NEW RETAIL DEVELOPMENT IN SAN TAN VALLEY!

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



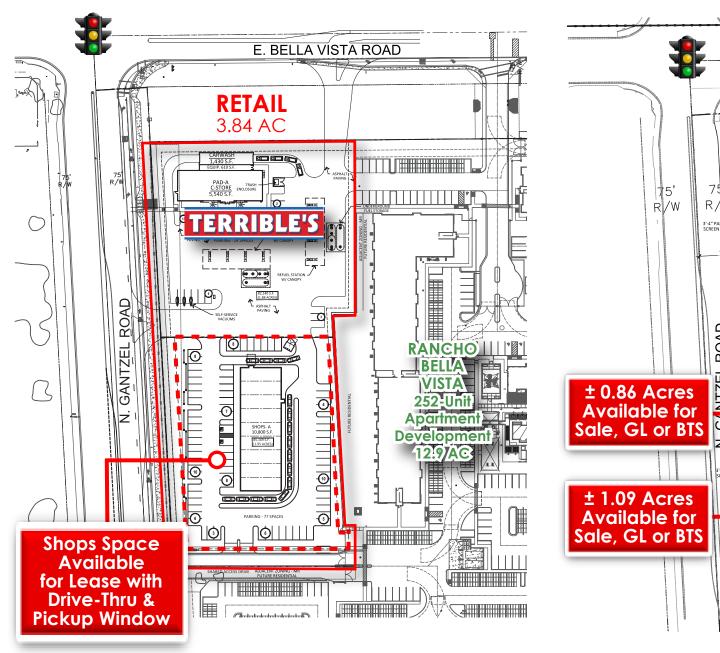
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors whi should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

7339 E. McDonald Drive Scottsdale, AZ 85250 O: 480.947.8800 www.dpcre.com

site plan

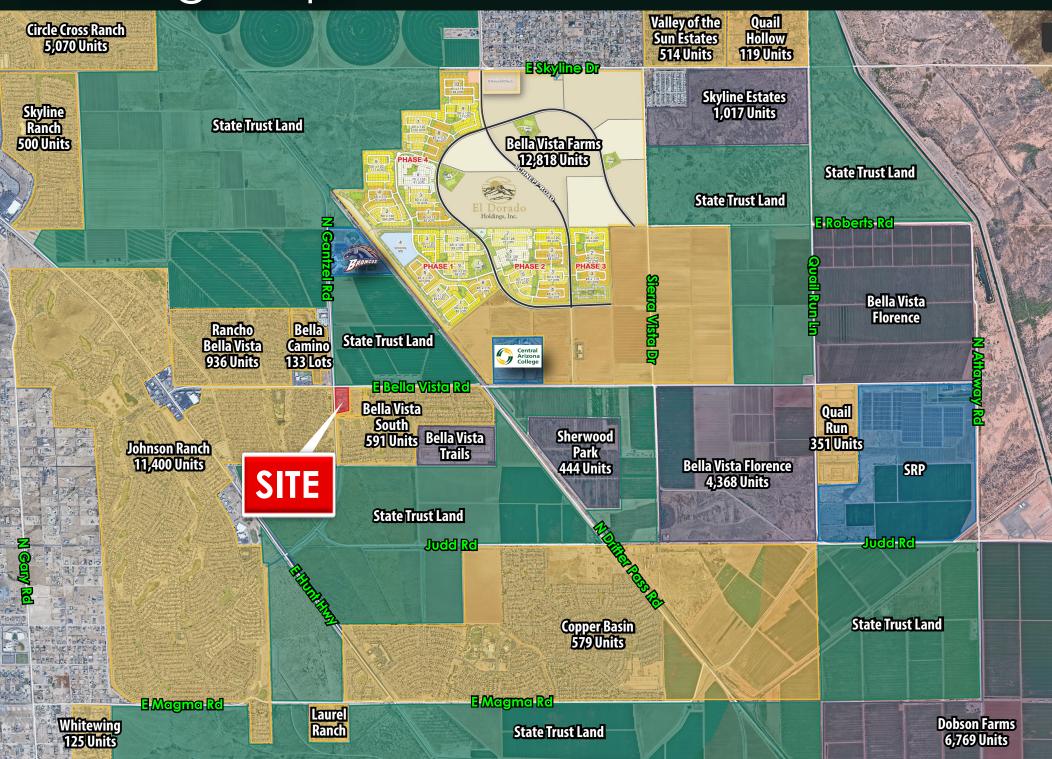
OPTION 1

OPTION 2





housing map



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demographics 2025

	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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property highlights

Source: Sites USA

- 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!