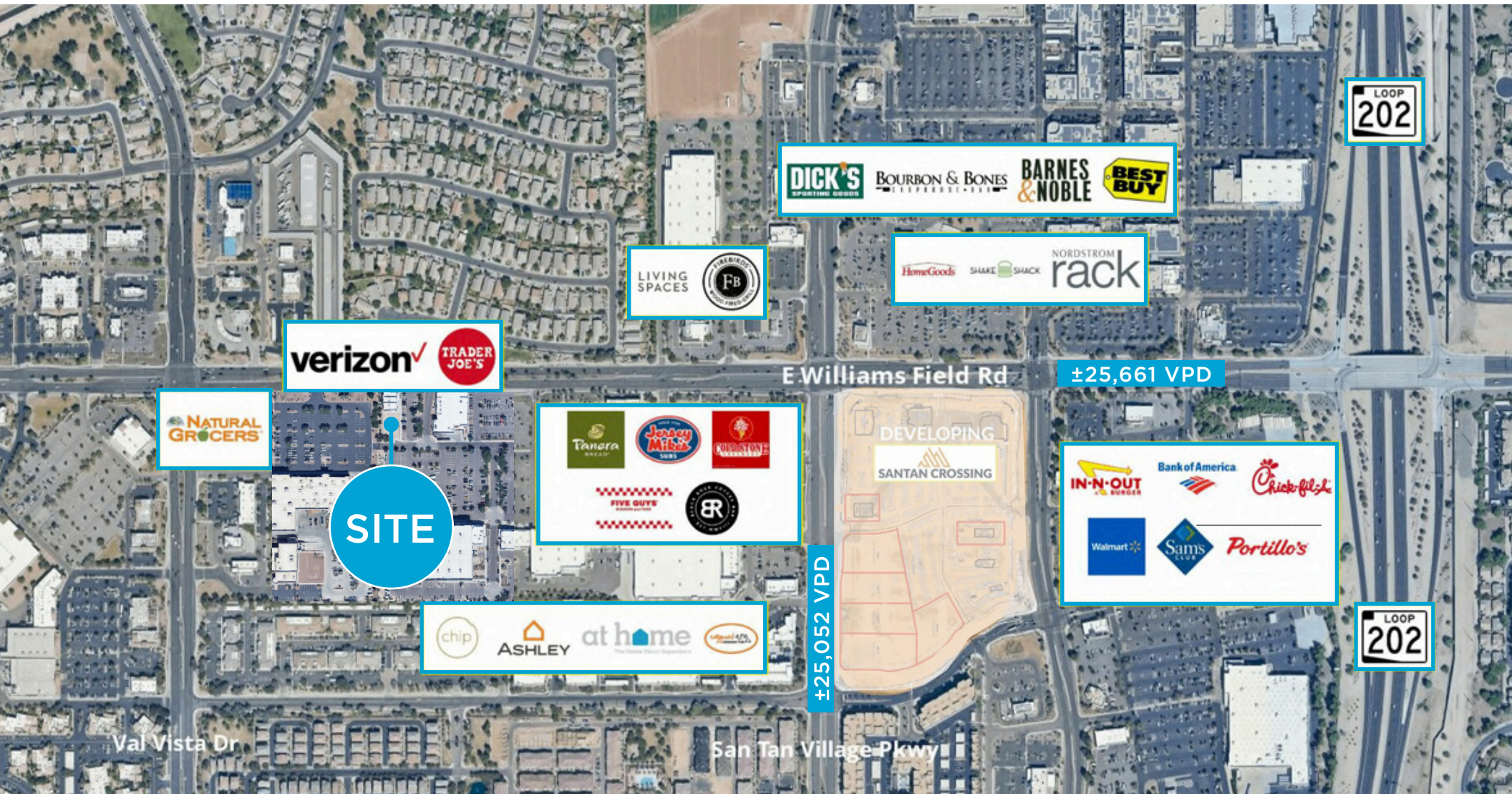


FOR LEASE

SWC WILLIAMS FIELD &
SAN TAN VILLAGE PKWY,
GILBERT, AZ 85295

GILBERT RETAIL OPPORTUNITY | PAD AVAILABLE



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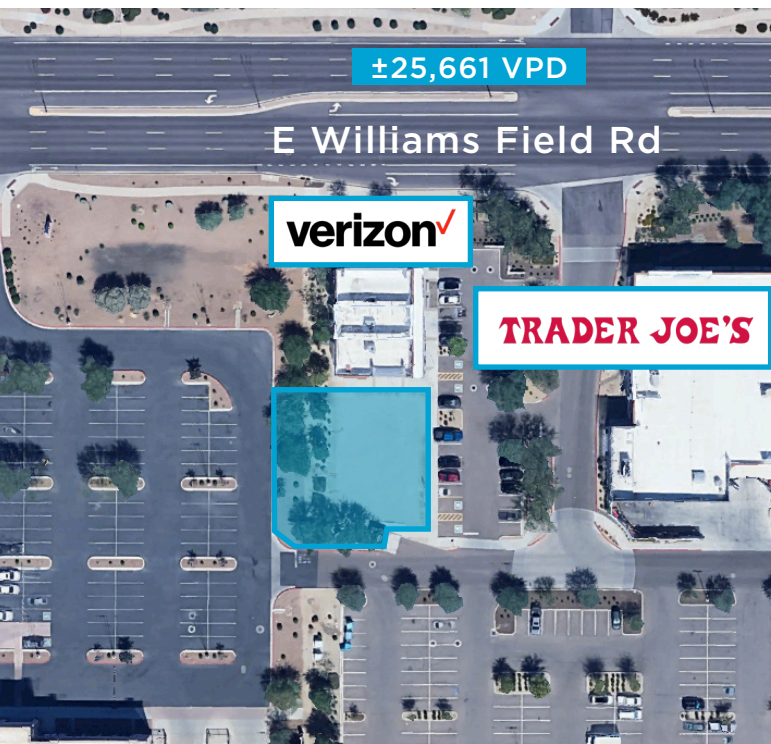
PROPERTY DETAILS

LISTING ADDRESS	SWC Williams Field & San Tan Village Pkwy, Gilbert, AZ 85295
PROPERTY TYPE	Retail
BUILDING SIZE	±4,543 SF with ±950 SF patio
LOT SIZE	±19,602 SF
AVAILABLE SIZE	±1,200 - 4,543 SF
LEASE RATE	\$55.00/SF (NNN)
PARCEL	304-95-988
ZONING	RC
PARKING	Reciprocal



SWC WILLIAMS FIELD & SAN TAN VILLAGE PKWY

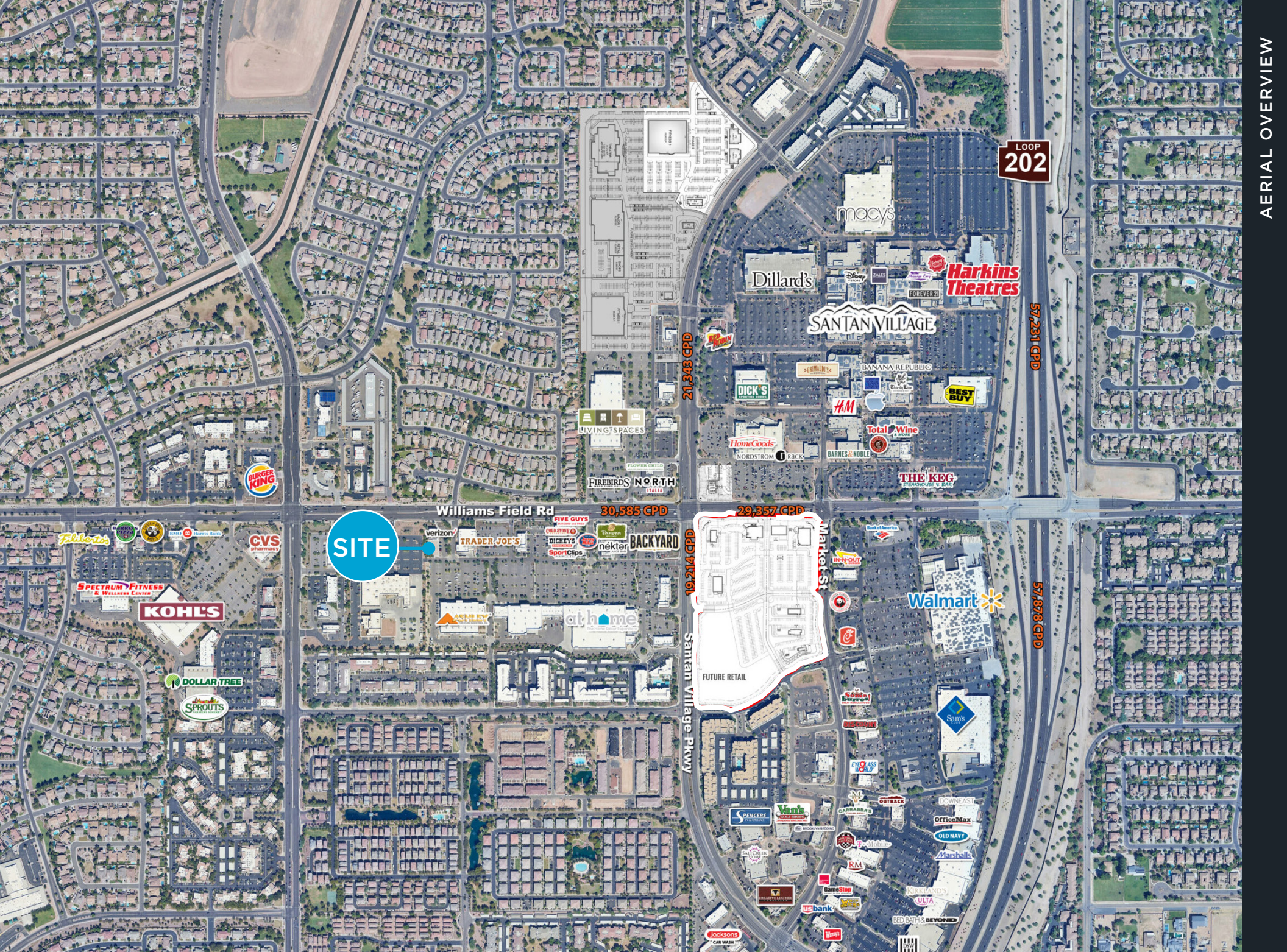
PROPERTY HIGHLIGHTS



- Located at just west of the SWC of Williams Field Road & San Tan Parkway (Loop 202), offering exceptional visibility and freeway-oriented exposure
- Strategically positioned at a major Loop 202 interchange, capturing traffic from Gilbert, Mesa, and Queen Creek
- Strong retail synergy with nearby national and regional tenants including grocery, restaurants, service retail, and daily-needs users along Williams Field Road
- Surrounded by dense residential rooftops from established and rapidly growing master-planned communities, driving consistent daily traffic
- Excellent co-tenancy opportunities benefiting from high-frequency uses such as QSR, coffee, fitness, medical, and neighborhood retail
- High daytime and commuter traffic supported by Loop 202 access and Williams Field Road's role as a primary east-west corridor
- Retail designed to accommodate modern tenants, with flexible shop sizes and strong site circulation (subject to final plans)
- Ideal for national, regional, and local retailers seeking strong visibility, accessibility, and established retail momentum

PROPERTY RENDERINGS





SITE

Williams Field Rd 30,585 CPD

29,357 CPD

19,214 CPD

Santan Village Pkwy

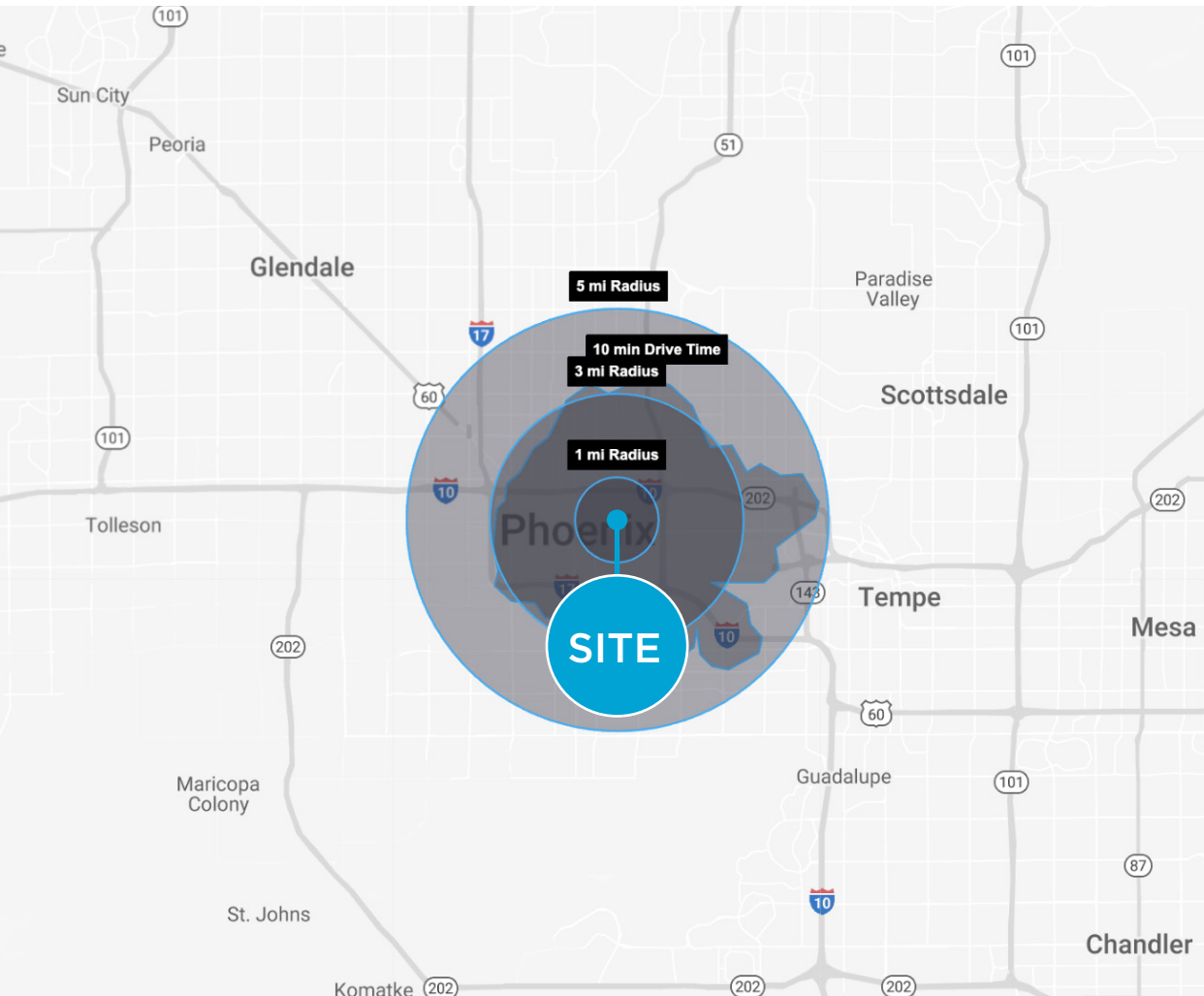
LOOP 202

57,231 CPD

57,878 CPD

FUTURE RETAIL

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	17,290	113,193	302,904
2029	17,985	117,782	314,074

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,464	37,217	100,119
2029	6,745	38,749	103,829

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$132,742	\$152,325	\$146,302

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$537,201	\$617,696	\$597,070

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	11,161	38,964	78,628

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,508	5,308	10,958

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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