

SIGNATURE AT SANTAN VILLAGE

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

HOUSE
SPORT

MISSION BBQ
The American Way.



FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

J. ALEXANDER'S
RESTAURANT

**NOW UNDER
CONSTRUCTION**

DEVELOPED BY



WESTERN
RETAIL ADVISORS

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

NWC

SANTAN VILLAGE PKWY & WILLIAMS FIELD RD

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 ±23,295 VPD (NB & SB) **E** ±28,658 VPD (EB & WB)
S ±16,992 VPD (NB & SB) **W** ±32,338 VPD (EB & WB)

ADOT 2025

JOIN



site plan



site plan



drone images

2026.04.18



drone images

2026.04.18



elevations



renderings



renderings



TENANT C



renderings



aerial



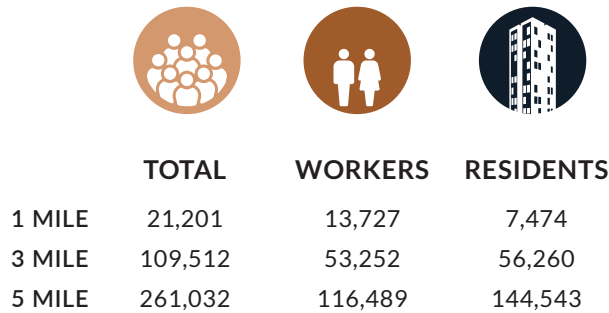
trade aerial



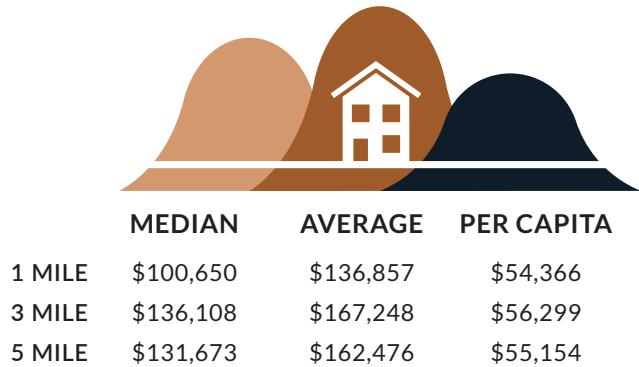
demographics

2025 ESRI

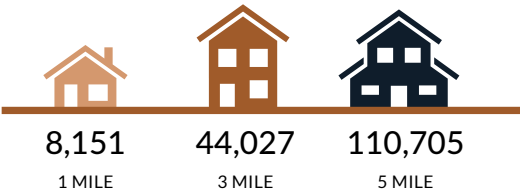
2025 DAYTIME POPULATION



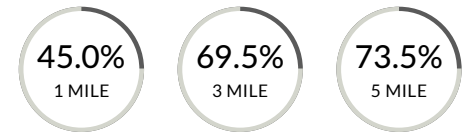
2025 HOUSEHOLD INCOMES



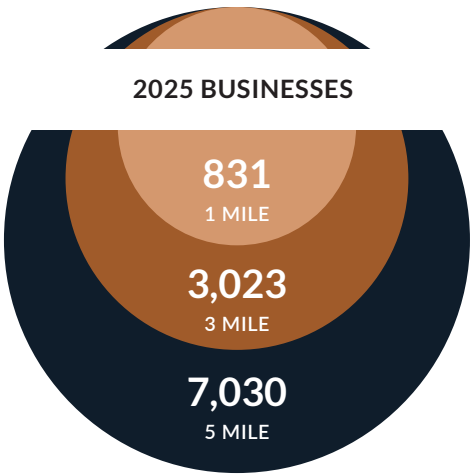
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



2025 POPULATION
2030 POPULATION

1 MILE	3 MILE	5 MILE
18,018	124,305	312,365
18,428	133,780	324,082



2025 HOUSEHOLDS	2030 HOUSEHOLDS
7,502	7,799
41,862	45,332
105,963	110,749



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



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