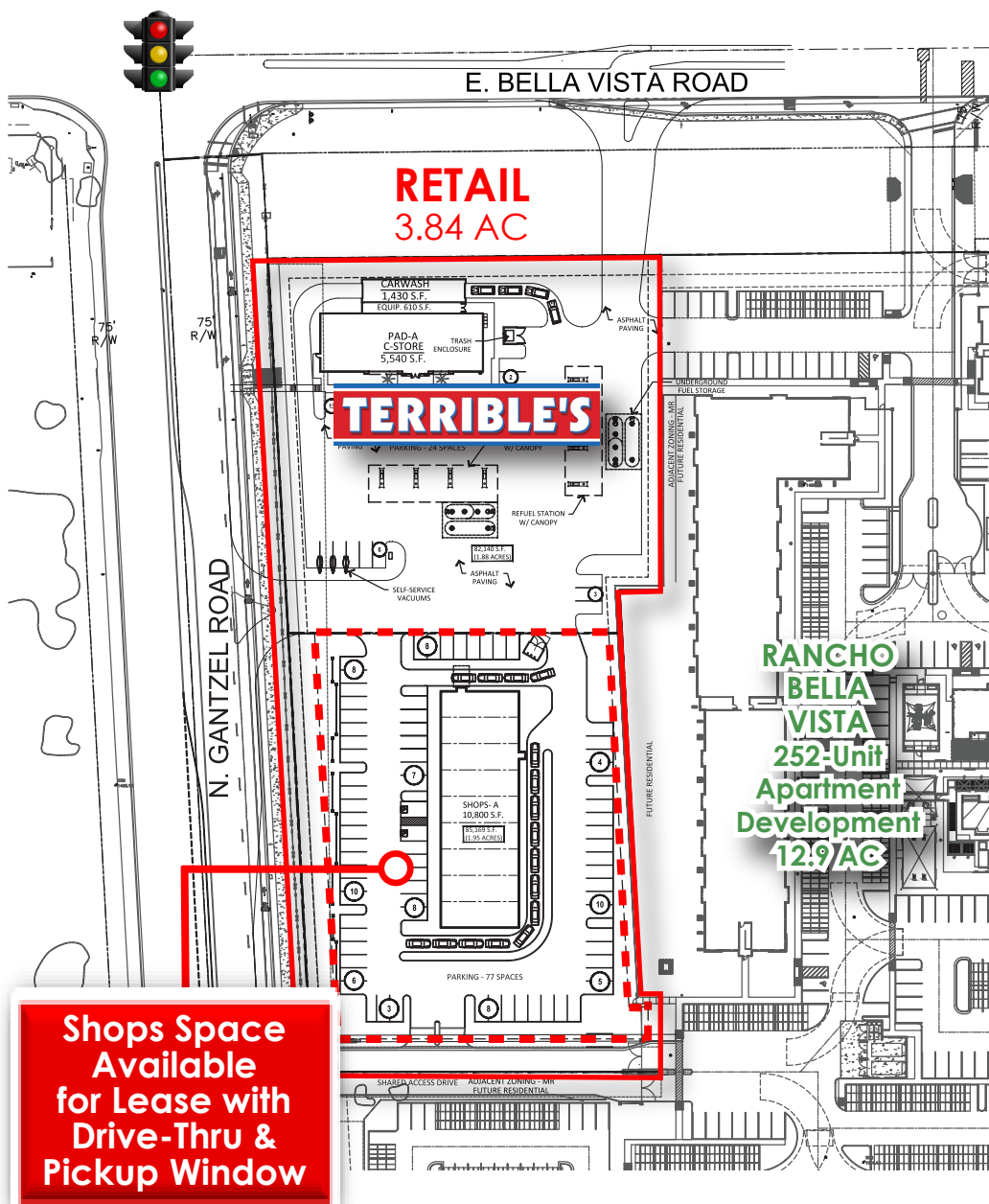
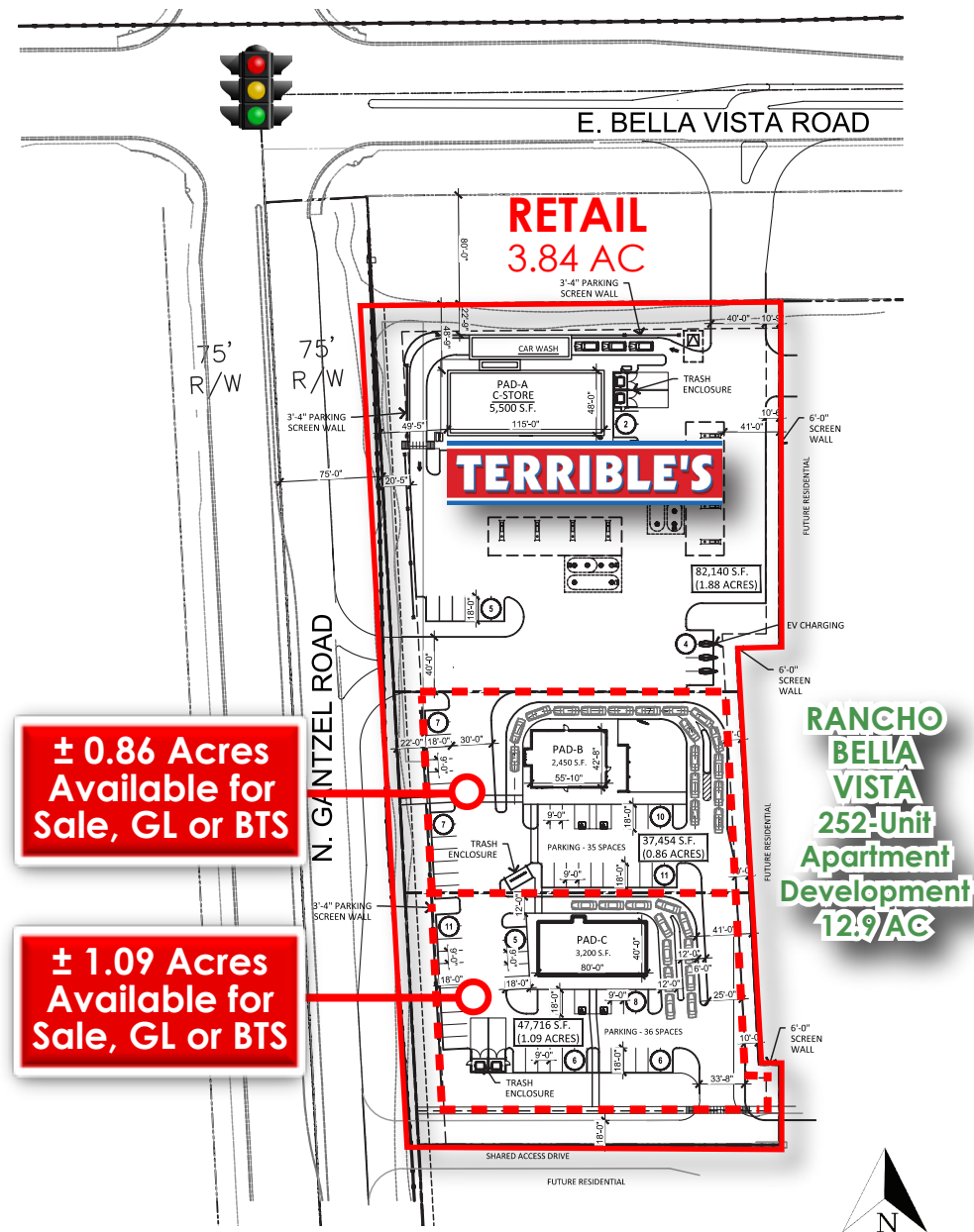


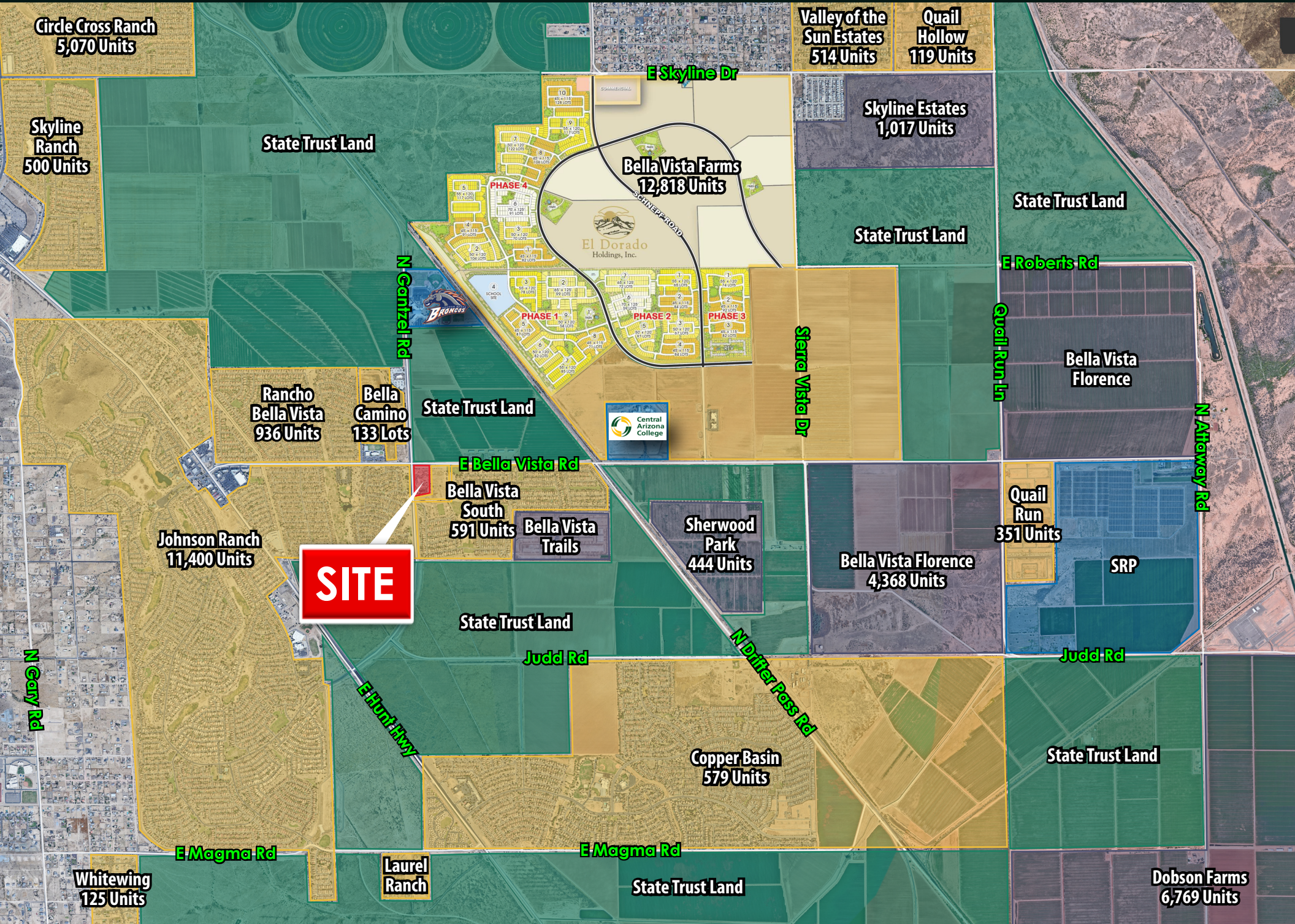
OPTION 1



OPTION 2



housing map



NEW RETAIL DEVELOPMENT IN SAN TAN VALLEY!

SEC Bella Vista Road & Gantzel Road | San Tan Valley, AZ

demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	8,230	48,107	100,875
PROJECTED POPULATION (2030)	9,257	57,218	126,284
AVERAGE HOUSEHOLD INCOME	\$111,501	\$114,163	\$123,560
DAYTIME POPULATION	2,268	16,775	33,255
MEDIAN AGE	33.4	36.2	36.0
TOTAL BUSINESSES	109	757	1,425



traffic counts: Bella Vista Rd | 14,844 VPD • Gantzel Rd | 17,094 VPD

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DIVERSIFIED PARTNERS

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property highlights

- Shops space for Lease with drive-thru and pick-up window available (option 1)
- Retail PADs available for sale, ground lease or build-to-suit (option 2)
- Seeking automotive and QSR tenants!
- C-2 Zoning
- Adjacent to recently approved 252-unit apartment development
- Join Terribles!