcels located in front of The Home Depot
- Signage rights included
- Nearby retailers include: The Home Depot, Walmart, WinCo Foods (coming soon), Goodwill, Discount Tire, Big O Tires, Sally Beauty, Sport Clips, and Super Star Car Wash
- Nearby restaurants include: Jimmy John's, Panda Express, Denny's, Salad and Go, Freddy's Frozen Custard & Steakburgers, Burger King, Firehouse Subs, Dunkin', Taco Bell, and Hungry Howie's

\* Figures shown represent estimates



**DIVERSIFIED**  
COMMERCIAL BROKERAGE

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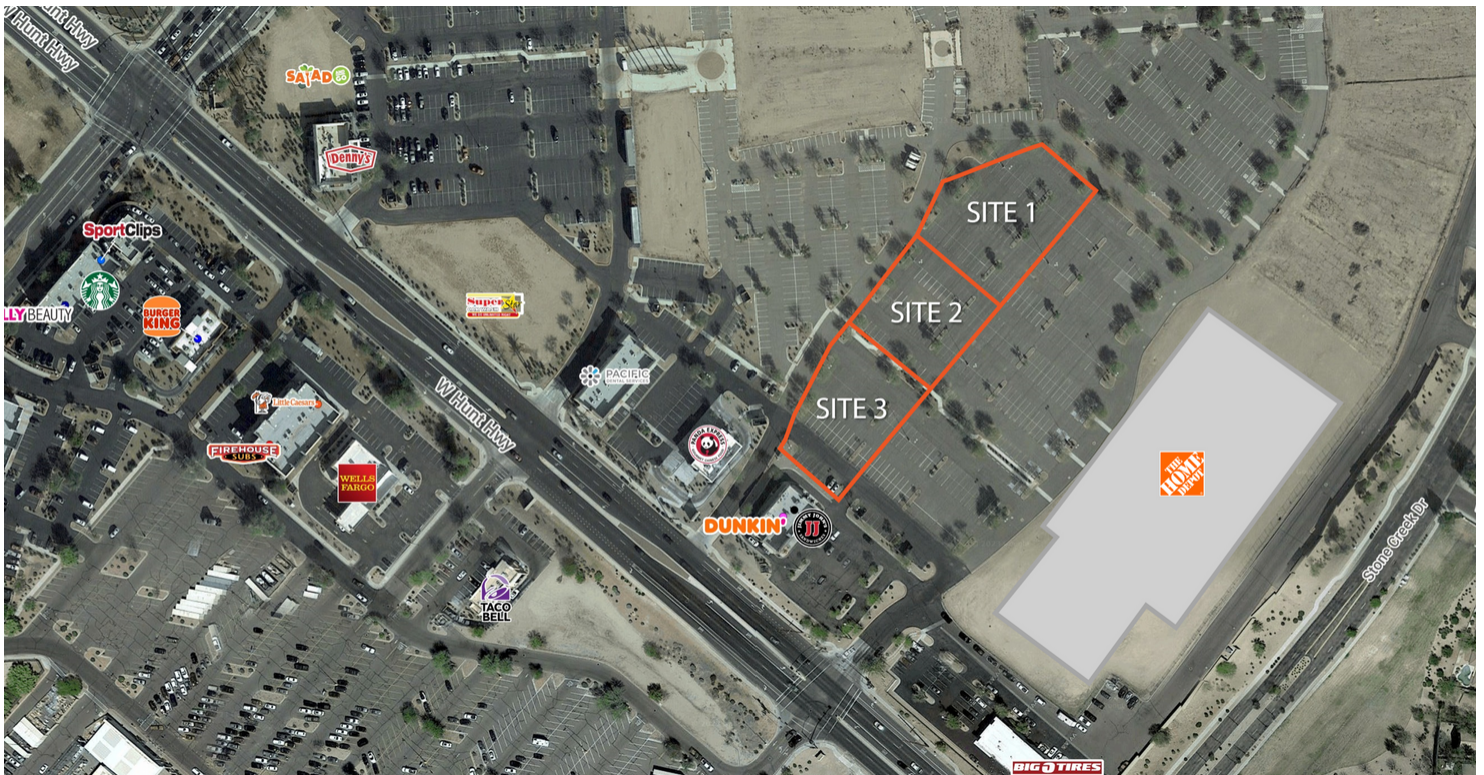




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## Location Map



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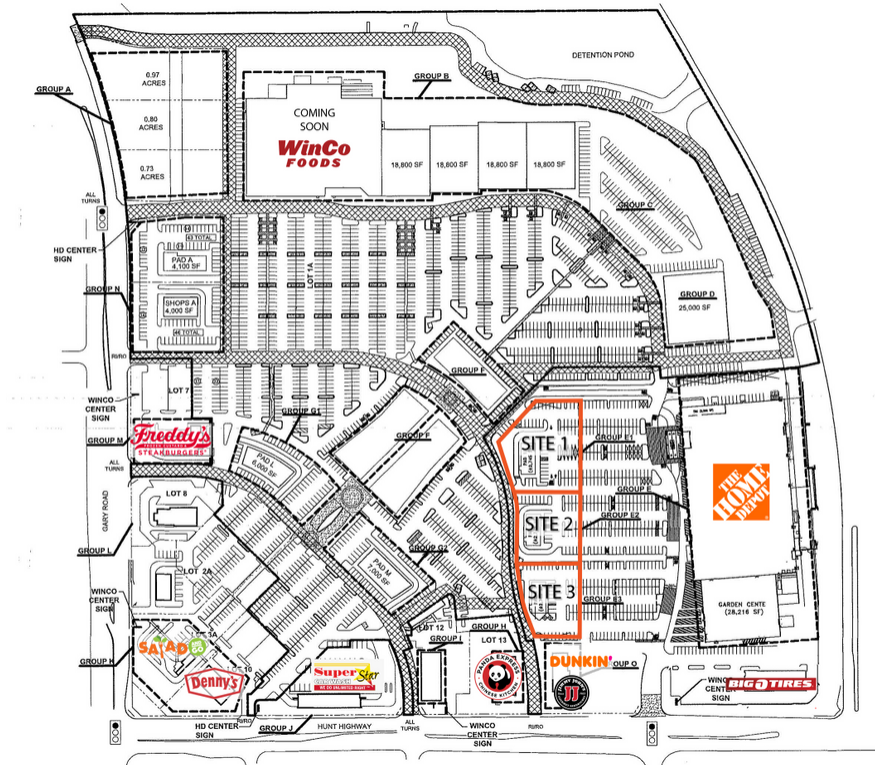




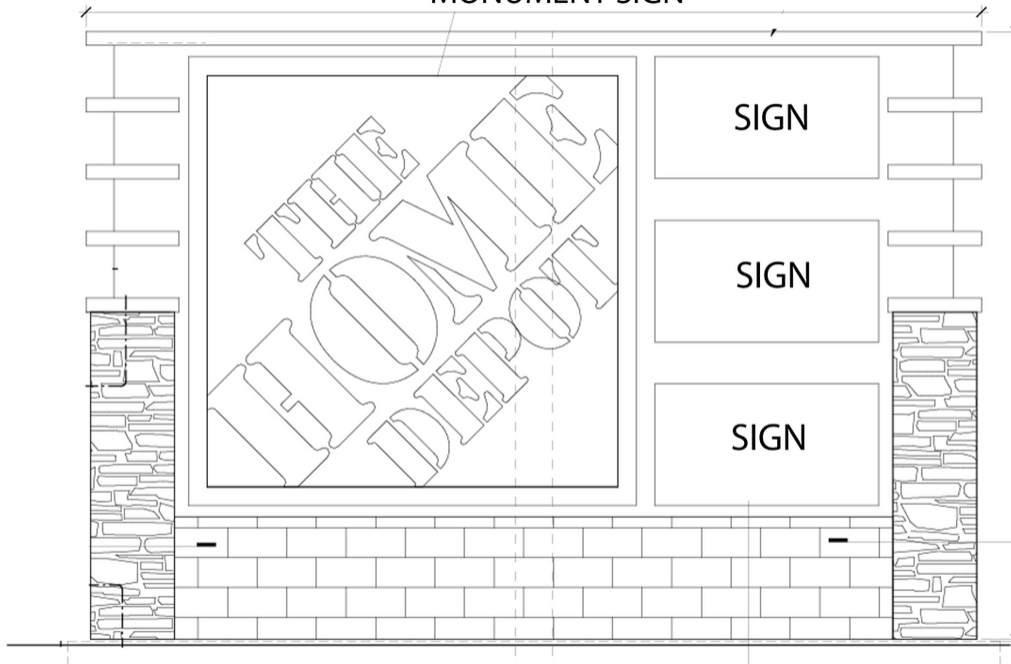
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*Additional Photos*



## MONUMENT SIGN



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