

±1,228 AVAILABLE NEXT TO SANTAN  
VILLAGE | \$34 PSF, NNN

2524 S SANTAN VILLAGE PKWY, STE 102 | GILBERT, AZ 85296

# BAKERY FOR SUBLEASE



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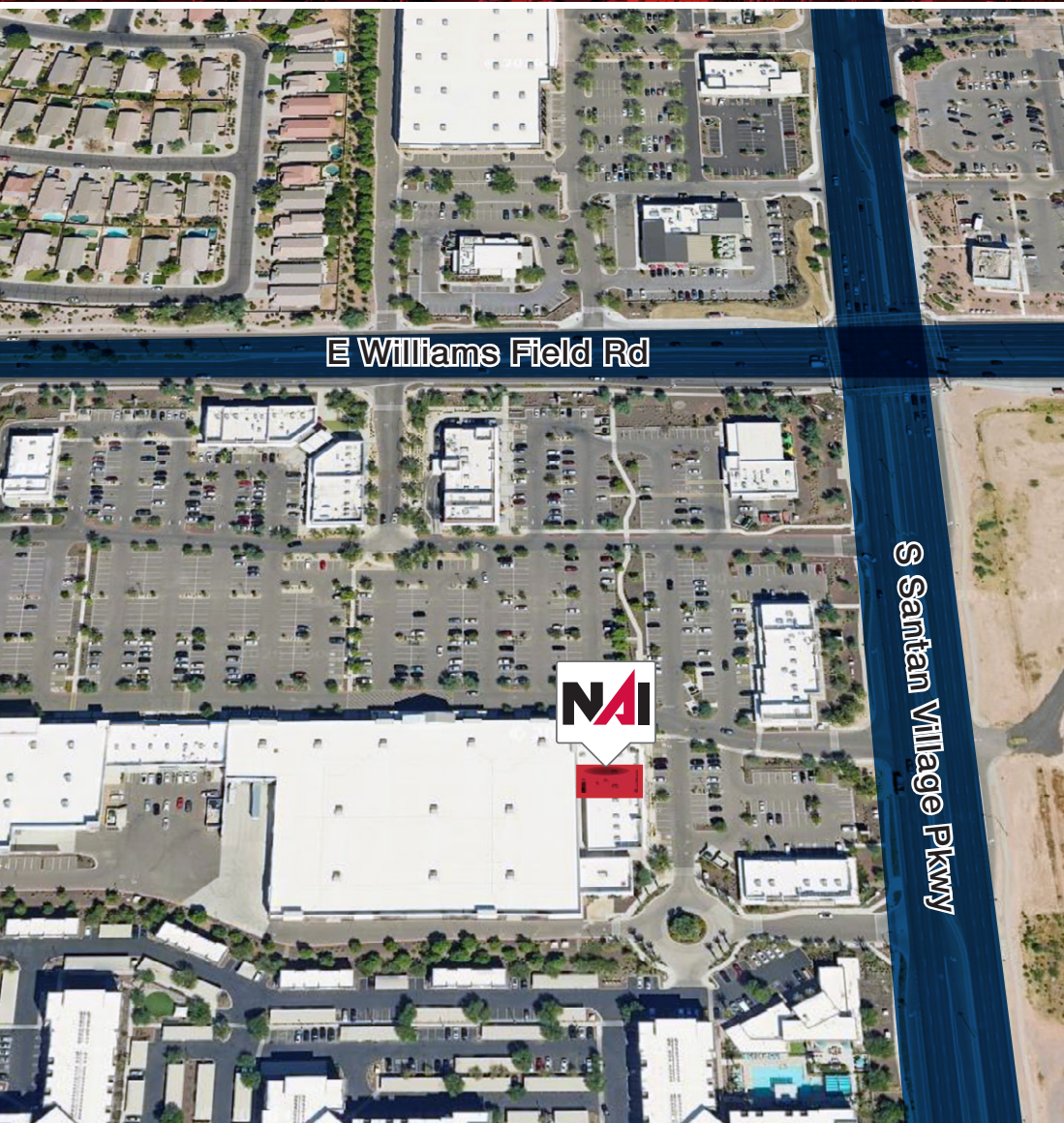
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NET LEASE DIVISION

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# Property Information



<b>Property Location:</b>	2524 S Santan Village Pkwy, Suite 102 Gilbert, AZ 85296
<b>Sublease Rate:</b>	\$34 PSF, NNN
<b>Size:</b>	±1,228 SF
<b>Primary Use:</b>	Retail/Bakery
<b>Parcel #:</b>	313-24-891
<b>Zoning:</b>	RC (Gilbert)

## Property & Area Features

- Former bakery space with full buildout in place
- Turnkey opportunity for immediate occupancy
- Fully equipped bakery infrastructure (ideal for food users)
- Open layout suitable for grab-and-go or takeout concepts
- Located within Santan Village-area retail corridor
- High-visibility location with strong daily traffic exposure
- Convenient access to Loop 202 freeway
- Positioned at signalized intersection of Williams Field Rd & Santan Village Pkwy
- Surrounded by dense retail and residential population
- Co-tenancy with major national retailers including At Home and Ashley Furniture
- Strong retail synergy driving consistent customer traffic
- Modern construction (built in 2019)

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# Photos



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# Aerial Map



**SPROUTS FARMERS MARKET**  
**CVS pharmacy**  
**DOLLAR TREE**  
**KOHL'S**  
**Filiberto's MEXICAN FOOD**  
**SUBWAY**

**macy's**  
**Walmart**  
**IN-N-OUT BURGER**  
**Total Wine SPIRITS • BEER & MORE**  
**Sam's Club**  
**DICK'S SPORTING GOODS**  
**Harkins THEATRES**  
**WHATABURGER**

**at home**  
**Panera BREAD**  
**Jersey Mike's SUBS**  
**FIVE GUYS BURGERS and FRIES**  
**Ashley HOMESTORE**  
**verizon**  
**TRADER JOE'S**

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# Demographics

## 1, 3, 5 - Mile Demographics

Average  
Household Income

\$135,845

1-Mile

\$168,309

3-Mile

\$163,314

5-Mile

2025  
Population

17,393

1-Mile

123,905

3-Mile

310,565

5-Mile

Median  
Age

32.3

1-Mile

35.0

3-Mile

36.0

5-Mile

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SOURCE: ESRI

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# Santan Village Overview

## GILBERT'S PREMIER RETAIL & LIFESTYLE DESTINATION

Santan Village is one of Gilbert's premier lifestyle and retail destinations, known for its vibrant mix of shopping, dining, and entertainment. Located in the fast-growing Southeast Valley, the area offers a dynamic blend of national retailers, popular restaurants, and modern amenities that serve both local residents and the broader Phoenix metro.

Surrounded by affluent residential neighborhoods and strong population growth, Santan Village benefits from consistent consumer traffic and a family-oriented community atmosphere. The corridor provides excellent accessibility via Loop 202 (Santan Freeway), making it a convenient destination for shoppers and businesses alike. Major anchors, big-box retailers, and specialty shops create a high-energy retail environment with strong synergy and sustained demand.

With its polished streetscape, walkable layout, and continued development in the surrounding area, Santan Village has established itself as a top retail hub in Gilbert—ideal for businesses seeking visibility, accessibility, and a built-in customer base in one of Arizona's most desirable suburban markets.



Photo Credit: [Discover Gilbert](#)

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Represented by:

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