

BRAND NEW ± 9.63 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Retail PADs | Available for Lease, Ground Lease or Build-to-Suit

San Tan Valley, Arizona



PROPERTY HIGHLIGHTS

- Brand new ± 9.63 acre development w/ ± 78,330 SF of Retail Available for Lease, Ground Lease or Build-to-Suit
- Property is currently zoned SR, but is being rezoned to commercial
- C-Store w/drive-thru plus three additional PADs; shops buildings w/drive-thrus and one junior anchor
- Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- Come be a part of one of the fastest-growing communities and second fastest-growing county in the country! (Source: 2020 Census)



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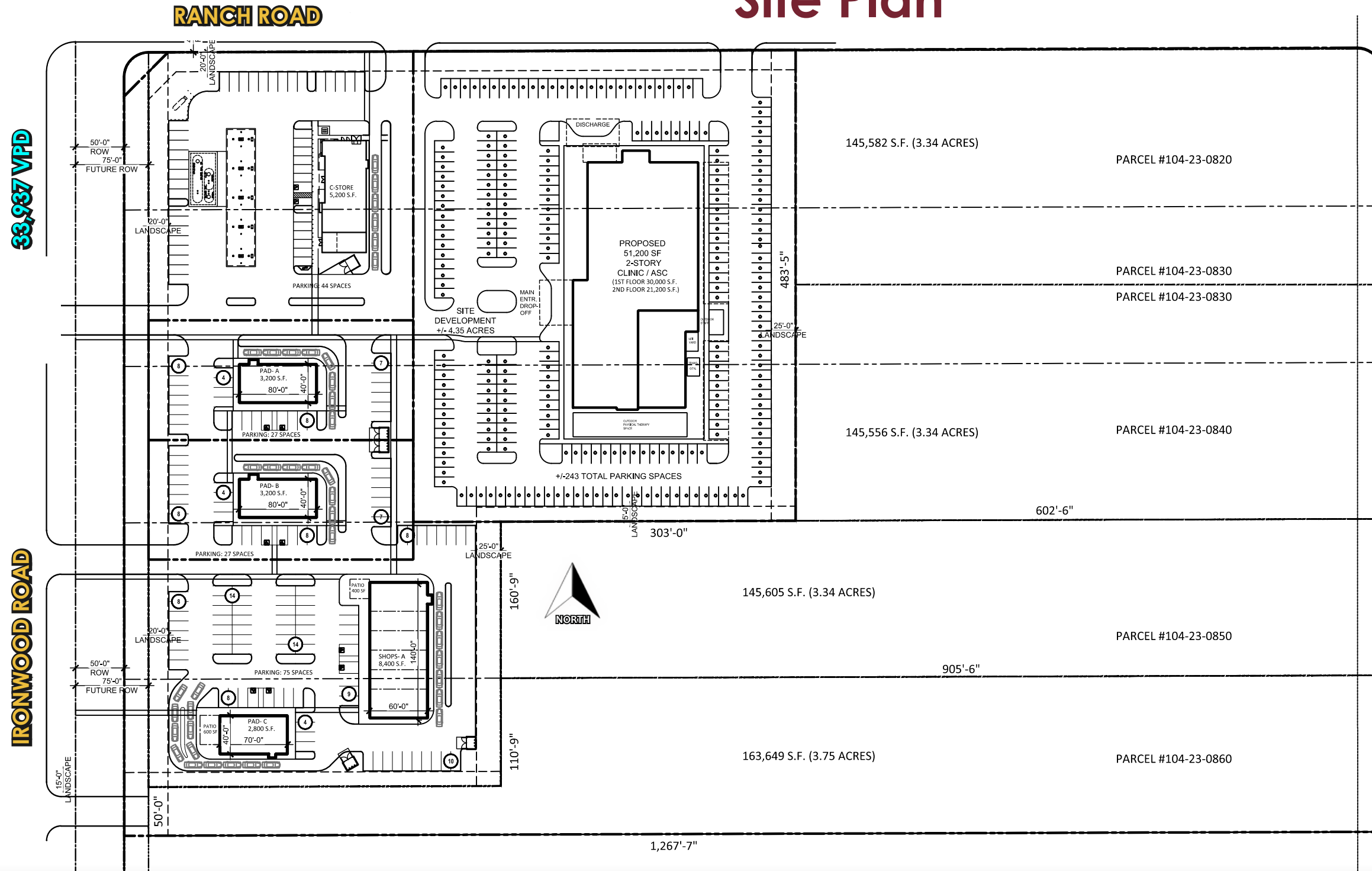
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Site Plan



SITE DATA

PARCEL NUMBER: (PINAL)	104-23-0820, 830, 840, 850 & 860
EXISTING ZONING:	SR
EXISTING GROSS SITE AREA:	23.87 ACRES (1,040,488 S.F.)
PROPOSED RESIDENTIAL SITE AREA:	13.78 ACRES (600,413 S.F.)
PROPOSED COMMERCIAL SITE AREA:	9.63 ACRES (419,533 S.F.)
IRONWOOD ROW DEDICATION:	0.47 ACRES (20,542 S.F.)

BUILDING AREA:	
C-STORE	5,200 S.F.
PAD A:	3,200 S.F.
PAD B:	3,200 S.F.
PAD C:	2,800 S.F.
PAD C: PATIO	600 S.F.
SHOPS A:	8,400 S.F.
SHOPS A: PATIO	400 S.F.
TOTAL PAD AREA:	23,800 S.F.

2 STORY MEDICAL OFFICE - TOTAL AREA: 51,200 S.F.

TOTAL AREA 75,000 S.F.

TOTAL PARKING REQUIRED: COMMERCIAL	
C-STORE RETAIL 1 PER 250	21 SPACES
PAD A: RESTAURANT 1 PER 150	22 SPACES
PAD B: RESTAURANT 1 PER 150	22 SPACES
PAD C: RESTAURANT 1 PER 150	23 SPACES
SHOPS A: RESTAURANT 1 PER 150	26 SPACES
SHOPS A: RETAIL 1 PER 250	20 SPACES
TOTAL PARKING REQUIRED: PAD/SHOP	134 SPACES

PARKING PROVIDED: COMMERCIAL 173 SPACES

ACCESSIBLE SPACES REQUIRED: XX SPACES
ACCESSIBLE SPACES PROVIDED: XX SPACES

TOTAL PARKING REQUIRED: MEDICAL XX SPACES
PARKING PROVIDED: MEDICAL 243 SPACES

ACCESSIBLE SPACES REQUIRED: XX SPACES
ACCESSIBLE SPACES PROVIDED: XX SPACES

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Nationwide Real Estate Services

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Demographics 2024

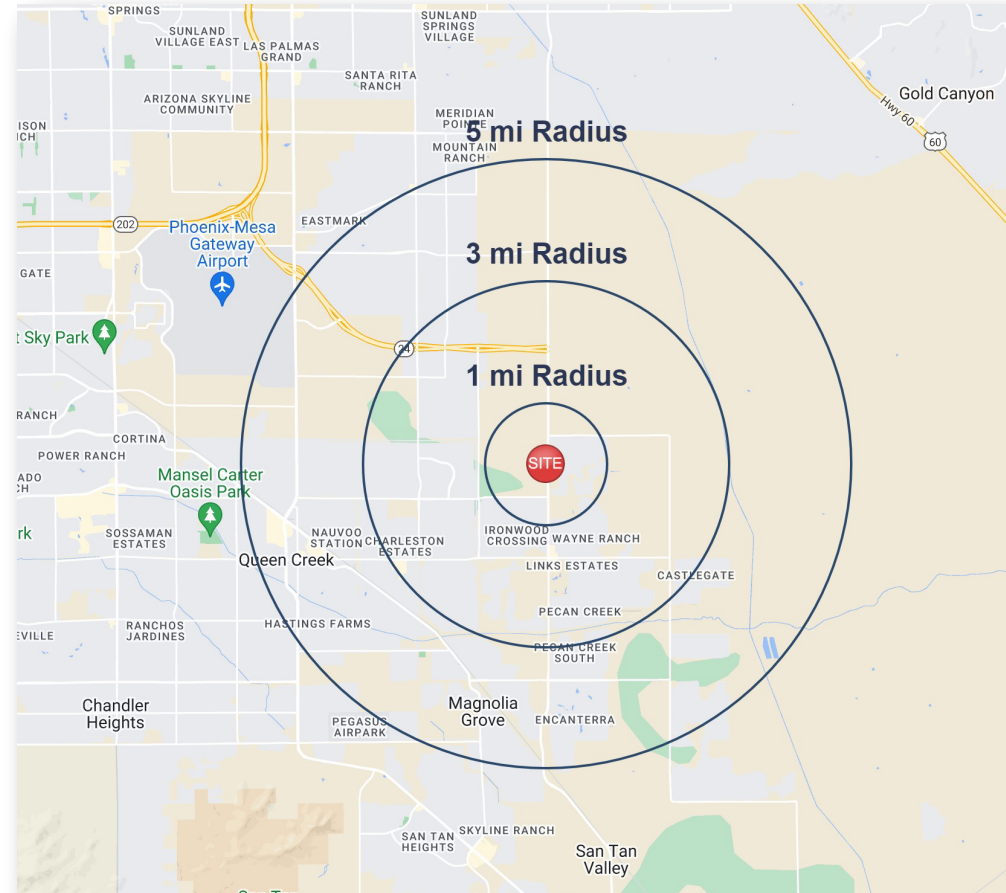
Source: Sites USA 2024

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	3,990	33,274	92,583
2024 Population	4,209	35,234	104,482
2029 Projected Population	4,659	40,784	121,032
2024-2029 Projected Growth	2.1%	3.2%	3.2%
2024 Daytime Population	1,605	12,346	40,353

INCOME	1 Mile	3 Mile	5 Mile
2024 Average HH Income	\$143,117	\$148,415	\$154,483
2029 Average HH Income	\$149,011	\$155,658	\$162,211
2024 Per Capita Income	\$48,049	\$45,722	\$49,456
2029 Per Capita Income	\$50,329	\$48,166	\$52,555
2024 Median HH Income	\$102,755	\$111,591	\$117,132
2029 Median HH Income	\$104,958	\$115,109	\$120,688

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	1,390	9,945	28,988
2024 Total Households	1,413	10,852	33,373
2029 Total Households	1,573	12,618	39,141

HOUSING	1 Mile	3 Mile	5 Mile
Total Housing Units 2024	1,527	11,703	36,021
Total Housing Units 2020	1,473	10,516	31,543
Annual Growth 2020-2024	54	1,187	4,477
Housing Units Occupied 2024	1,413	10,852	33,373
Units Owner-Occupied	1,240	9,203	28,469
Units Renter-Occupied	173	1,649	2,647

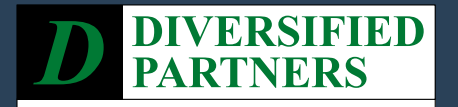


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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

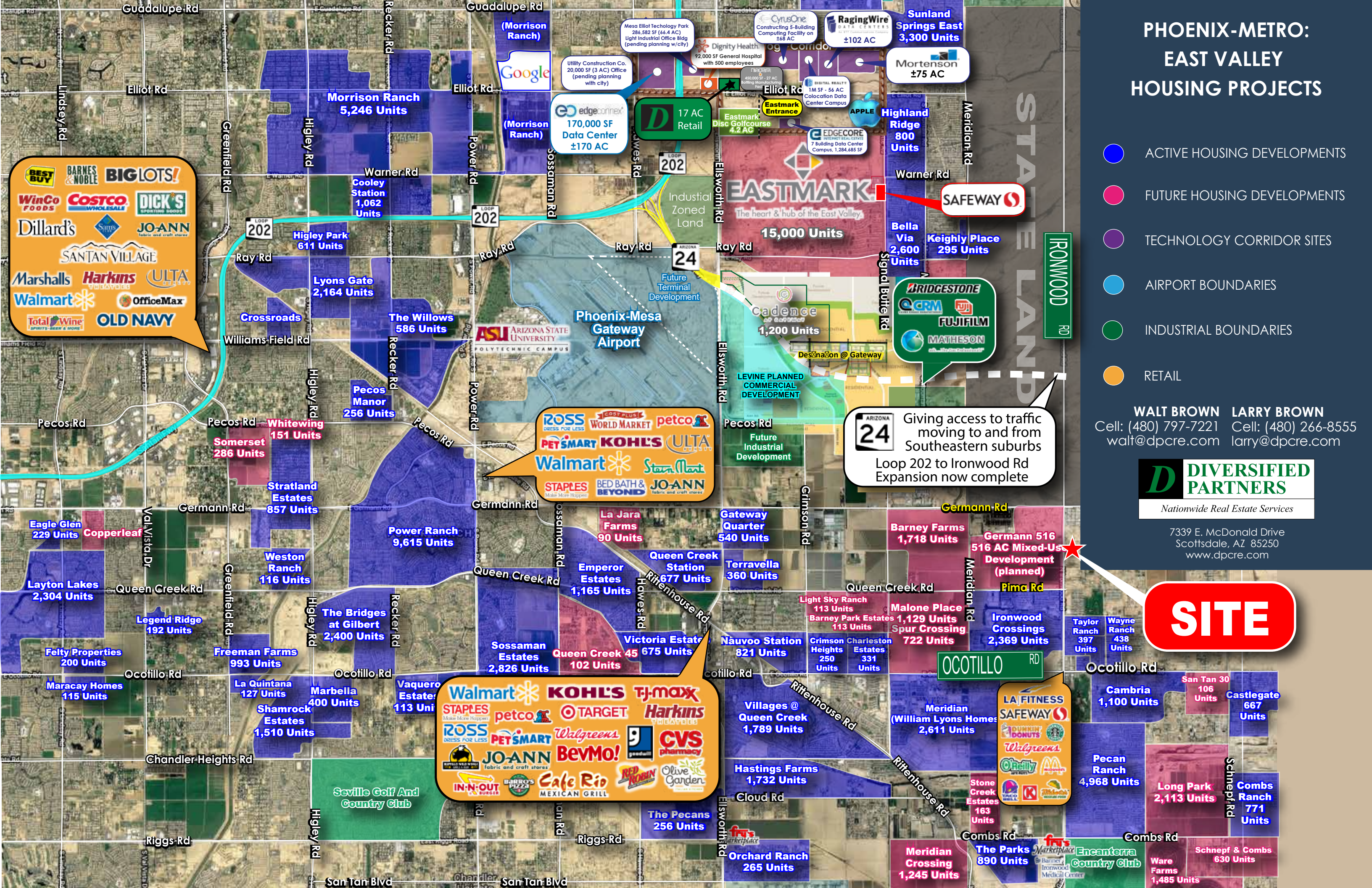
- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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24 Giving access to traffic moving to and from Southeastern suburbs
 Loop 202 to Ironwood Rd Expansion now complete

Walmart **KOHL'S** **TJ-maxx**
STAPLES **petco** **TARGET** **Harkins**
ROSS **PET SMART** **Walgreens** **CVS**
JO-ANN **BevMo!** **pharmacy**
IN-N-OUT **BARRY'S PIZZA** **Cafe Rio** **RED ROBIN** **Olive Garden**

BEST BUY **BARNES & NOBLE** **BIG LOTS!**
WinCo **COSTCO** **DICK'S**
Dillard's **JO-ANN**
SANTAN VILLAGE
Marshalls **Harkins** **ULTA**
Walmart **OfficeMax**
Total Wine **OLD NAVY**

ROSS **WORLD MARKET** **petco**
PET SMART **KOHL'S** **ULTA**
Walmart **Staples**
STAPLES **BED BATH & BEYOND** **JO-ANN**

LA FITNESS **SAFEMART**
DUNKIN' DONUTS
Walgreens
O'Reilly **McDonald's**