

FOR SALE | LAND

SAN TAN PAVILIONS PAD

SWC Williams Field Rd and San Tan Village Pkwy, Gilbert , AZ 85295

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

| | |
|----------------|--|
| Sale Price: | \$500,000 |
| Lot Size: | ±0.45 Acres |
| APN #: | 304-95-988 |
| Zoning: | RC |
| Cross Streets: | Williams Field Rd & San Tan Village Pkwy |

PROPERTY OVERVIEW

This finished, **shovel-ready retail pad** is ideally positioned near the intersection of Williams Field Rd and San Tan Valley Pkwy, offering excellent visibility and easy access for customers. **All utilities are stubbed to the site**, with onsite and offsite improvements already completed, allowing a buyer to move forward without development delays. **The surrounding retail environment is proven and high-performing, benefiting from strong daily traffic and established consumer draw.** With continued residential growth nearby and close proximity to major roadways, this site is well suited for a variety of retail or restaurant concepts. **It's a rare opportunity to secure a turnkey pad in one of Gilbert's most active retail areas.**

PROPERTY HIGHLIGHTS

- Fully improved, shovel-ready retail pad
- Average HH income of over \$155,000 within 3 miles
- All utilities in place with onsite and offsite work complete
- Located alongside a top-performing Verizon store (#1 on the West Coast)
- Adjacent to a high-volume Trader Joe's ranked #4 nationwide
- Proven retail setting with strong daily traffic

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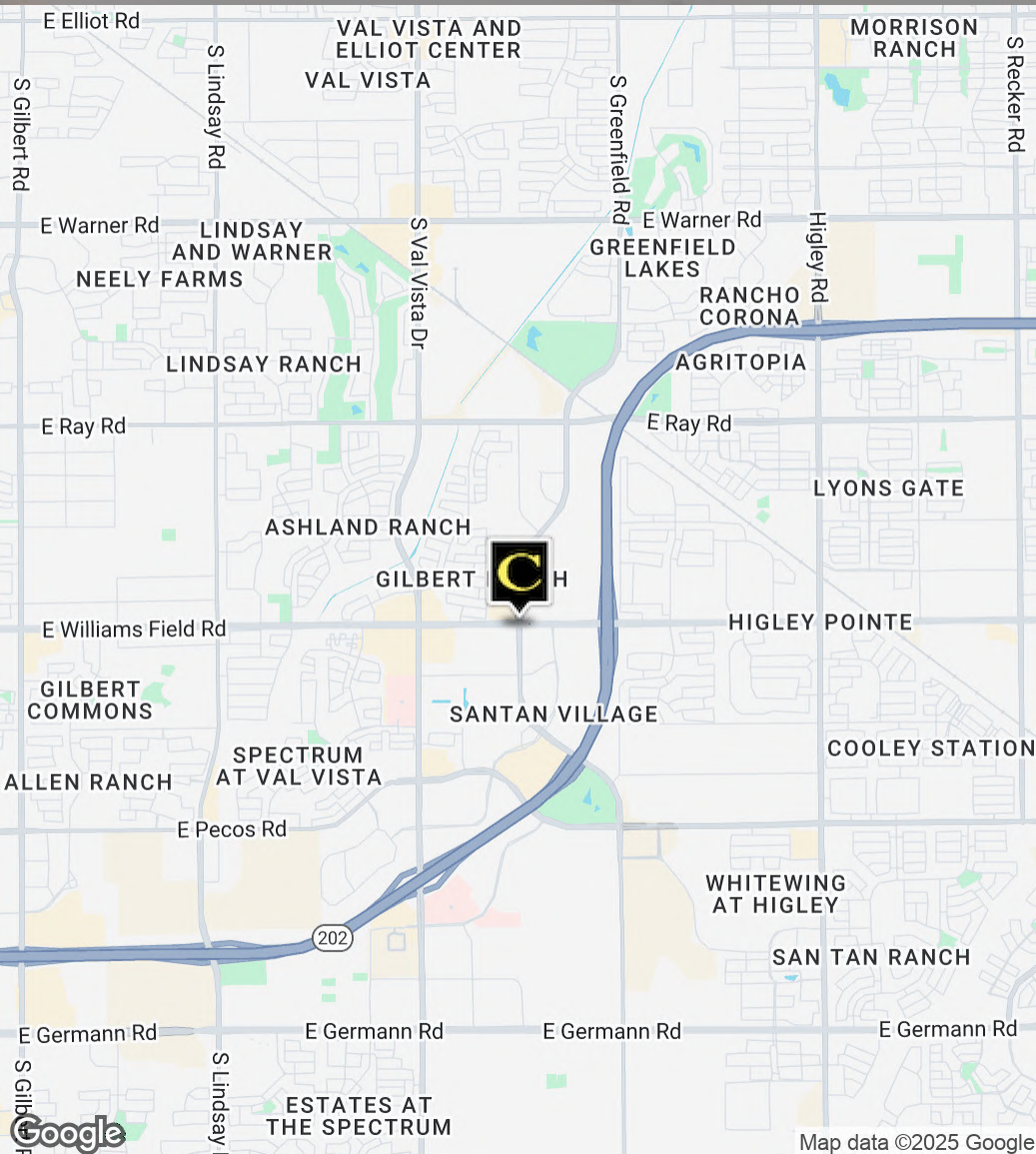
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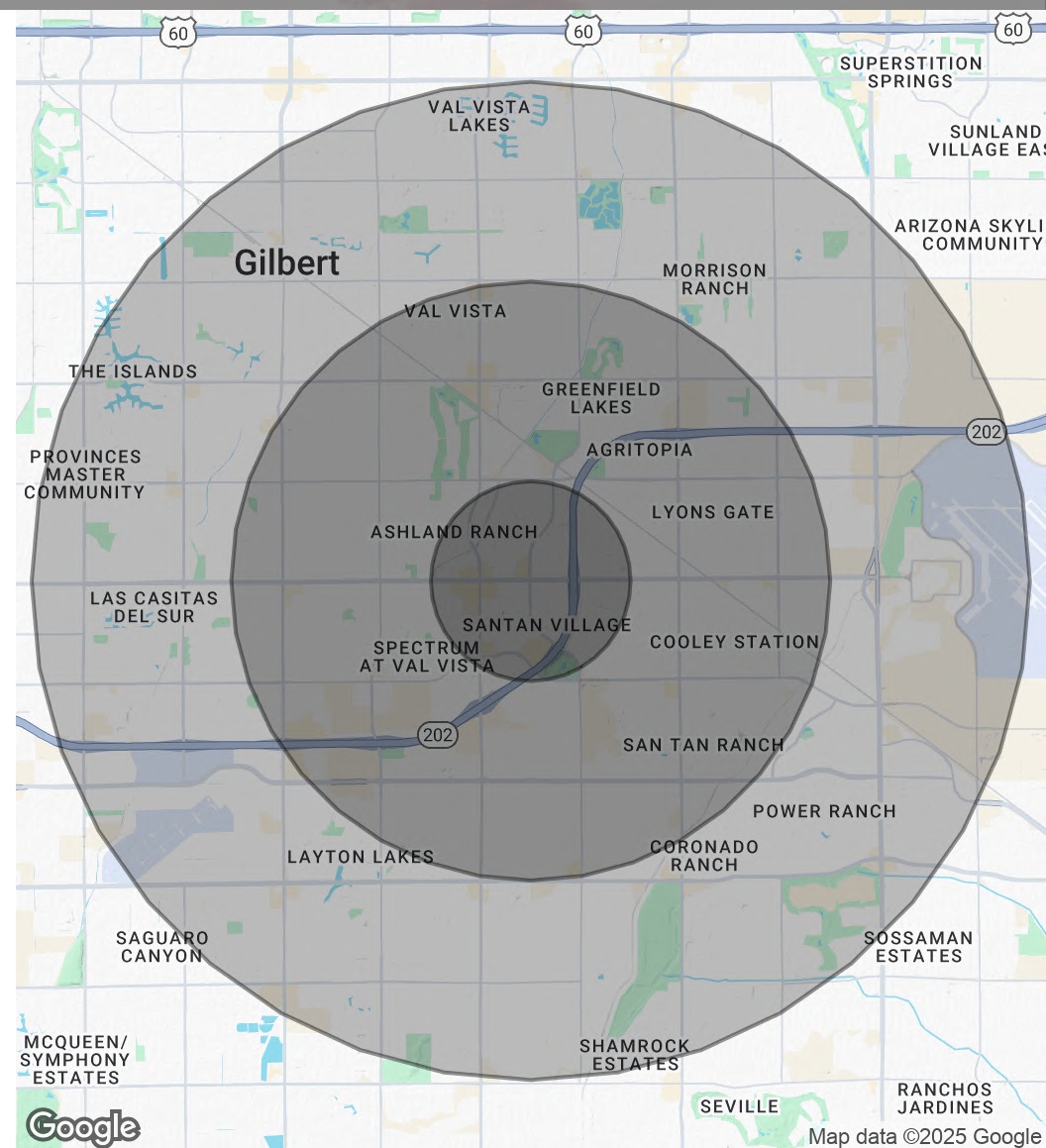
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,577 | 119,073 | 288,551 |
| Average Age | 34 | 35 | 36 |
| Average Age (Male) | 34 | 35 | 35 |
| Average Age (Female) | 35 | 36 | 37 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,572 | 38,996 | 95,508 |
| # of Persons per HH | 2.6 | 3.1 | 3 |
| Average HH Income | \$136,390 | \$155,572 | \$151,262 |
| Average House Value | \$540,711 | \$588,620 | \$593,029 |

Demographics data derived from AlphaMap



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