

SKYLINE RANCH MARKETPLACE



THE ZONE AT SKYLINE RANCH MARKETPLACE

FOR LEASE RESTAURANTS & SHOPS

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143

THE LOCATION

NEC Hunt Hwy & Gary Rd

SAN TAN VALLEY, AZ



Newly incorporated city
with strong future growth

azBEX.com, 2024



Over \$120,000
Avg. HH Income within 3mi

esri.com, 2024



Rapid Population Growth:
105K+ residents
median age 35

DataUSA 2024



Economic Anchors
\$5.5B LG Plant

AZcentral.com, 2024

Skyline Ranch Marketplace is at the heart of San Tan Valley's rapid evolution—from a largely residential community into a dynamic hub for retail and lifestyle. Anchored by major tenants like WinCo Foods, The Home Depot, and EoS Fitness, the 50-acre center is capitalizing on strong population growth, rising household incomes, and high daily traffic along Hunt Highway. Surrounded by expanding master-planned neighborhoods and benefiting from San Tan Valley's new city status, Skyline Ranch is positioned as a premier retail destination in one of Arizona's fastest-growing regions.

Sources: PRNewswire (2024))

SKYLINE RANCH MARKETPLACE



AVAILABLE
FREESTANDING RESTAURANTS
PADS & SHOPS



KEY PROPERTY HIGHLIGHTS

- New 50 Acre Power Center in San Tan Valley, AZ
- Home Depot and WinCo Foods - Now Open
- Junior Anchors & EoS Fitness - Under Construction
- High volume Walmart across the street - Ranks in the top 10 (customer count) for Phoenix Metro **Source: Placer.ai**
- Excellent visibility at the signalized intersection of Hunt Hwy & Gary Rd
- High-traffic corridor with daily counts exceeding 68,000 vehicles

TRAFFIC COUNTS (2024)

source: ADOT

42,696 VPD 26,142 VPD
Hunt Hwy *Gary Rd*

FOR RATES

please contact broker directly.

STEPHANIE DAVIS
(D) 602.682.6054
stephanie.davis@srsre.com

CHUCK GIBSON
(D) 602.682.6035
chuck.gibson@srsre.com

ED BEEH
(D) 602.682.6040
ed.beeh@srsre.com

SITE PLAN

THE ZONE AT SKYLINE RANCH MARKETPLACE

- NOW OPEN
- UNDER CONSTRUCTION
- COMING SOON



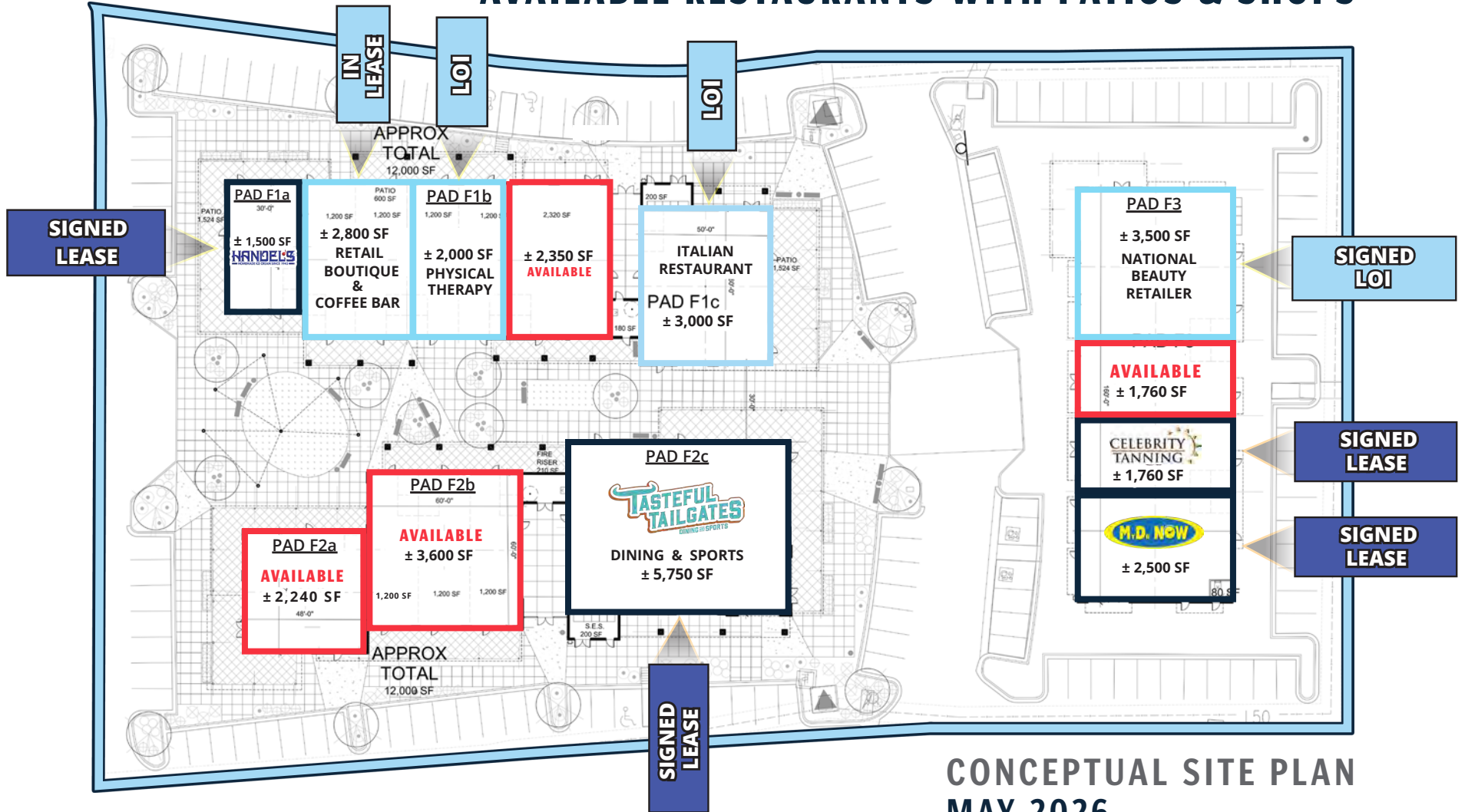
SHOPS L

SHOPS M

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



AVAILABLE RESTAURANTS WITH PATIOS & SHOPS



CONCEPTUAL SITE PLAN
MAY 2026



THE ATMOSPHERE

The Zone at Skyline Ranch Marketplace is envisioned as a vibrant community—park-like destination where families can relax, connect, and enjoy restaurant dining and the surrounding amenities. Designed with a welcoming, family-friendly atmosphere, expansive restaurant patios offering shaded areas, open green spaces, and comfortable seating that invite people to linger and engage. The Zone blends the energy of a contemporary retail center and restaurant hub with the comfort of a community park—delivering a lively, walkable environment that celebrates the spirit of San Tan Valley.





AERIAL PHOTO - 05.06.2026



NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



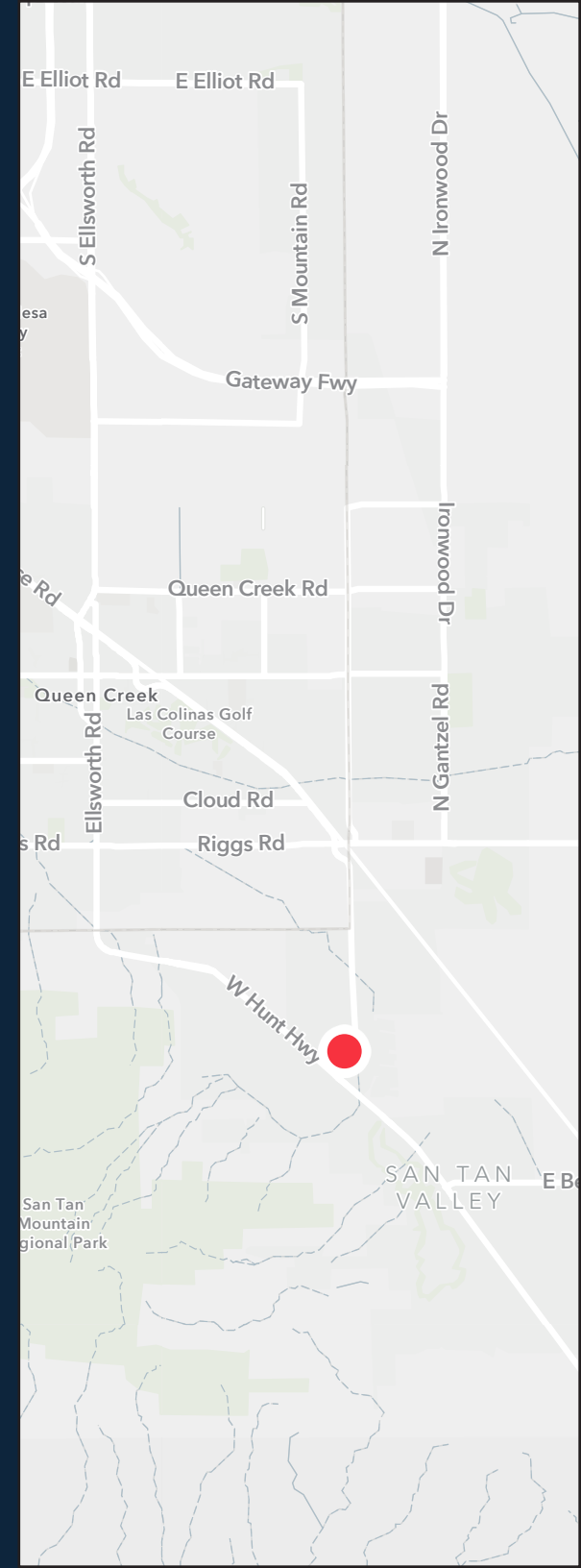
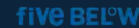


SAN TAN VALLEY

offers a variety of everyday conveniences, anchored by the newly opened WinCo Foods at Skyline Ranch Marketplace. Local dining favorites and nearby centers add additional retail and services, while parks, golf courses, and community recreation enrich the lifestyle. Families benefit from proximity to schools and healthcare, with easy access to Hunt Highway and Ellsworth Road ensuring connectivity to the broader Phoenix metro.



SURROUNDING RETAIL



TRADE AREA DEMOGRAPHICS

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



2025 TOTAL POPULATION
±195,190

PLACER.AI TRADE AREA

2025 - 195,190
2030 - 218,667



2025 DAYTIME POPULATION
±141,709

PLACER.AI TRADE AREA

WORKERS - 32,275
RESIDENTS - 109,434



2025 AVERAGE HH INCOME
\$126,570

PLACER.AI TRADE AREA

Median HH Income - \$101,327



2025 MEDIAN HOME VALUE
\$444,305

PLACER.AI TRADE AREA

2025 - \$444,305
2030 - \$536,726

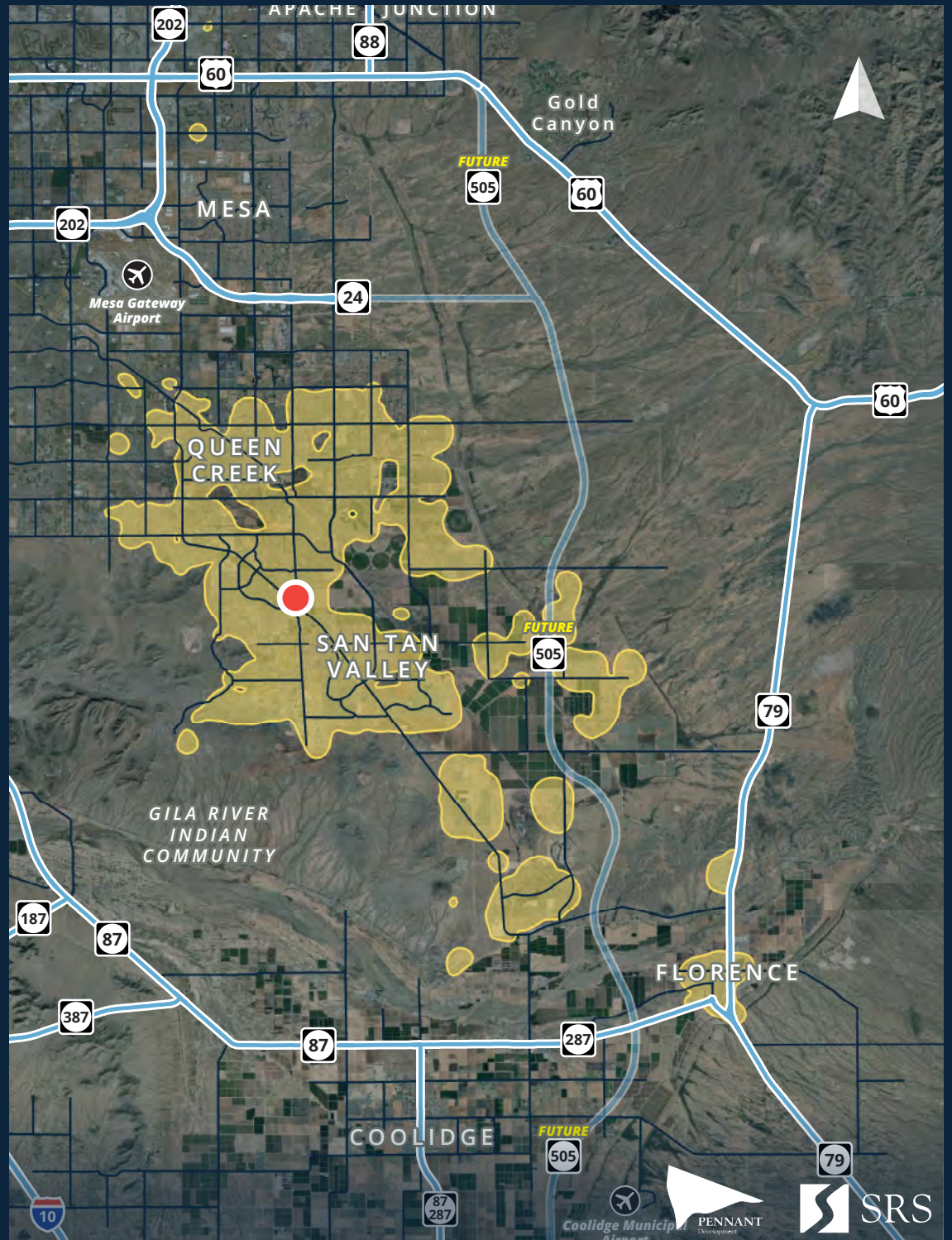


2025 MEDIAN AGE
35.3

PLACER.AI TRADE AREA

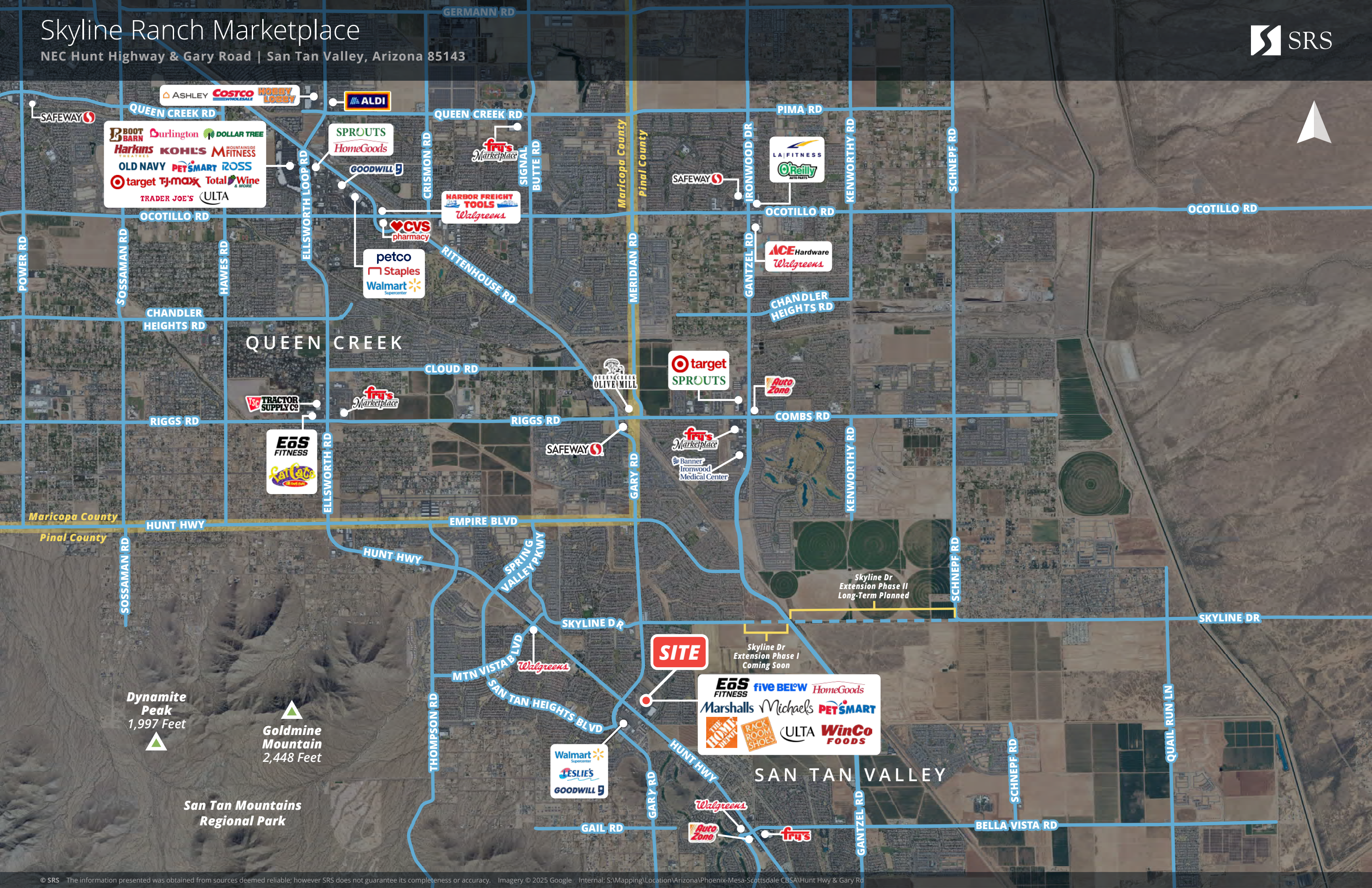
2025 - 35.3 Years Old
2030 - 35.8 Years Old

Sources: Esri / Placer.ai (2025, 2030)



Skyline Ranch Marketplace

NEC Hunt Highway & Gary Road | San Tan Valley, Arizona 85143

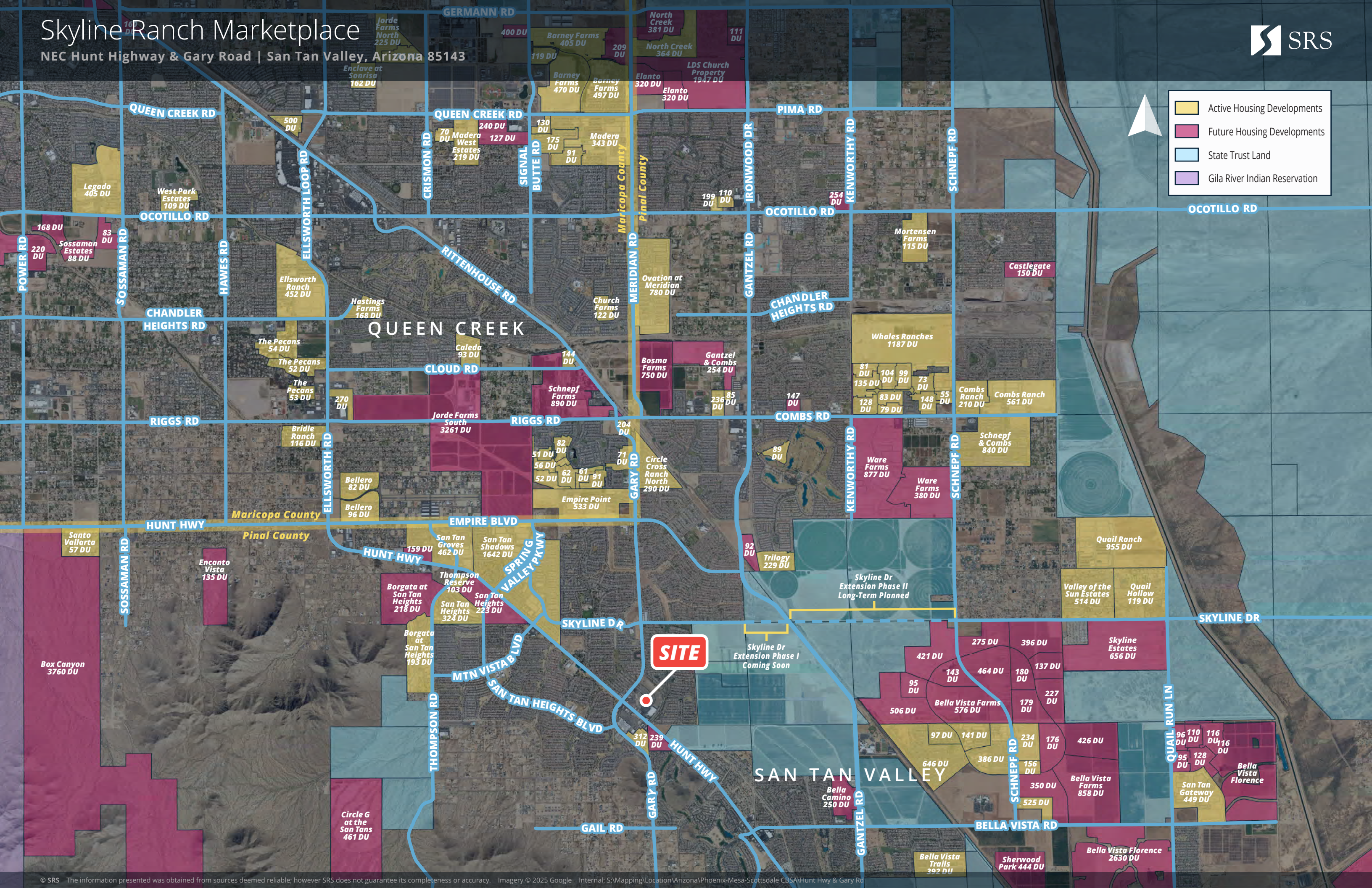


Skyline Ranch Marketplace

NEC Hunt Highway & Gary Road | San Tan Valley, Arizona 85143



- Active Housing Developments
- Future Housing Developments
- State Trust Land
- Gila River Indian Reservation



Skyline Ranch Marketplace

NEC Hunt Highway & Gary Road | San Tan Valley, Arizona 85143



SITE

FUTURE
505

FUTURE
505

79

SAN TAN VALLEY

FLORENCE

GILA RIVER INDIAN RESERVATION

- Active Housing Developments
- Future Housing Developments
- State Trust Land
- Gila River Indian Reservation

THE
ZONE
AT SKYLINE RANCH MARKETPLACE

FOR LEASE RESTAURANTS & SHOPS

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143

For more information, contact:

STEPHANIE DAVIS
602.682.6054
stephanie.davis@srsre.com

CHUCK GIBSON
602.682.6035
chuck.gibson@srsre.com

ED BEEH
602.682.6040
ed.beeh@srsre.com

SRS
3131 E Camelback Rd. Suite 110
Phoenix, AZ 85016
602.682.6000



©2025 SRS Real Estate Partners LLC. All Rights Reserved. The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

SRSRE.COM