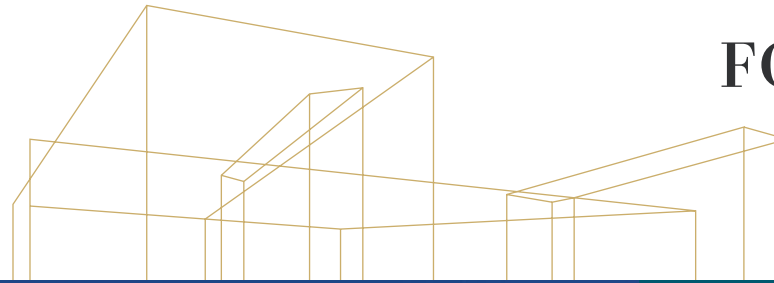




NEC Gantzel Rd & Empire Blvd

SAN TAN VALLEY, AZ

FOR LEASE



NORTH ENTRY VIEW

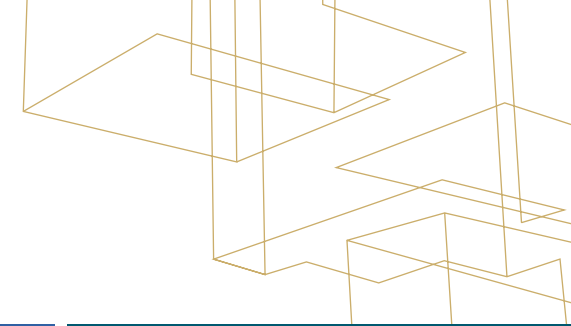
Brand New
Building Under
Construction
Available in
San Tan Valley

TIM DULANY
602.513.5134
tim.dulany@kidder.com

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SOUTH VIEW



SOUTHWEST CORNER VIEW

PROPERTY OVERVIEW

Building Size	14,400 SF
Space Available	5,767 SF
Lease Rate	Call For Pricing
Building Height	21' to parapet/ 28.4 to pitched roof
Delivery Date	Q4 2024
Parking	3.4 : 1000 SF 49 total on site
Zoning	CB-1 (Pinal County)
Land Site Area	123,715 SF

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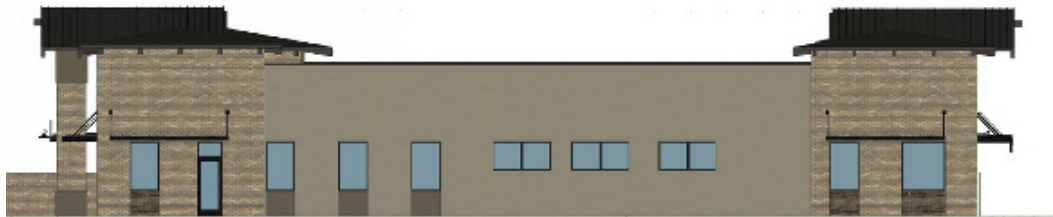
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Income			
Avg HH Income	\$104,182	\$100,815	\$100,909
Median HH Income	\$84,604	\$83,535	\$85,275
Population			
2023 Population	10,822	66,090	135,592
2028 Population Proj	11,539	68,622	141,678
Employment	1,546	4,370	11,337

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