

## NEW DEVELOPMENT SAN TAN VALLEY (QUEEN CREEK), AZ



### THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

NWC Hunt Highway & Village Lane, San Tan Valley, Arizona

**Booming Area –  
Among The Best Housing Growth Areas In The Country!!**

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Presented by owner/agent

## Retail, Restaurants, Office/Medical Office –For Lease. Pads Available – For Sale or Ground Lease

### Property Highlights

- Excellent site in the center of the San Tan Valley development boom (one of the strongest in the country)
- Easily accessible site at a signalized intersection on Hunt Highway
- Pads available for sale, ground lease, or build to suit
- Space for lease (Retail, Office, and Mixed Use)

### Project Information

Project Size	±45,000 SF
Land Size	±6.40 AC (±278,784 SF)
Zoning	CB-1 (Pinal County)
Parcel Number	509-02-062C (Pinal)

## DEMOGRAPHICS

<u>Population</u>	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population	17,369	55,347	125,975
Population Density (residents per square mile)	21,986	1,958	1,603

### Income

Average Household Income	\$97,159	\$108,006	\$117,062
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### Households

# Households	5,423	18,075	39,627
Average Household Size	3.20	3.06	3.18
Family Households	4,368	14,464	32,125

**\*6,350 New Homes Under Construction or Platted within  
1.7 miles = +/-20,300 New Residents Coming Soon**



**THE SHOPS AND OFFICES AT  
SAN TAN HEIGHTS**



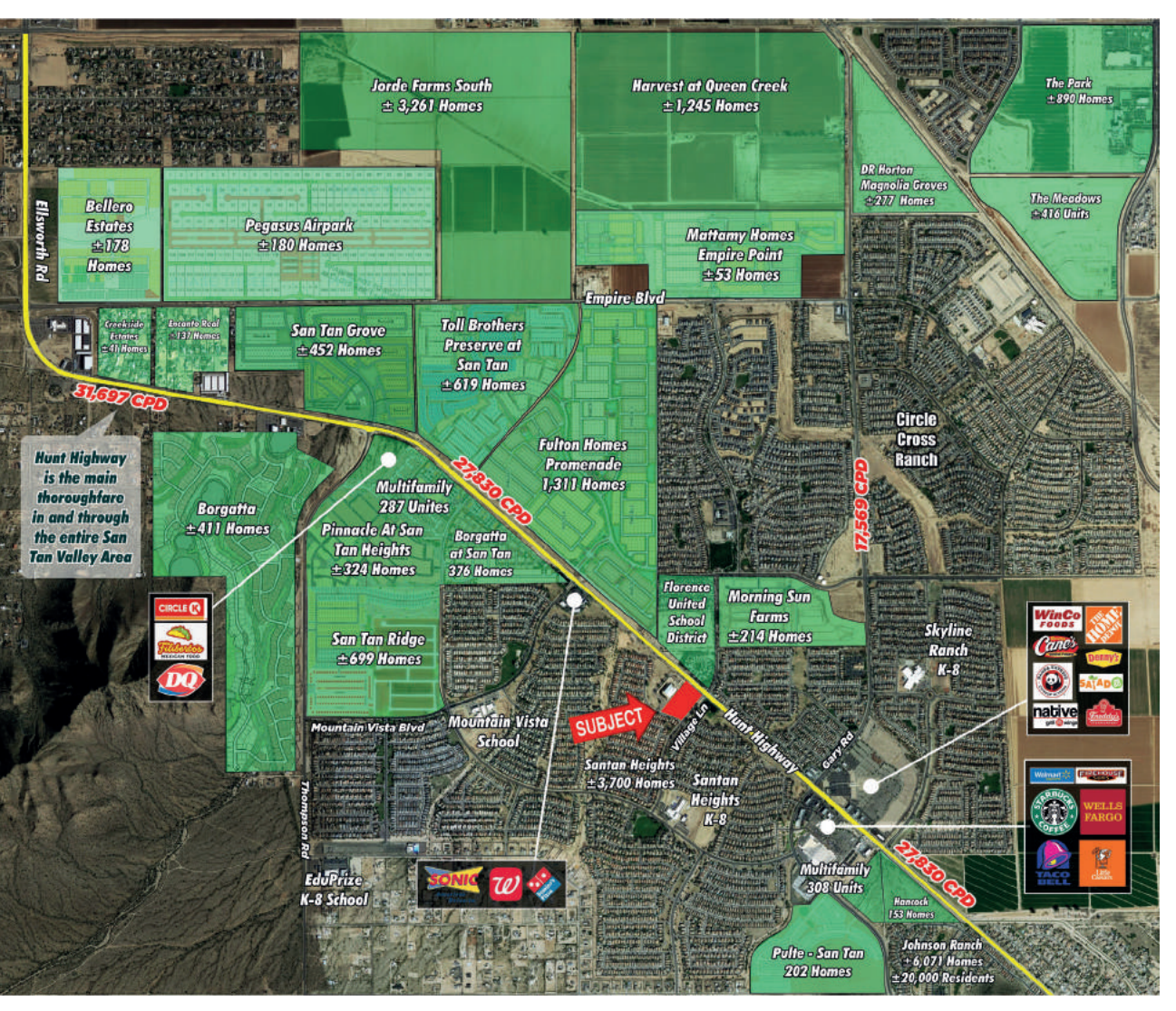
## THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

**NWC Hunt Highway  
& Village Lane  
San Tan Valley  
(Queen Creek), AZ**

Hunt Highway is the Main  
Thoroughfare in & Through  
San Tan Valley.  
As a Result, Most San Tan  
Traffic Passes Right in Front  
of the Development.

# INCREDIBLE HOUSING GROWTH IN AN ALREADY DENSELY POPULATED TRADE AREA

- +/- 20,000 Residents Already Exist Within One Mile, and;
- Huge Amount of Homes (+/- 6,350 New Homes) Are Under Construction/Planned (Equating To +/- 20,300 NEW Residents) Within Two Miles.
- Easily Accessible to a wide area of the San Tan Valley / Queen Creek Area
- Site provides outstanding Exposure & Visibility to Hunt Highway (the busiest road in the area).



THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

## OUTSTANDING LOCATION!!

- Well Positioned in the Center of the trade area.
- Right In The Middle Of The Tremendous growth.
- Surrounded by vibrant family neighbours.
- Easily Accessible to a wide area of the San Tan Valley, Queen Creek and Surrounding areas.
- Signalized Intersection.



## THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

In Escrow

In Escrow

National Pre-School Operator

Village Lane

Camp Verde Road



Available 900 - 6,900 SF

LOI In Negotiation

LOI In Negotiation

Gentle Dental

DUTCH BROS



Traffic Light

Hunt Highway

■ Leased/Sold    ■ Available

### Project Information

Project Size: ±45,000 SF  
 Land Size: ±6.40 AC (±278,784 SF)  
 Zoning: CB-1 (Pinal County)  
 Parcel Number : 509-02-062C (Pinal)

	Land Area (SF)	Building Area (SF)
Pad 1	63,464	6,910
Pad 2	44,698	980
Pad 3	42,255	9,900
Pad 4	52,629	14,000
Pad 5	37,738	7,875
Pad 6	35,968	5,275

Proposed/conceptual pad and building layout. Can be modified to fit specific users requirements

### THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

# DEMOGRAPHICS

Hunt Highway & Village Lane, San Tan Valley, AZ W Village Ln, Queen Creek, Arizona, 85142 Rings: 1, 3, 5 mile radii		Demographic profile				
	1 MILES		3 MILES		5 MILES	
<b>Population Summary</b>						
2023 Total Population	17,369		55,347		125,975	
Population Density (Residents per Square Mile)	5,545		1,875		1,579	
2023 Total Daytime Population	12,678		40,234		89,224	
<b>Households</b>						
2023 Households	5,423		18,075		39,627	
2023 Average Household Size	3.20		3.06		3.18	
2023 Family Households	4,368		14,469		32,125	
2023 Average Family Size	3.52		3.37		3.49	
<b>Household Income</b>						
Average Household Income	\$97,159		\$108,006		\$117,062	
<b>Population by Age</b>						
Median Age	30.4		31.7		31.3	
Age 0 - 4	10.4%		9.5%		9.5%	
Age 5 - 9	10.4%		9.7%		9.7%	
Age 10 - 14	9.6%		9.0%		9.1%	
Age 15 - 24	13.1%		12.9%		13.0%	
Age 25 - 34	13.4%		13.7%		14.3%	
Age 35 - 44	18.2%		17.4%		16.9%	
Age 45 - 54	10.6%		11.2%		11.4%	
Age 55 - 64	6.4%		7.4%		7.7%	
Age 65 - 74	5.5%		6.2%		5.8%	
Age 75 - 84	2.2%		2.6%		2.3%	
Age 85 +	0.3%		0.4%		0.4%	
Age <18	35.1%		32.8%		32.9%	
Age 18 +	64.9%		67.2%		67.1%	
Age 55+	14.4%		16.6%		16.2%	
<b>Marital Status</b>						
Married Couple Households	60.7%		62.9%		63.9%	
Married Households With Own Children <18	31.1%		27.9%		30.7%	
<b>Worker Travel Time to Work (2021)</b>						
<30 Minutes 28%	28%		27%		34%	
30-59 Minutes	64%		56%		50%	
60+ Minutes	19%		22%		19%	

## OUTSTANDING DEMOGRAPHICS

- Incredible population growth in an already densely populated trade area.
- Young and growing families with good household & disposable income.

## THE SHOPS AND OFFICES AT SAN TAN HEIGHTS



Population

1-Mile	3-Miles	5-Miles
17,369	55,347	125,975



2023 Average Household Income

1-Mile	3-Miles	5-Miles
\$97,159	\$108,006	\$117,062



2023 Households

1-Mile	3-Miles	5-Miles
5,423	18,075	39,627



Daytime Population

1-Mile	3-Miles	5-Miles
12,678	40,234	89,224



2023 Average Household Size

1-Mile	3-Miles	5-Miles
3.20	3.06	3.18



Population Growth 2010-2023

1-Mile	3-Miles	5-Miles
37%	57%	54%

## DEMOGRAPHICS (2023)

Source: ESRI Forecasts for 2023

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The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs.



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