

MORNING SUN FARMS  
2,058 Homes

±6,289 Homes

FULTON HOMES  
PROMENADE  
709 Single-Family Residences

Auto Zone

112 Single-Family Lots

SAN TAN HEIGHTS BLVD

TERRIBLE'S

Coming Soon

210 Townhomes

Toll Brothers  
America's Luxury Home Builder

PRESERVE AT SAN TAN  
731 Single-Family Residences

HUNT HWY

AVAILABLE  
±1.48 AC

THE SHOPPES AT  
BORGATA

AVAILABLE  
±2.21 AC HOTEL PAD

SAN TAN HEIGHTS  
2,200+ Single Family Homes  
(Master-Planned Community)

287 Residential Units  
(Under Construction)

# THE SHOPPES AT BORGATA

IN SAN TAN VALLEY, AZ



## HUNT HWY & SAN TAN HEIGHTS BLVD



# PROPERTY SUMMARY

AVAILABLE

Pads & Shops for Lease

ZONED

CB-2, Pinal County

RATES

Call for Rates

## PROPERTY HIGHLIGHTS

- » New signalized intersection
- » San Tan Valley is one of the fastest-growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with more than 16,000 lots, either actively being developed or under construction, within 5 miles of the site.
- » Located within San Tan Heights Master Planned Community and adjacent to the Promenade by Fulton and Preserve at San Tan by Toll Brothers.
- » Hunt Hwy is the major North/South Arterial, linking Queen Creek to Florence.

## TRAFFIC COUNTS

N ±31,179 VPD (NB & SB)

E ±2,711 VPD (EB & WB)

S ±26,935 VPD (NB & SB)

W N/A VPD (EB & WB)

ADOT 2025

## MEDIAN HH INCOME



**1-Mile** \$109,860

**3-Mile** \$109,509

**5-Mile** \$111,731

ESRI 2025

## TOTAL POPULATION



**1-Mile** 1,329

**3-Mile** 64,284

**5-Mile** 153,137





±6,289 Homes

112 Single-Family Lots

210 Townhomes

SAN TAN HEIGHTS  
2,200+ Single Family Homes  
(Master-Planned Community)



Coming Soon

AVAILABLE  
±1.48 AC

# THE SHoppes AT BORGATA

AVAILABLE  
±2.21 AC HOTEL PAD

FULTON HOMES  
You're Proud To Own, We're Proud To Build!  
PROMENADE  
709 Single-Family Residences

287 Residential Units  
(Under Construction)



PRESERVE AT SAN TAN  
731 Single-Family Residences

Pique Residences  
94 Apartments  
(Opened in 2025)

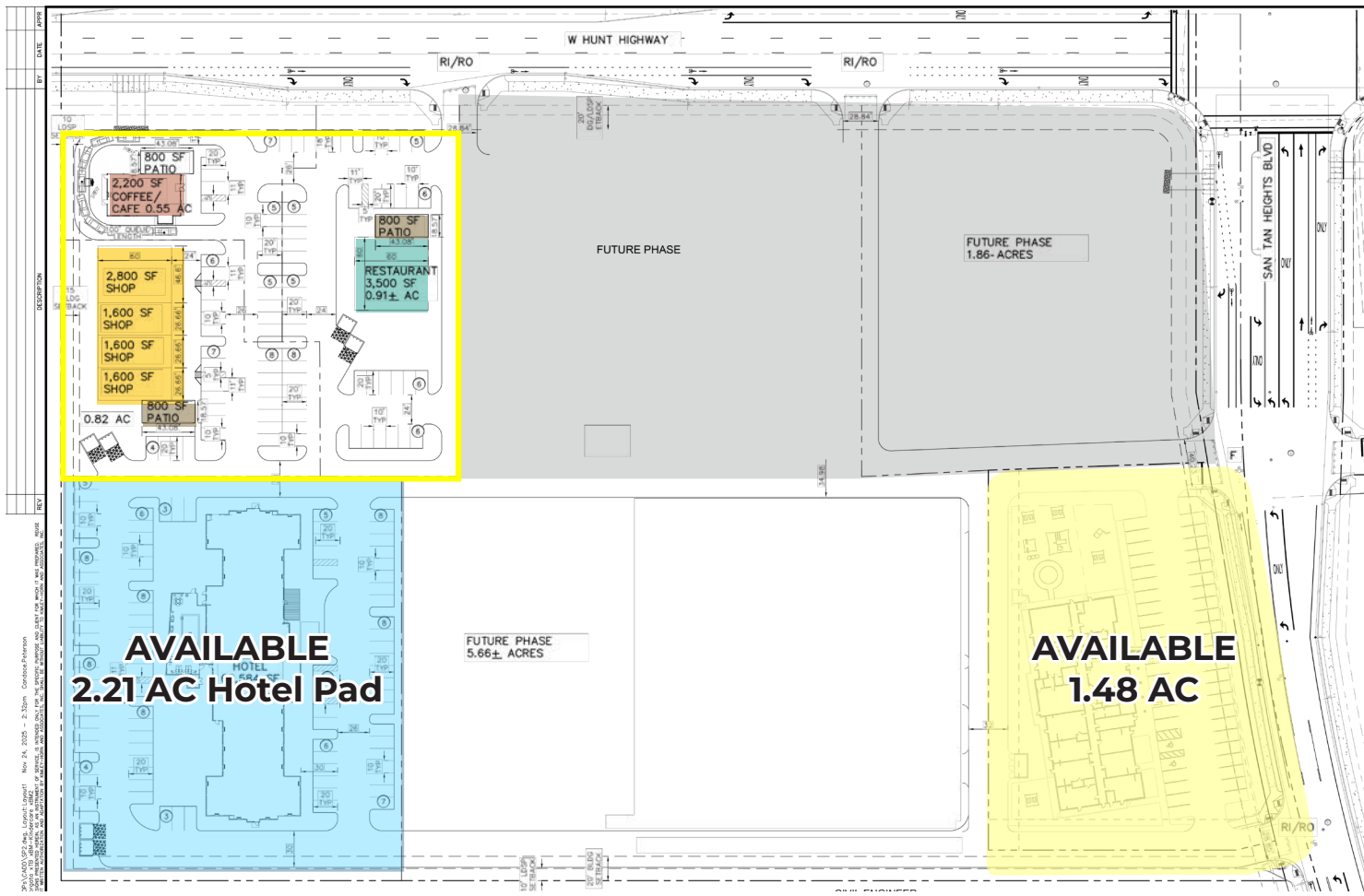


## PADS & SHOPS FOR LEASE

HUNT HIGHWAY & SAN TAN HEIGHTS BLVD | SAN TAN VALLEY, AZ



# SITE PLAN



SUITE	SF
Coffee/Cafe	±2,200
Shop	±2,800
Shop	±1,600
Shop	±1,600
Shop	±1,600 & 800 patio
Restaurant/Patio	±3,500 & 800 patio
Hotel	± 2.21 AC
Future Phase	±5.66 AC
Future Phase	± 1.86 AC

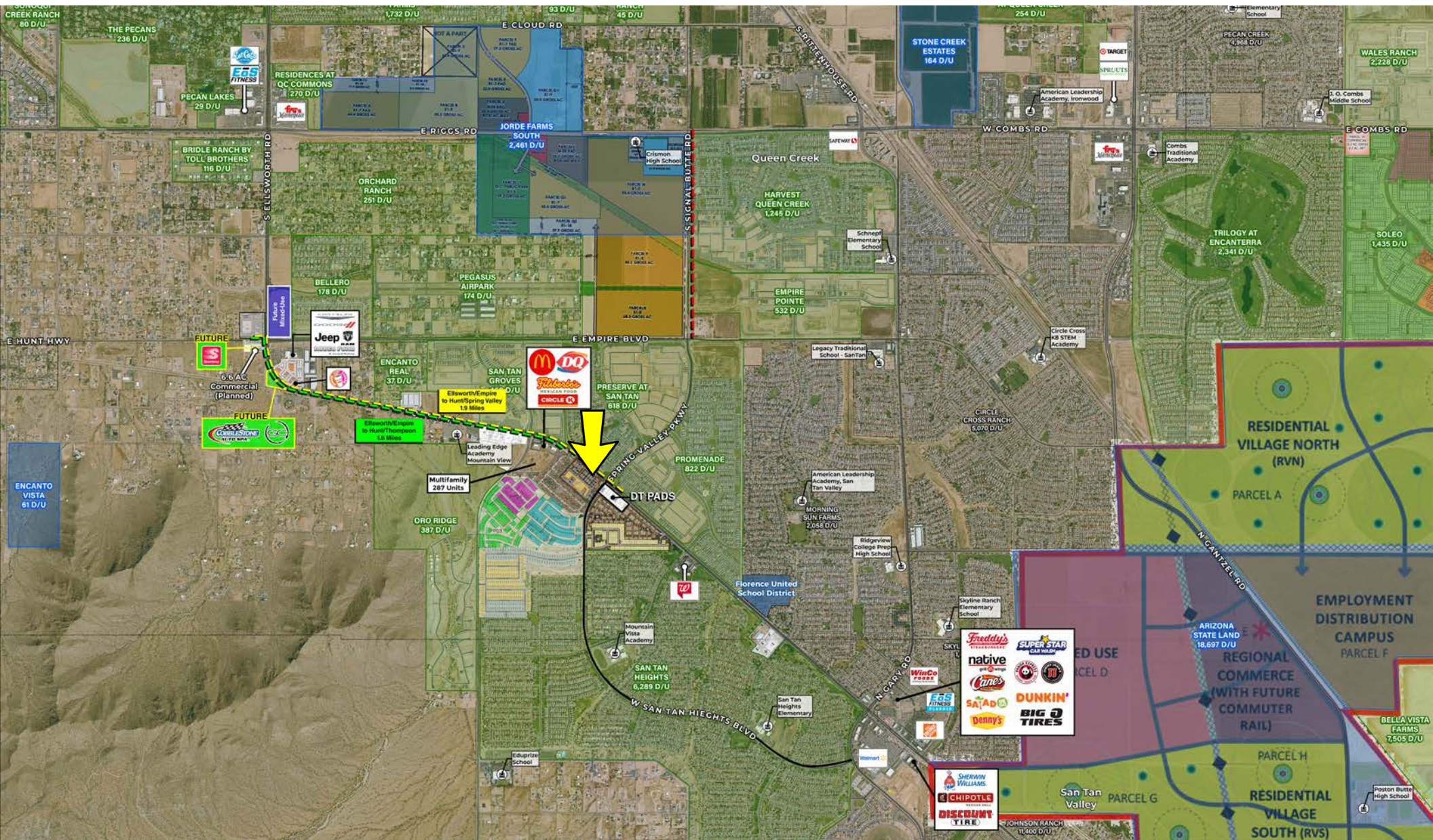
## THE SHOPPES AT BORGATA



**PADS & SHOPS FOR LEASE**  
HUNT HIGHWAY & SAN TAN HEIGHTS BLVD | SAN TAN VALLEY, AZ



# WIDE AERIAL

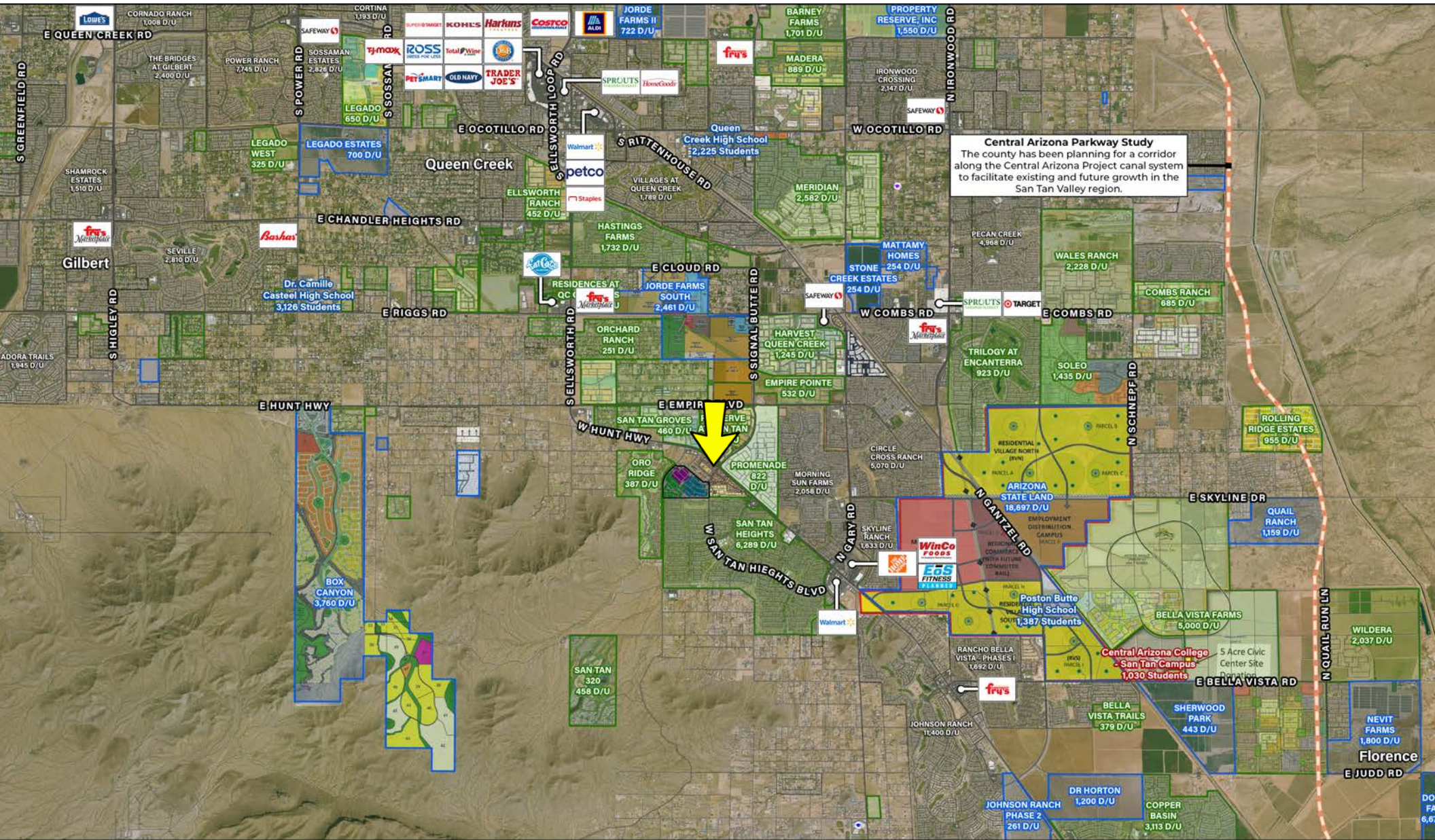


## PADS & SHOPS FOR LEASE

HUNT HIGHWAY & SAN TAN HEIGHTS BLVD | SAN TAN VALLEY, AZ



# RETAIL AERIAL



## PADS & SHOPS FOR LEASE

HUNT HIGHWAY & SAN TAN HEIGHTS BLVD | SAN TAN VALLEY, AZ



# DEMOGRAPHICS

2025 ESRI

## 2025 DAYTIME POPULATION



**TOTAL**

**WORKERS**

**RESIDENTS**

	TOTAL	WORKERS	RESIDENTS
1 MILE	7,254	1,022	6,232
3 MILE	46,470	10,521	35,949
5 MILE	115,846	30,803	85,043

## 2025 HOUSEHOLD INCOMES



**MEDIAN**

**AVERAGE**

**PER CAPITA**

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$109,860	\$119,257	\$38,736
3 MILE	\$109,509	\$136,044	\$43,776
5 MILE	\$111,731	\$142,246	\$45,258

## 2025 HOUSING UNITS



4,192

1 MILE

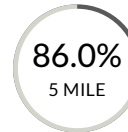
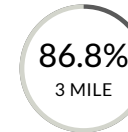
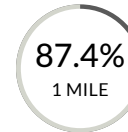
22,834

3 MILE

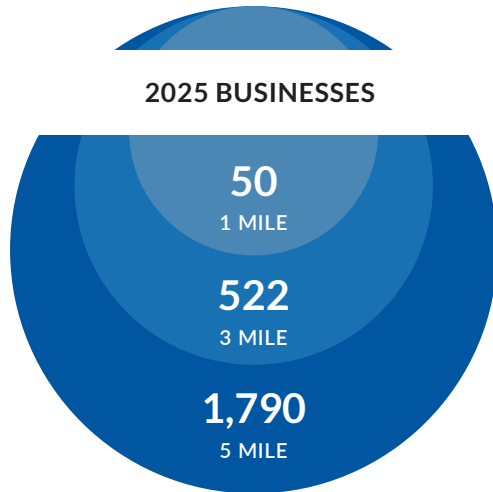
53,980

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



1 MILE      3 MILE      5 MILE

2025 POPULATION	11,329	64,284	153,137
2030 POPULATION	13,056	71,383	172,425



1 MILE      3 MILE      5 MILE

2025 HOUSEHOLDS	3,742	20,704	48,764
2030 HOUSEHOLDS	4,382	23,292	55,566



exclusively listed by

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