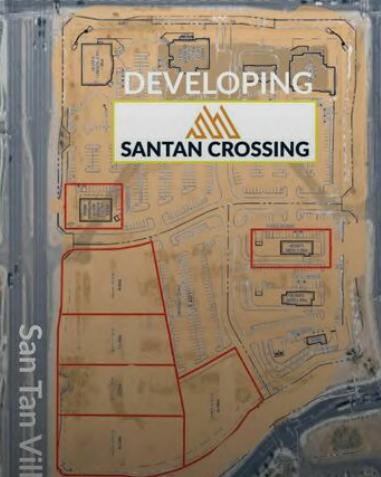


E Williams Field Rd



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

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SAN TAN PAVILIONS PAD

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



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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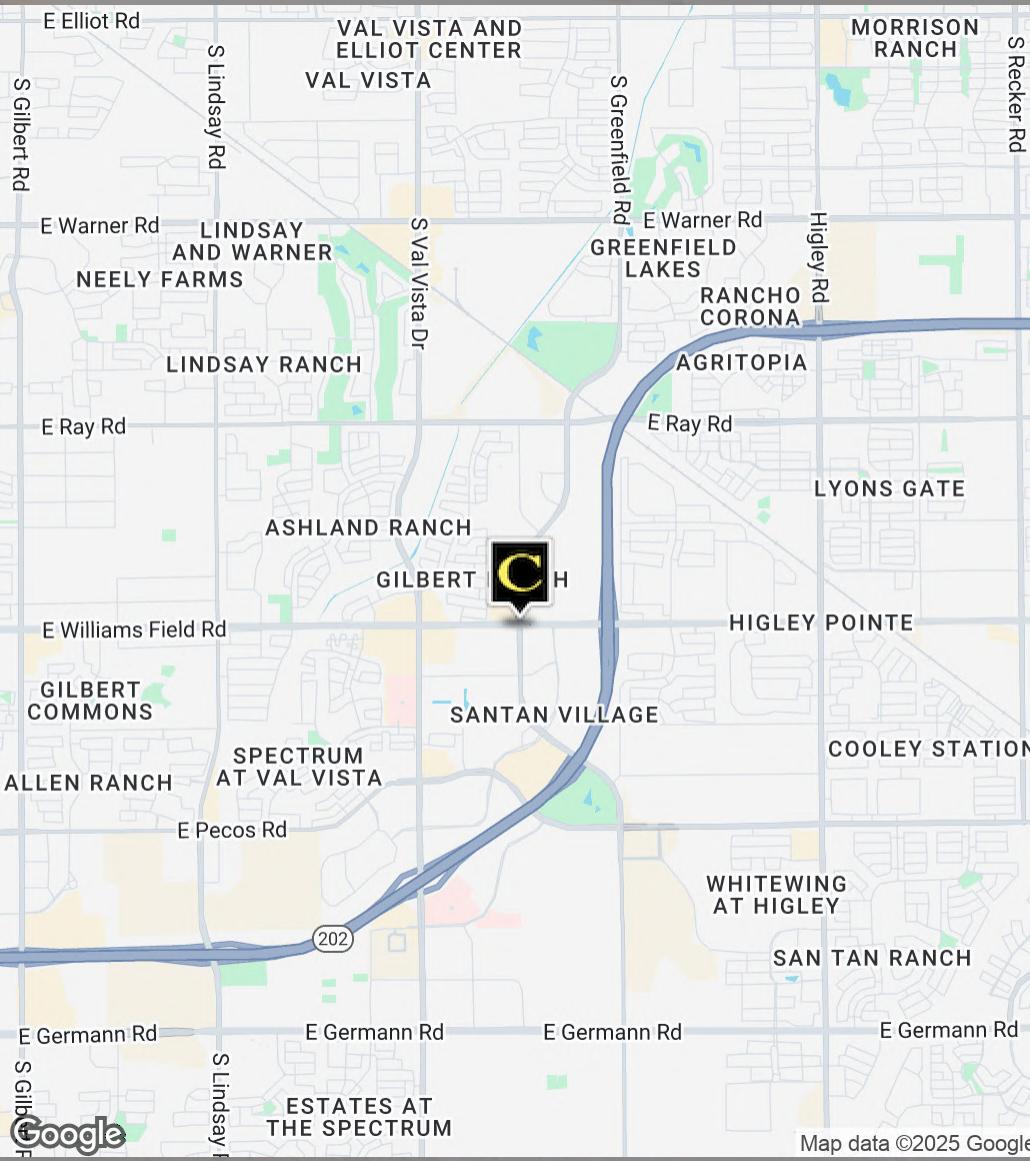
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POPULATION

| | 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 |
|--|--------|---------|---------|
|--|--------|---------|---------|

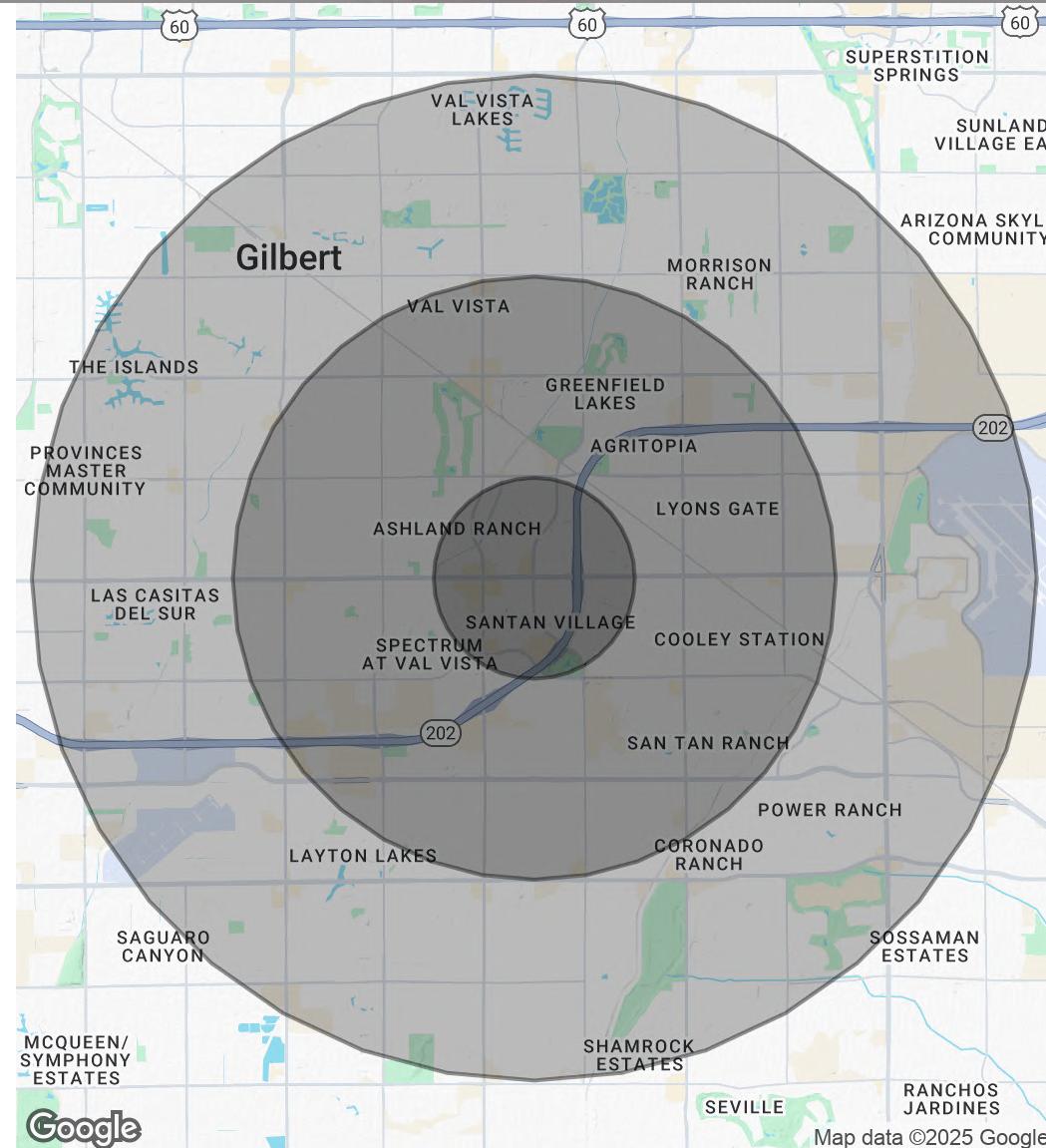
Total Households 5,572 38,996 95,508

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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