

SIGNATURE AT SANTAN VILLAGE

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS.

HOUSE
SPORT



**NOW UNDER
CONSTRUCTION**

DEVELOPED BY



RYAN DESMOND
(602) 615-1525



LANCE UMBLE
(602) 734-7206

GREG LAING
(602) 734-7207

MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL



SANTAN VILLAGE PKWY & WILLIAMS FIELD

Gilbert, AZ

property summary

AVAILABLE ± 1,500 to 50,000 SF

DEAL TYPE Ground lease or build-to-suit

LOCATION HIGHLIGHTS

- » Located on the northwest corner of Santan Village Parkway and Williams Field Road in the well-established San Tan trade area.
- » Major retailers thriving in the SanTan Village Mall include: Dillard's, Macy's, Best Buy, DICK'S Sporting Goods, Harkins Theatres, Barnes & Noble, Total Wine, and many others

TRAFFIC COUNTS

N ±22,255 VPD (NB & SB) **E** ±35,562 VPD (EB & WB)
S ±16,235 VPD (NB & SB) **W** ±25,047 VPD (EB & WB)

ADOT 2022

JOIN



NWC

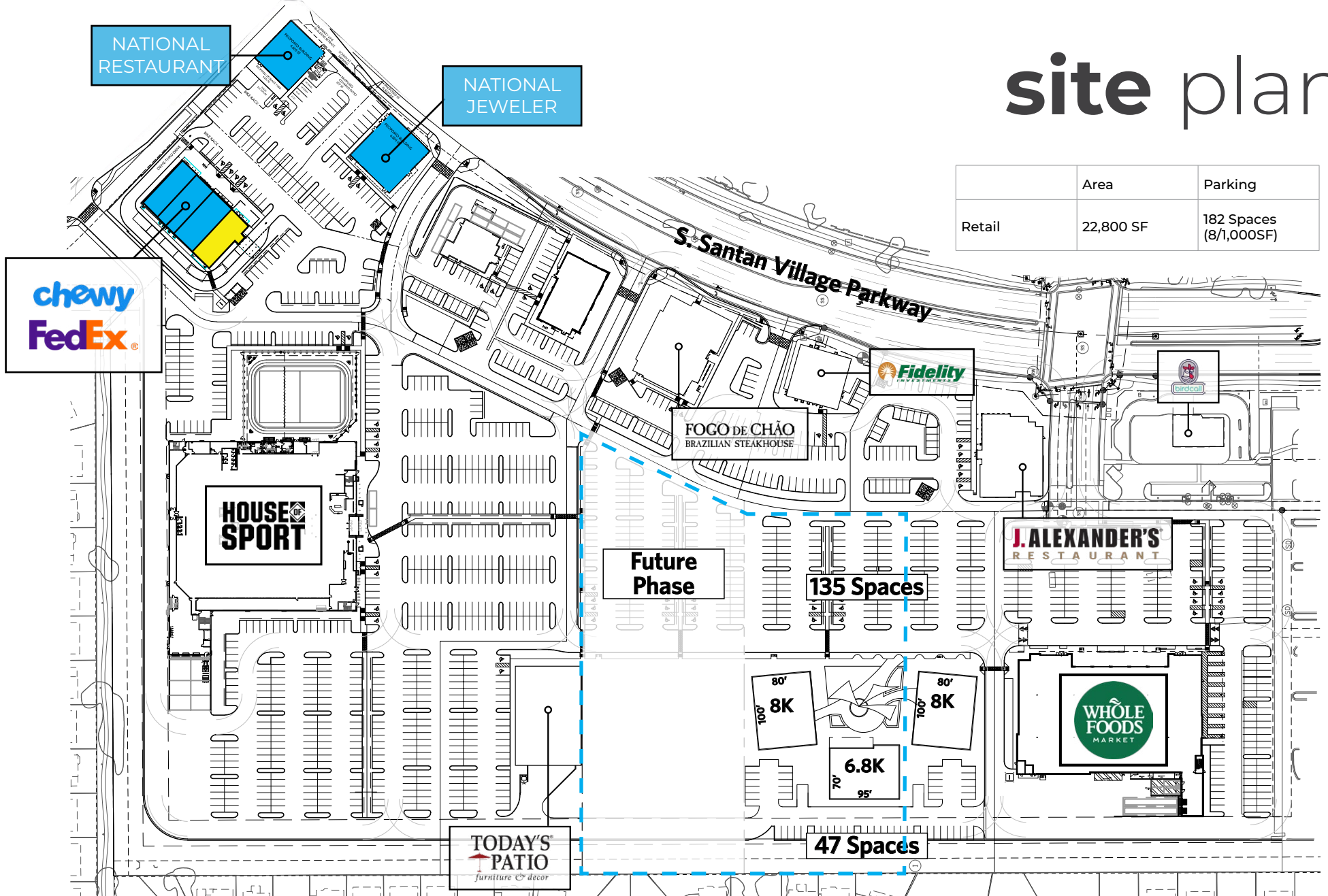
**MAJORS, PADS AND SHOP SPACE AVAILABLE
 ADJACENT TO SAN TAN MALL**

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



site plan

	Area	Parking
Retail	22,800 SF	182 Spaces (8/1,000SF)



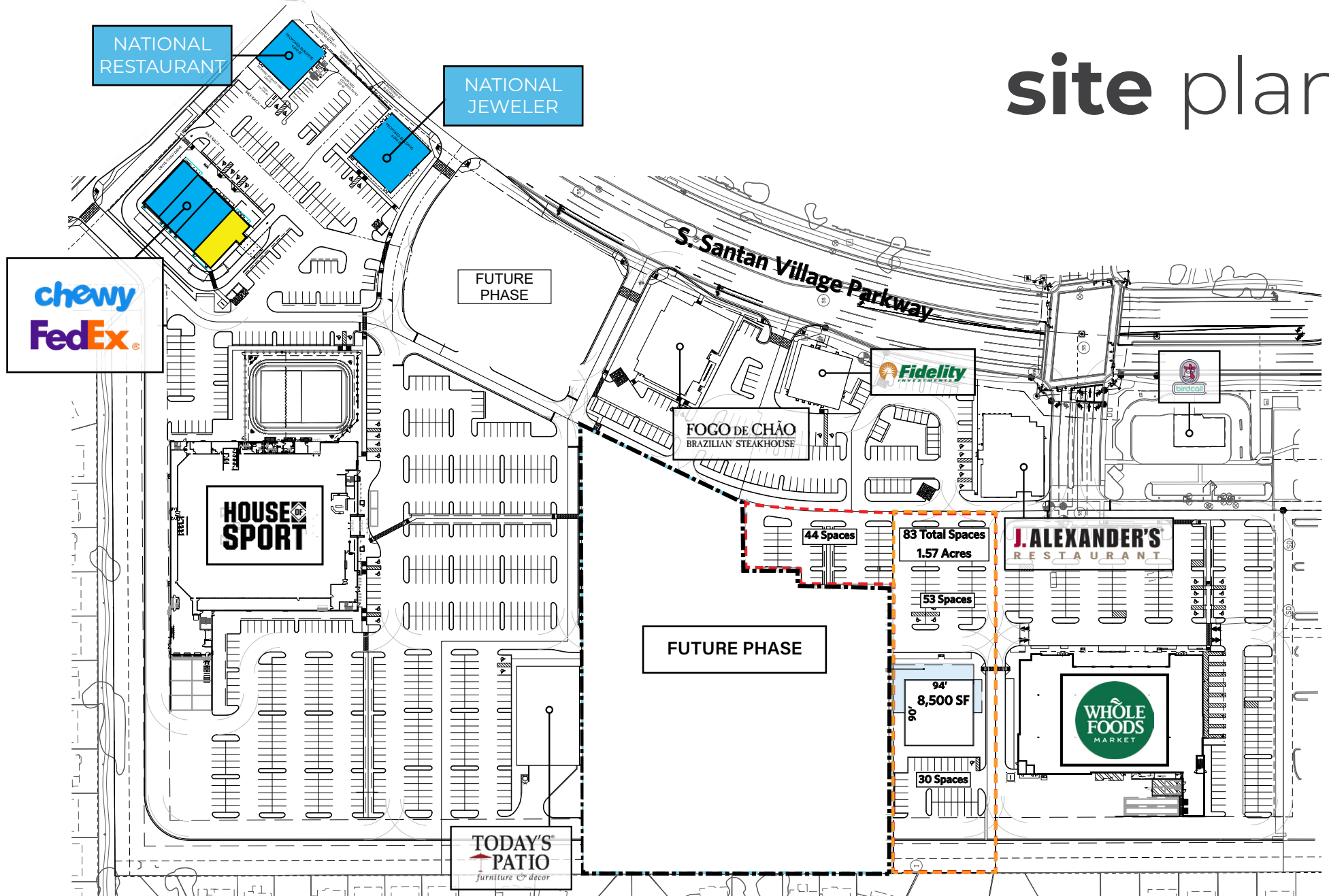
NWC

**MAJORS, PADS AND SHOP SPACE AVAILABLE
ADJACENT TO SAN TAN MALL**

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



site plan



NWC

**MAJORS, PADS AND SHOP SPACE AVAILABLE
ADJACENT TO SAN TAN MALL**

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD

**W WESTERN
RETAIL ADVISORS**

**PCA
PHOENIX COMMERCIAL ADVISORS**

site plan



NWC

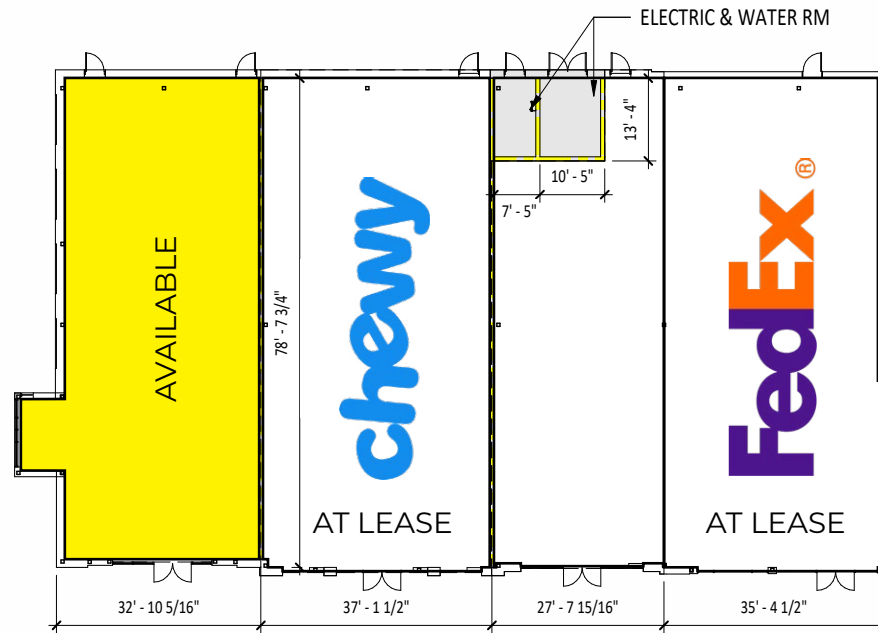
**MAJORS, PADS AND SHOP SPACE AVAILABLE
ADJACENT TO SAN TAN MALL**

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD

WESTERN
RETAIL ADVISORS

PCA
PHOENIX COMMERCIAL ADVISORS

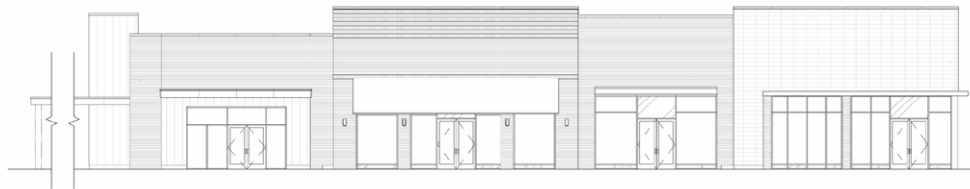
LOD



GROSS BUILDING AREA: 10,795 SF

1 FLOOR PLAN - LOD

LOD - 01 SCALE 1" = 20'-0"



2 SOUTH ELEVATION - LOD

LOD - 01 SCALE 1" = 20'-0"



**MAJORS, PADS AND SHOP SPACE AVAILABLE
ADJACENT TO SAN TAN MALL**

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



elevations



renderings



renderings



renderings



HOUSE OF SPORT

WHOLE FOODS MARKET

birdcall

COOPER'S HAWK WINERY & RESTAURANTS

TORCH TACOS

SHIMOGAMO

FLOWER CHILD

NORTH ITALIA

FIREBIRDS WOOD FIRED GRILL

LIVING SPACES

Santan Village Pkwy

Williams Field Rd

aerial



MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



trade area



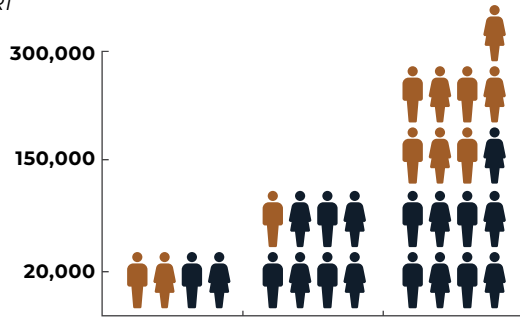
MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD



demographics

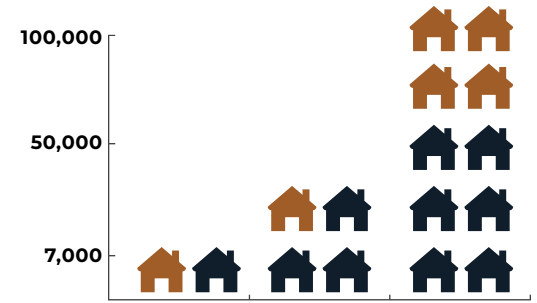
2024 ESRI



	1-Mile	3-Mile	5-Mile
2024 Total Population	17,848	123,689	312,481
2029 Total Population	18,340	131,152	322,404



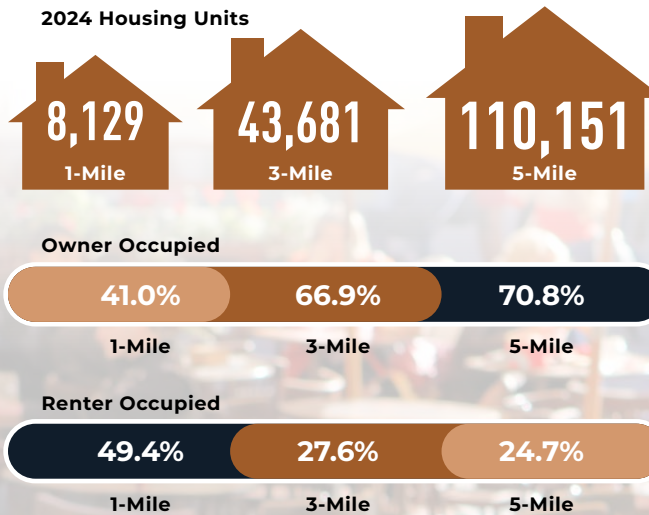
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$98,187	\$133,503	\$52,570
3-Mile	\$123,628	\$156,994	\$52,339
5-Mile	\$120,129	\$152,808	\$51,434



	1-Mile	3-Mile	5-Mile
2024 Households	7,349	41,284	105,177
2029 Households	7,695	44,326	109,974



	2024 Total Daytime Population	Workers	Residents
1-Mile	20,528	13,119	7,409
3-Mile	103,823	47,217	56,606
5-Mile	252,660	106,689	145,971



	1-Mile	3-Mile	5-Mile
2024 Housing Units	8,129	43,681	110,151
Owner Occupied	41.0%	66.9%	70.8%
Renter Occupied	49.4%	27.6%	24.7%



	5-MILE	3-MILE	1-MILE
2024 Businesses	6,847	2,913	789



MAJORS, PADS AND SHOP SPACE AVAILABLE ADJACENT TO SAN TAN MALL

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD





DEVELOPED BY



For Pads & Shops Contact:

LANCE UMBLE
(602) 734-7206
lumble@pcaemail.com

GREG LAING
(602) 734-7207
glaing@pcaemail.com

For Boxes Contact:

RYAN DESMOND
(602) 615-1525



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 are 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 and 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. November 25, 2025 11:40 AM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com