

NEW SHOP SPACE COMING TO SANTAN VALLEY

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



Conceptual Rendering

NEW SHOP SPACE COMING TO SANTAN VALLEY

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PROPERTY HIGHLIGHTS

- 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 Steakburgers, 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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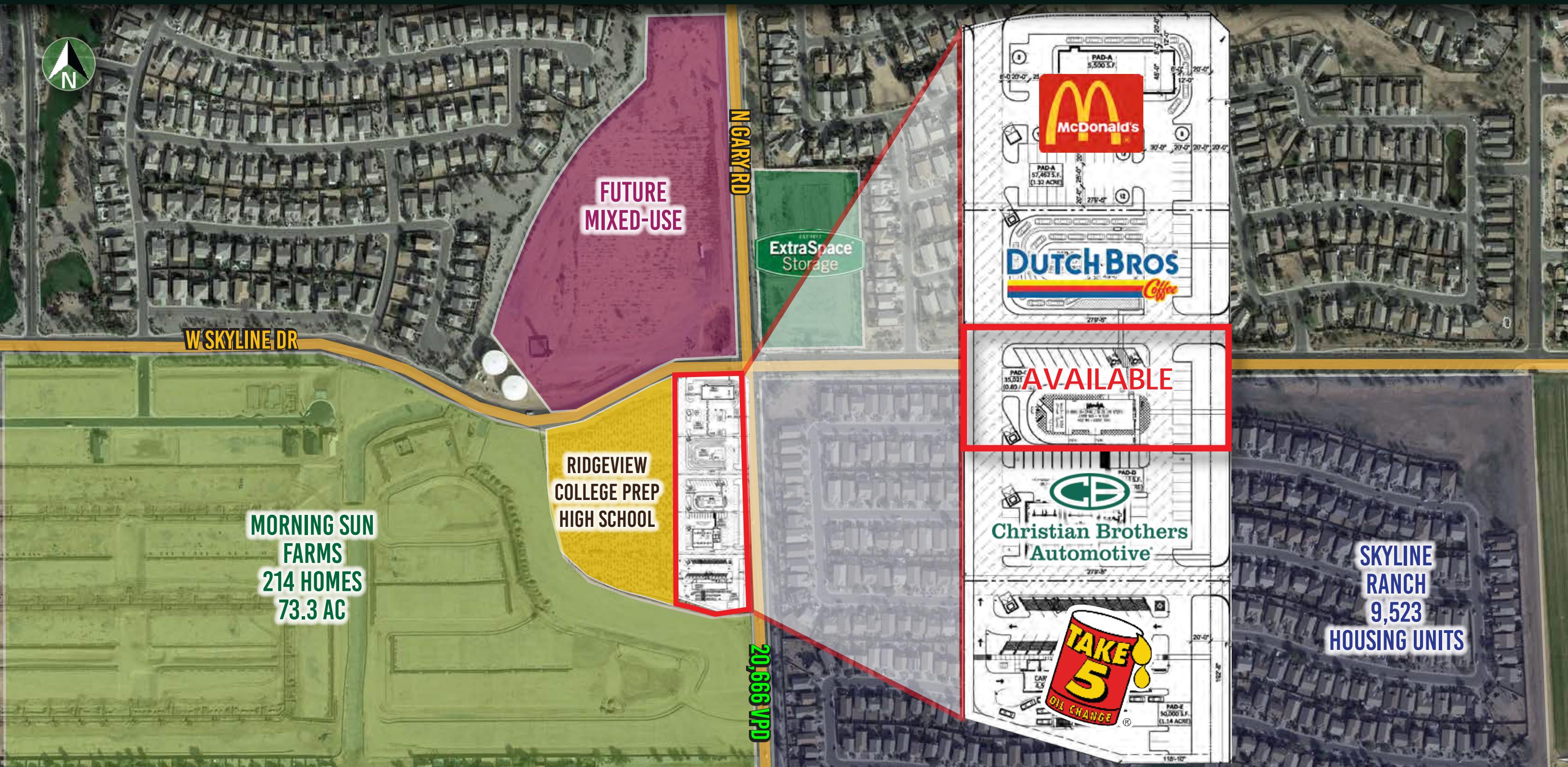


7339 E McDonald Dr. | Scottsdale, AZ 85250
(O) 480.947.8800 | www.dpcre.com



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PARTNERS

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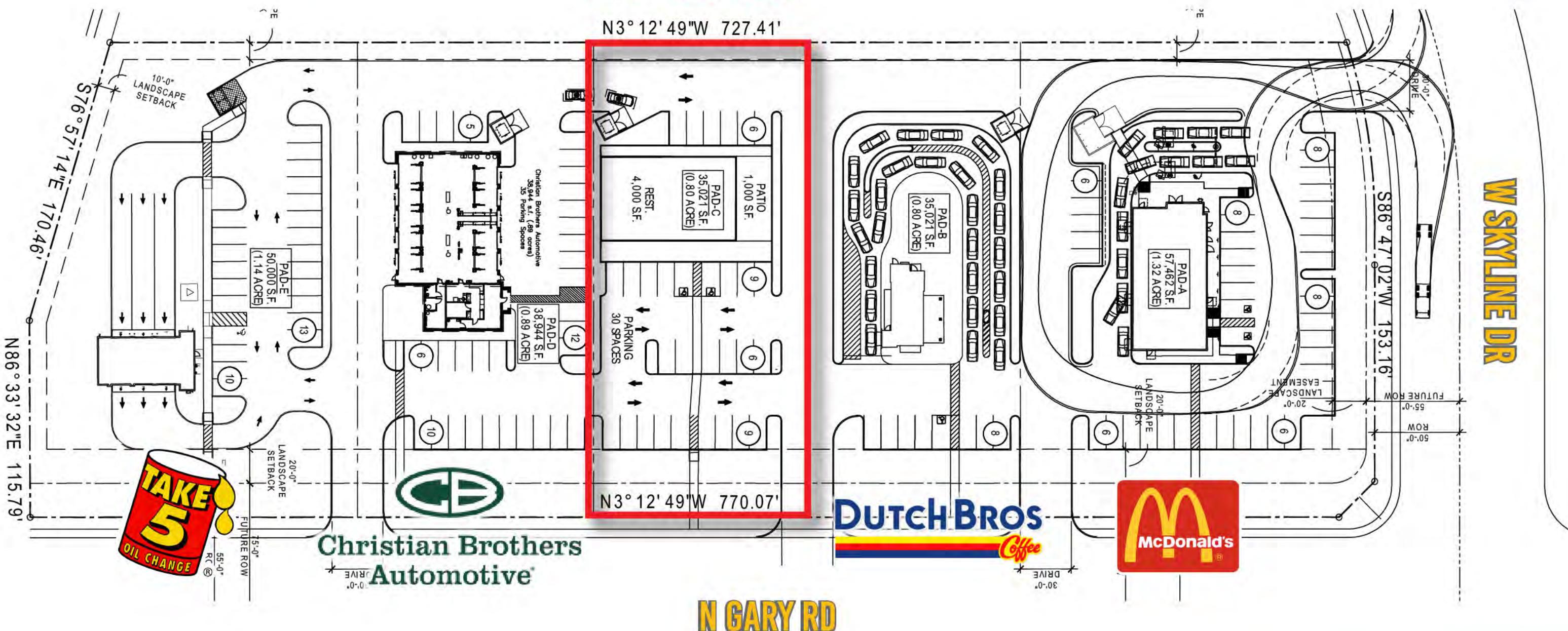
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SITE PLAN - *Option 1*

AVAILABLE



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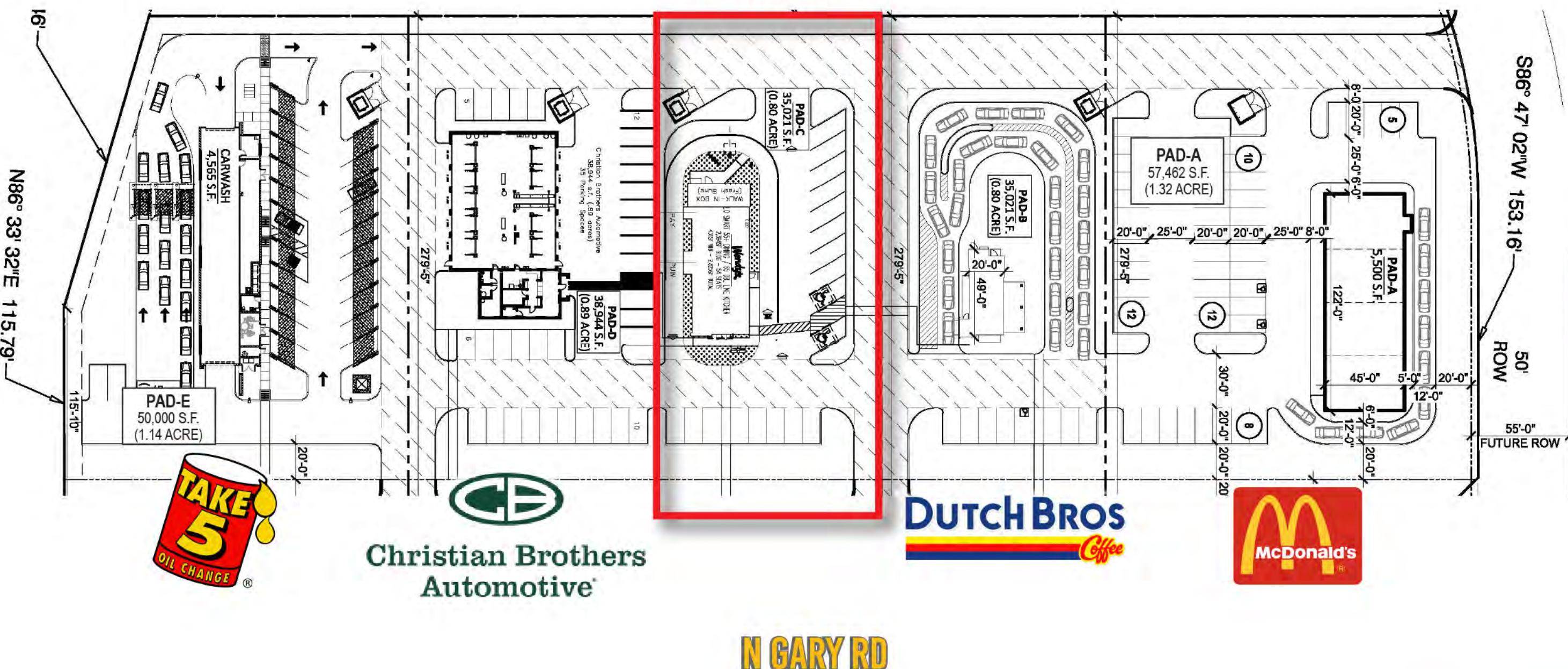
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SITE PLAN - *Option 2*

AVAILABLE



SKYLINE DR.



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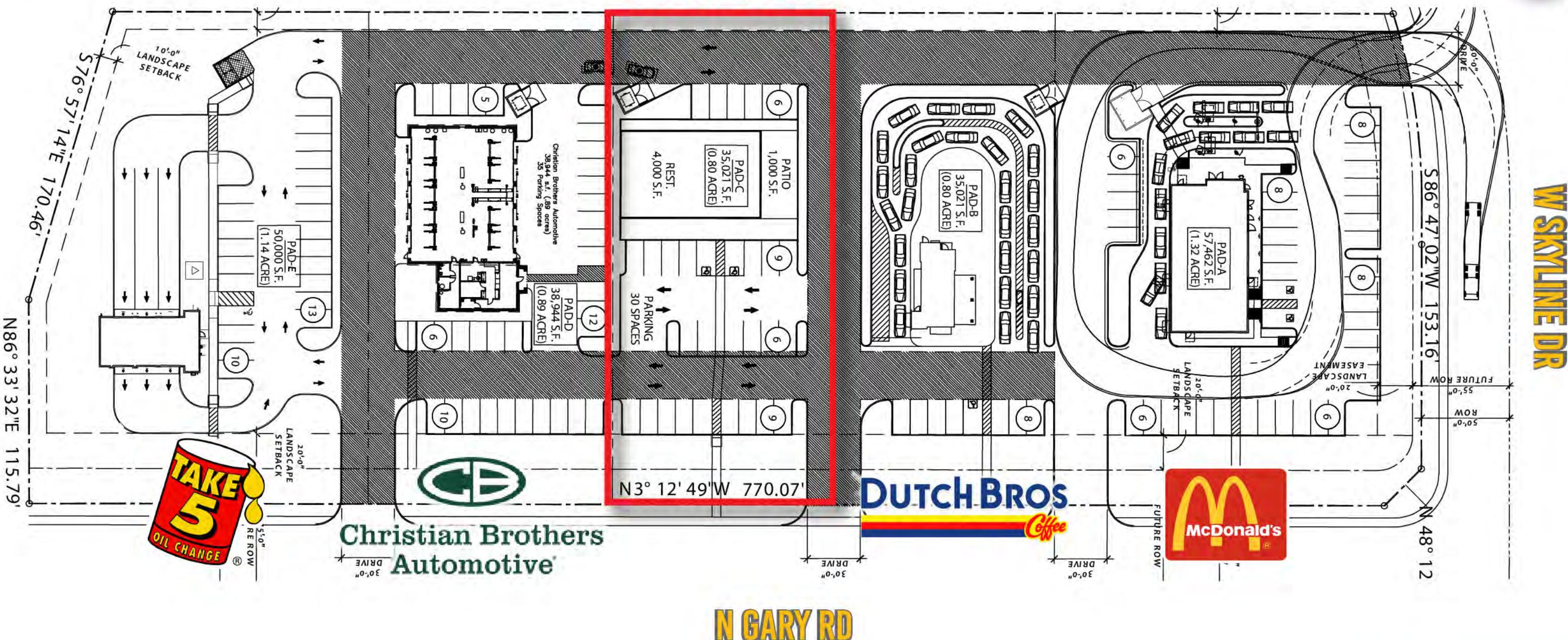
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SITE PLAN - Option 3

AVAILABLE



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DEMOGRAPHICS 2025

Source: SitesUSA

ESTIMATED POPULATION

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

PROJECTED EST. POPULATION (2030)

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

AVERAGE HH INCOME

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

PROJECTED AVG HH INCOME (2030)

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

DAYTIME POPULATION

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

TRAFFIC COUNTS 2025

Source: SitesUSA

GARY ROAD

18,134 VPD

HUNT HIGHWAY

27,465 VPD

SKYLINE DRIVE

7,203 VPD