

NEW SHOP SPACE COMING TO SANTAN VALLEY

SWC GARY ROAD & SKYLINE DRIVE, SAN TAN VALLEY, AZ



Conceptual Rendering



**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
480.947.8800 (M)
www.dpcr.com

MARTI WEINSTEIN | Cell: (224) 612-2332 | marti@dpcr.com

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 its 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 which 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.

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- New 0.80 Acre PAD available for SALE, GL, BTS or RBTS!

- Half a mile from regional centers located at Gary Road & Hunt Highway
- Over 20,000 new homes under construction within a 2-mile radius
- Half a mile from major power center under construction. Tenants to include: Home Depot, Raising Cane's, Jimmy John's, SuperStar Car Wash, Dunkin' Donuts, Panda Express, Freddy's Steakhburgers, Denny's, Salad and Go, Big O Tires, Native Grill & Wings and a planned Grocery anchor
- Skyline Road connection to Gantzel Road

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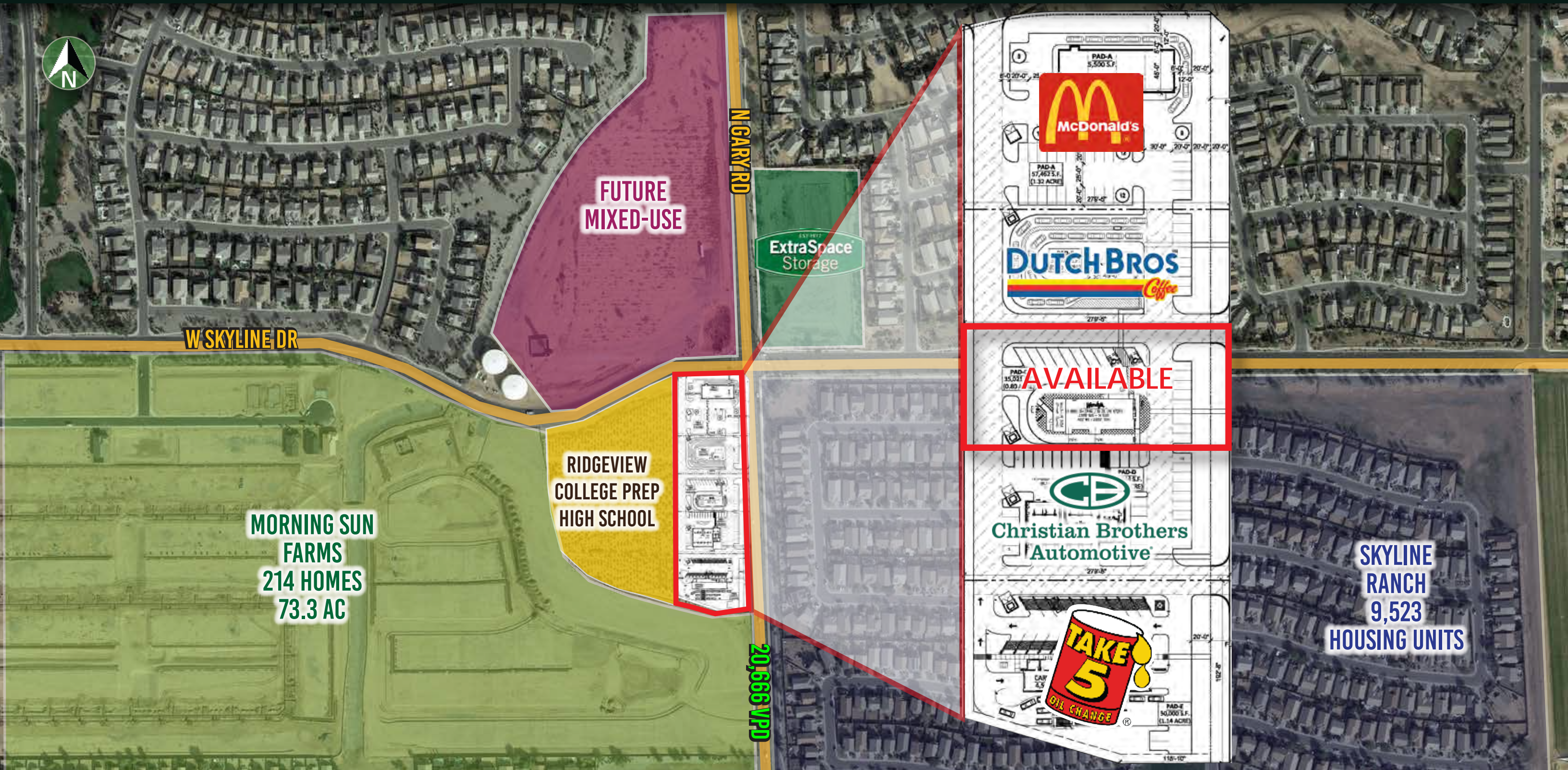


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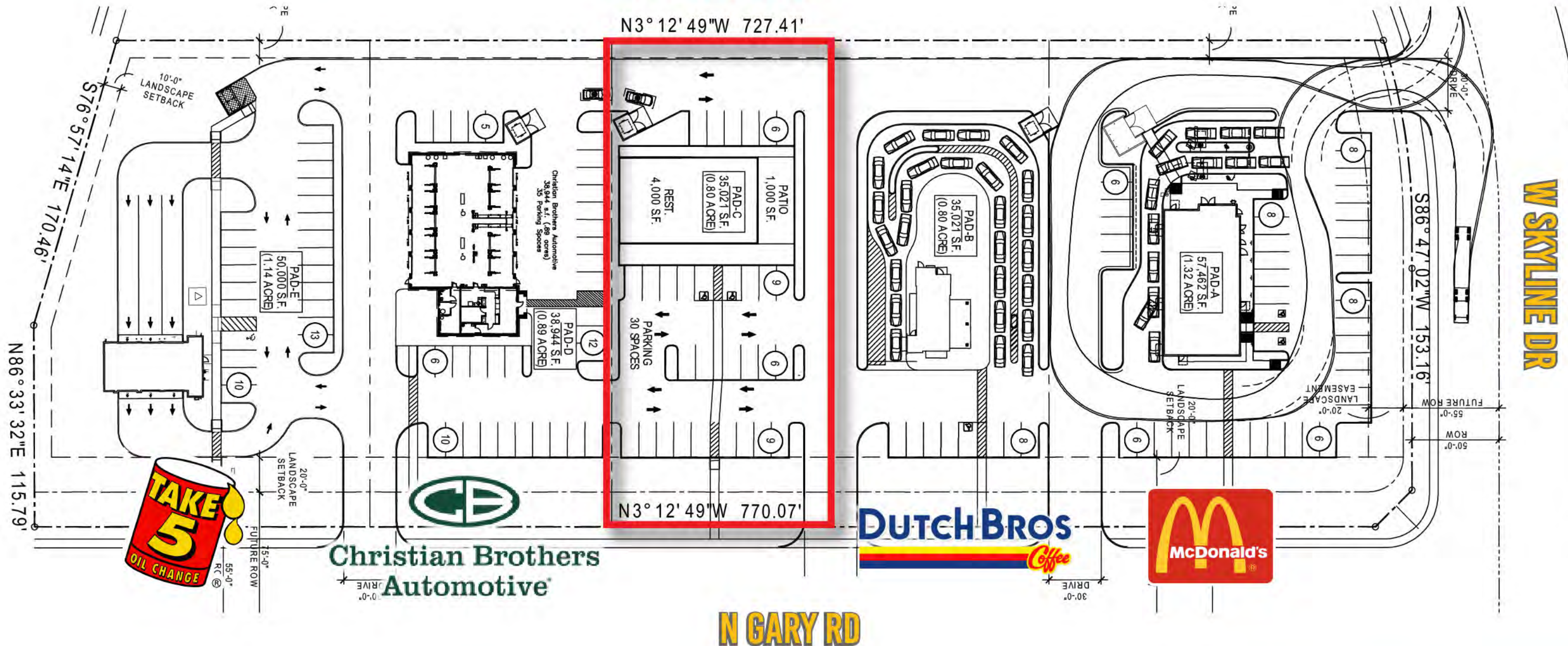
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SITE PLAN - Option 1



AVAILABLE



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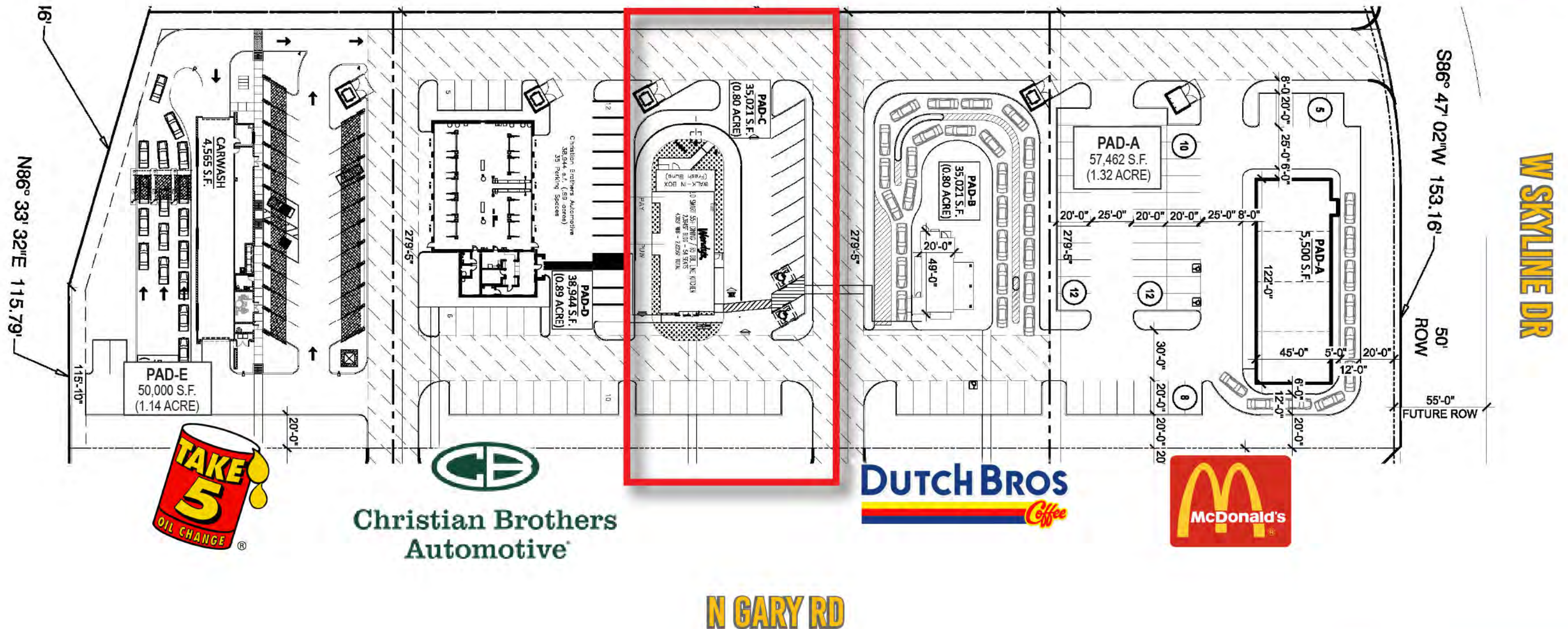
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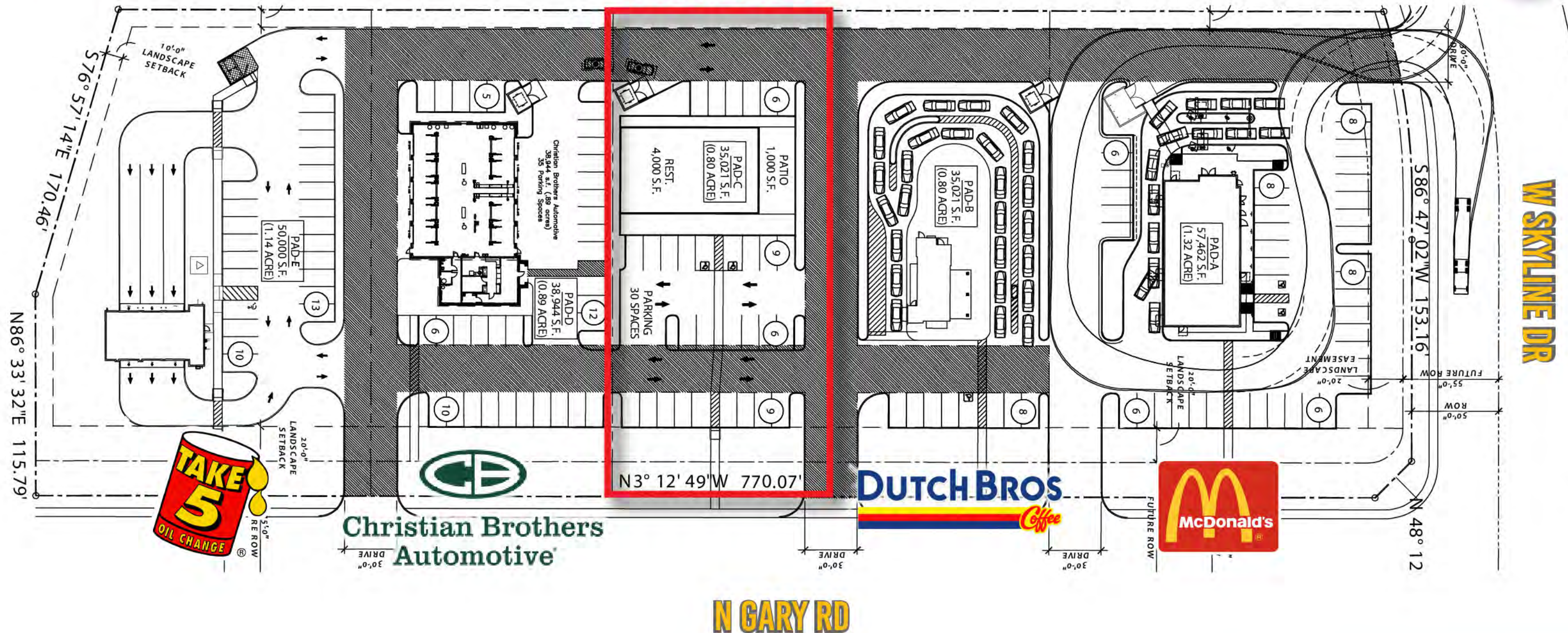
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SITE PLAN - Option 3

AVAILABLE



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DEMOGRAPHICS 2025

Source: SitesUSA

ESTIMATED POPULATION

16,036	65,501	148,359
1 MI	3 MI	5 MI

PROJECTED EST. POPULATION (2030)

19,289	80,963	181,549
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$111,126	\$129,123	\$134,538
1 MI	3 MI	5 MI

PROJECTED AVG HH INCOME (2030)

\$109,543	\$128,045	\$133,184
1 MI	3 MI	5 MI

DAYTIME POPULATION

4,518	22,032	47,947
1 MI	3 MI	5 MI

TRAFFIC COUNTS 2025

Source: SitesUSA

GARY ROAD	18,134 VPD
HUNT HIGHWAY	27,465 VPD
SKYLINE DRIVE	7,203 VPD



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