

BRAND NEW ± 23.88 ACRE SOUTHEAST VALLEY DEVELOPMENT

SEC Ironwood Rd & Ranch Rd

Inline Shops Space & Hard Corner Pad | Available for Lease, Ground Lease or BTS

San Tan Valley, Arizona



PROPERTY HIGHLIGHTS

- ✓ Brand new ±23.88 acre development w/ ±23,800 SF of Retail and ±51,200 SF of Medical Available for Lease, Ground Lease or Build-to-Suit
- ✓ C-Store site available w/drive-thru plus three additional PADs; shops buildings w/drive-thrus and one 2-story medical building
- ✓ ±3.47 acre parcel also available
- ✓ Robust traffic counts along Ironwood Drive of nearly 34,000 VPD
- ✓ Come be a part of one of the fastest-growing communities and second fastest-growing county in the country! (Souce: 2020 Census)



**DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

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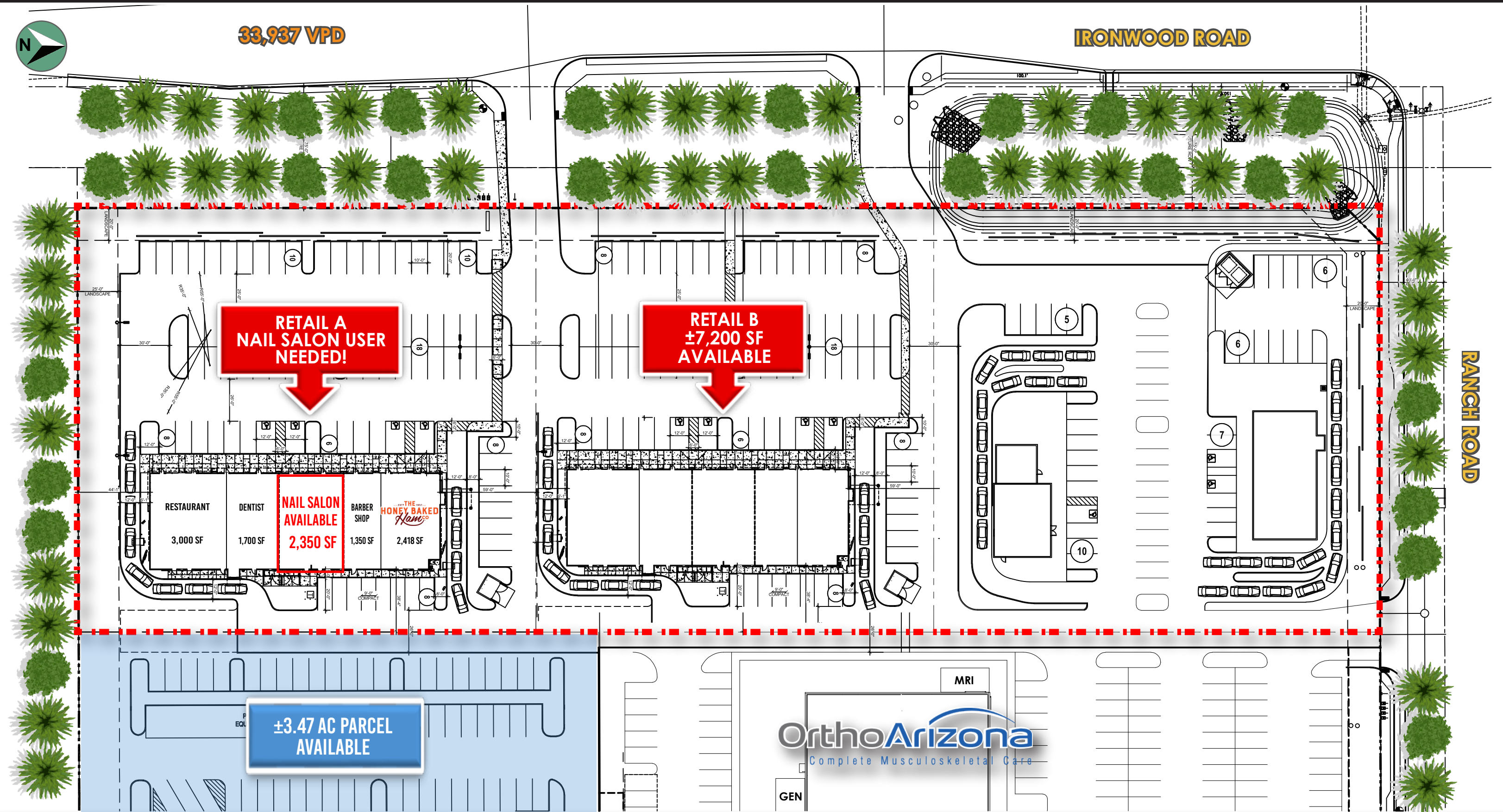
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Retail Site Plan

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SITE DATA	
DESCRIPTION	NET ACREAGE
PARCEL 1	3.34 AC.
PARCEL 2	3.34 AC.
PARCEL 3	4.45 AC.
PARCEL 4	4.46 AC.
PARCEL 5	8.29 AC.
TOTAL	23.88 AC.



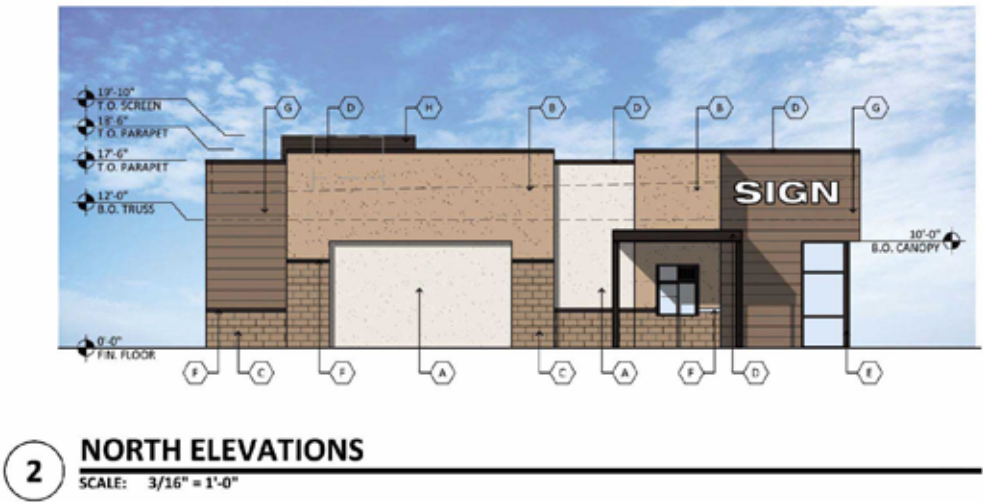
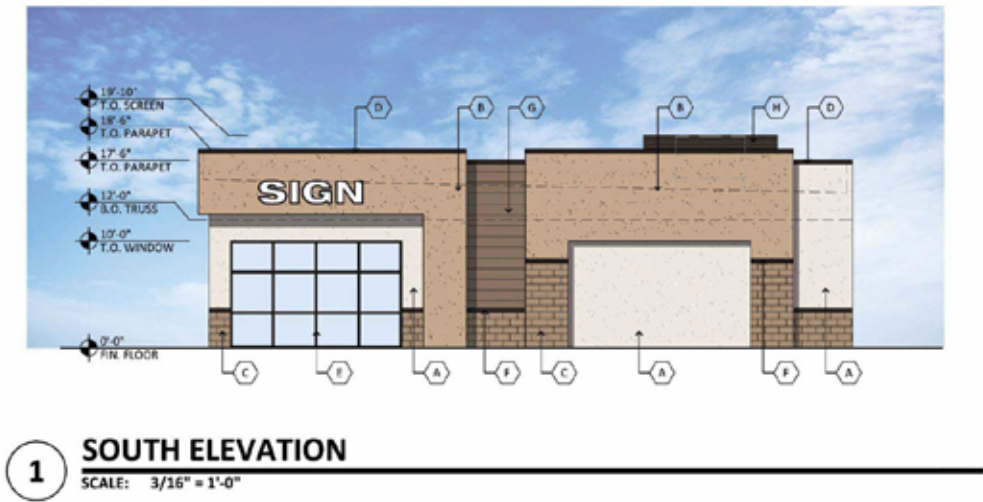
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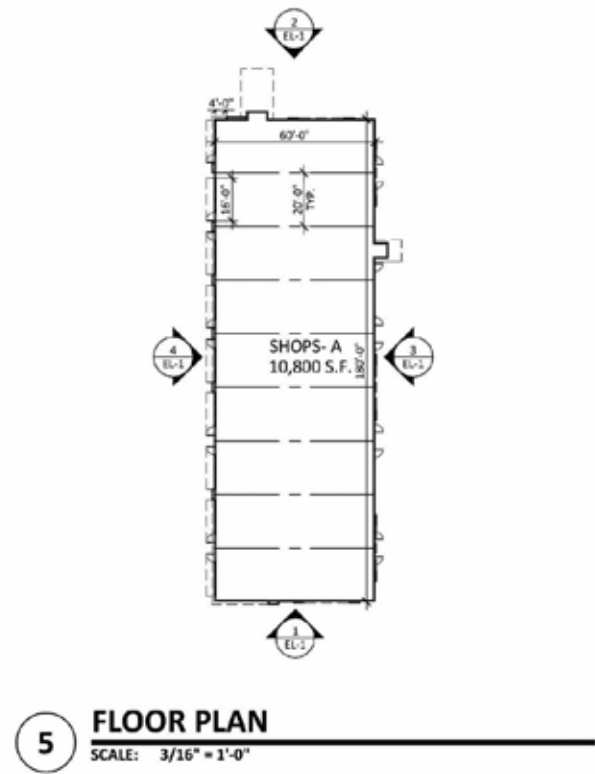
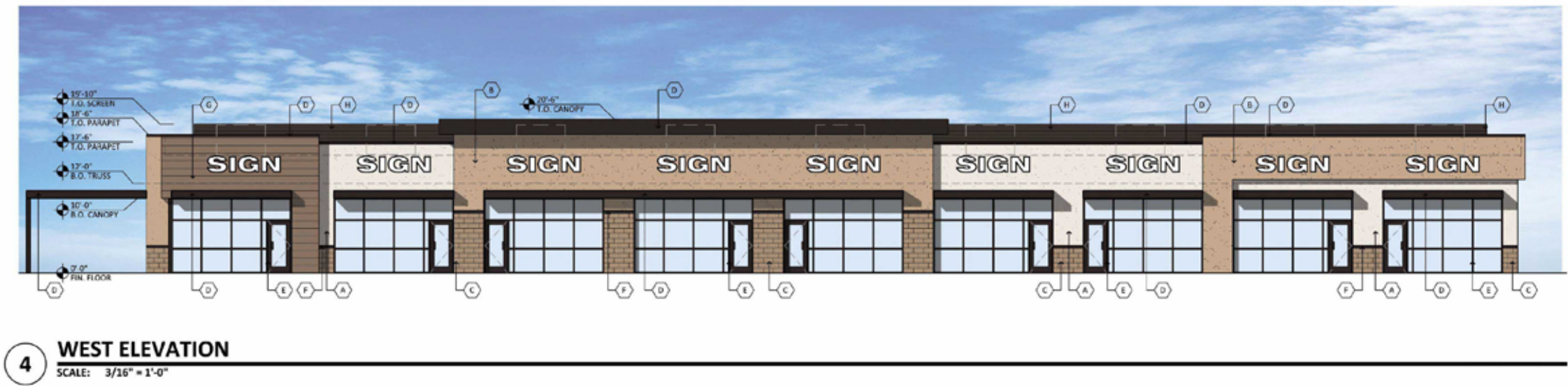
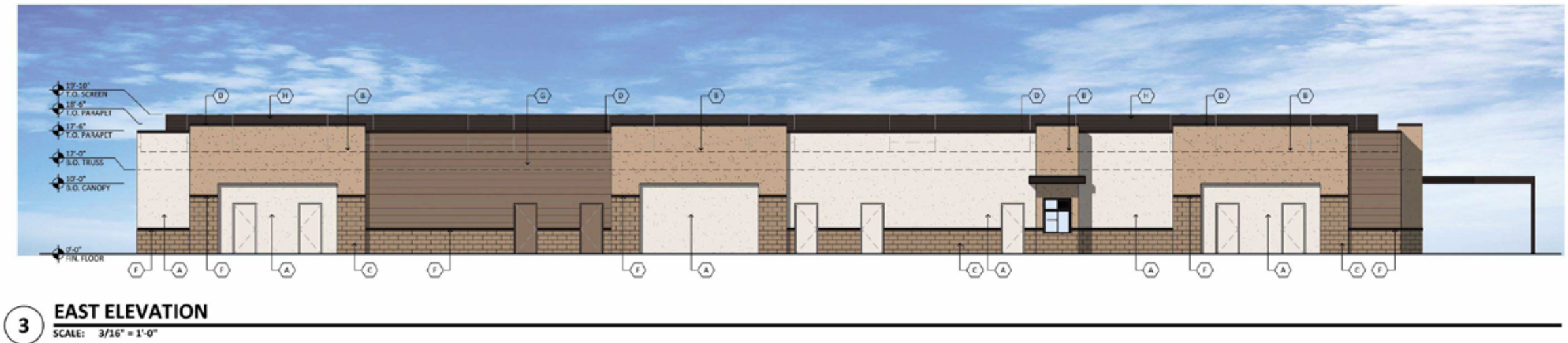
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MATERIAL AND COLORS			
A	PAINTED STUCCO:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
B	PAINTED STUCCO:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
C	PAINTED CMU VENEER:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
D	PAINTED METAL / CANOPY:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
E	ALUMINUM STOREFRONT:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
F	PAINTED STUCCO CAP:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
G	PAINTED HARCH PLANK SIDING:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS
H	PRE-FAB RIBBED PANEL SCREEN:	FINISH: FINE SAND	MFR: SHERWIN WILLIAMS





demographics 2026

Source: *Sites USA*



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$194.54 M	\$1.72 B	\$5.18 B
Total Non-Retail	\$96.02 M	\$851.38 M	\$2.57 B
Total Retail	\$98.53 M	\$866.97 M	\$2.61 B
Entertainment	\$9.5 M	\$84.23 M	\$253.08 M
Food Away from Home	\$9.35 M	\$83.05 M	\$249.96 M
Personal Care	\$2.11 M	\$18.52 M	\$55.21 M

TOTAL MONTHLY CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$9,833	\$10,332	\$10,133
Total Non-Retail	\$4,853	\$5,119	\$5,020
Total Retail	\$4,980	\$5,213	\$5,112
Entertainment	\$480	\$506	\$495
Food Away from Home	\$472	\$499	\$489
Personal Care	\$107	\$111	\$108

DEMOGRAPHICS 2026

	1 MILE	3 MILE	5 MILE
POPULATION (2026)	5,151	44,532	129,585
PROJECTED POPULATION (2031)	6,657	57,009	163,023
AVG HH INCOME	\$148,070	\$166,810	\$169,507
DAYTIME POPULATION (16 YRS & OVER)	1,817	14,480	47,790
MEDIAN AGE	37.5	35.0	36.4
TOTAL BUSINESSES	67	654	2,035
WORKFORCE (16 YRS & OVER)	3,962	33,632	99,671

RETAILERS WITHIN A 2-MILE RADIUS OF SEC IRONWOOD RD & RANCH RD

1. SEC Ironwood Rd & Germann Rd:



2. NEC Ironwood Rd & Pima Rd:



and more to come!

NEW 5 AC DEVELOPMENT
BY DIVERSIFIED PARTNERS

3. SEC Ironwood Rd & Pima Rd:



NEW 12.89 AC DEVELOPMENT
BY DIVERSIFIED PARTNERS

4. NEC Ironwood Rd & Ocotillo Rd:



39,198 SF RETAIL DEVELOPMENT
BY DIVERSIFIED PARTNERS

5. NWC Ironwood Rd & Ocotillo Rd:



6. SWC Ironwood Rd & Ocotillo Rd:



7. SEC Ironwood Rd & Ocotillo Rd:

