

NEW RETAIL DEVELOPMENT IN SAN TAN VALLEY!

SEC Bella Vista Road & Gantzel Road | San Tan Valley, AZ



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

JACK RODRIGUES | Cell: (408) 763-9085 | jack.rodriguez@dpcrc.com

DELANEY MCGROARTY | Cell: (909) 524-9669 | delaney.mcgroarty@dpcrc.com

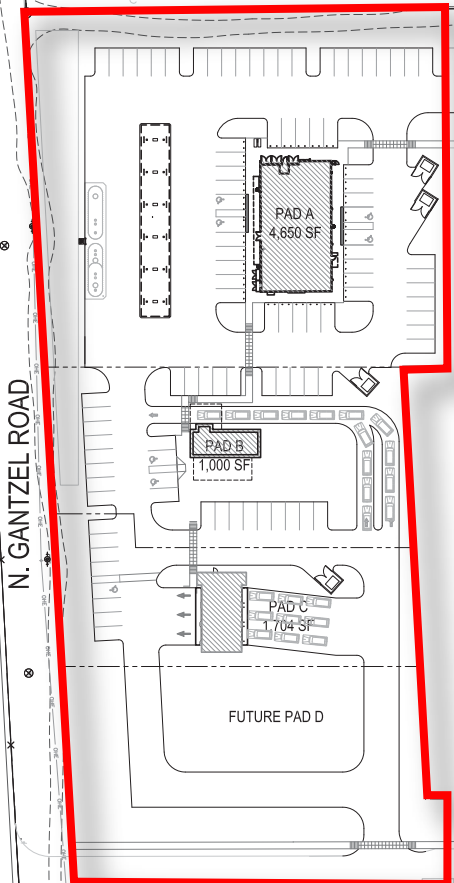
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, 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.

site plan

E. BELLA VISTA ROAD

**SEC Bella Vista Road
& Gantzel Road
San Tan Valley, AZ**

**Retail
3.9 AC**



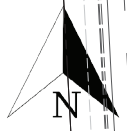
**RANCHO BELLA
VISTA
252-Unit
Workforce
Affordable
Housing
Development
12.9 AC**



JACK RODRIGUES
Cell: (408) 763-9085
jack.rodriques@dpcrc.com

DELANEY MCGROARTY
Cell: (909) 524-9669
delaney.mcgroarty@dpcrc.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com



NEW RETAIL DEVELOPMENT IN SAN TAN VALLEY!

SEC Bella Vista Road & Gantzel Road | San Tan Valley, AZ

demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	8,172	45,893	93,680
PROJECTED POPULATION (2029)	9,040	52,735	112,611
AVERAGE HOUSEHOLD INCOME	\$114,255	\$110,775	\$115,263
DAYTIME POPULATION	2,462	16,975	33,867
MEDIAN AGE	35.8	38.7	38.3
TOTAL BUSINESSES	86	689	1,317



traffic counts: Bella Vista Rd | 11,531 VPD • Gantzel Rd | 19,875 VPD

Contact:

JACK RODRIGUES

Cell: (408) 763-9085

jack.rodriques@dpcrc.com

DELANEY MCGROARTY

Cell: (909) 524-9669

delaney.mcgroarty@dpcrc.com



Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

property highlights

- Retail PADs available for sale, ground lease or build-to-suit
- Seeking gas, automotive and QSR tenants!
- Adjacent to recently approved 252-unit affordable housing development
- Join Starbucks!