

AVAILABLE 81,123 SF

UNDER CONSTRUCTION
The Container Store | Crate&Barrel
JOYBIRD | LA 2 BOY
DICK'S | ULTA | WHOLE FOODS



FOR SALE, GROUND LEASE, OR BUILD TO SUIT

Pad Available

2870 S Market Street | Gilbert, AZ



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81,123 SF

Available

CC - Community Commercial Zoning

Contact Broker

Rate

ABOUT THE PROPERTY

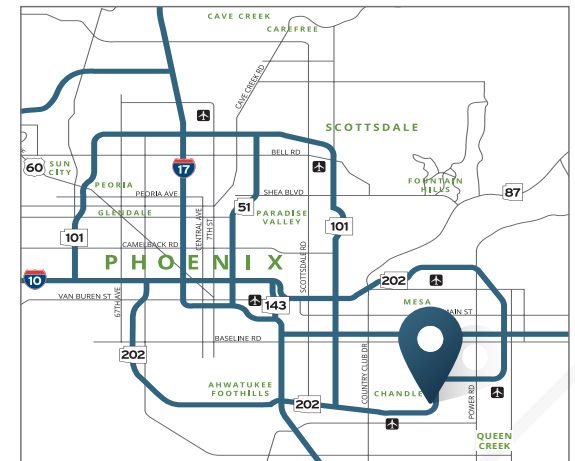
- 81,123 SF pad opportunity in highly desirable SanTan Gilbert Trade Area
- Well positioned at the intersection of Market Street and SanTan Village Parkway across from busy Costco Anchored center
- Convenient regional access to customers with nearby Loop 202 Freeway just blocks away from site.
- Great demographics with more than 123,000 people within 3 miles with average HH income exceeding \$169,000

NEIGHBORING RETAILERS



TRAFFIC COUNTS

SanTan Village Pkwy	41,514 VPD
Market Street	14,072 VPD
Year: 2024 Source: CoStar/MPSI	

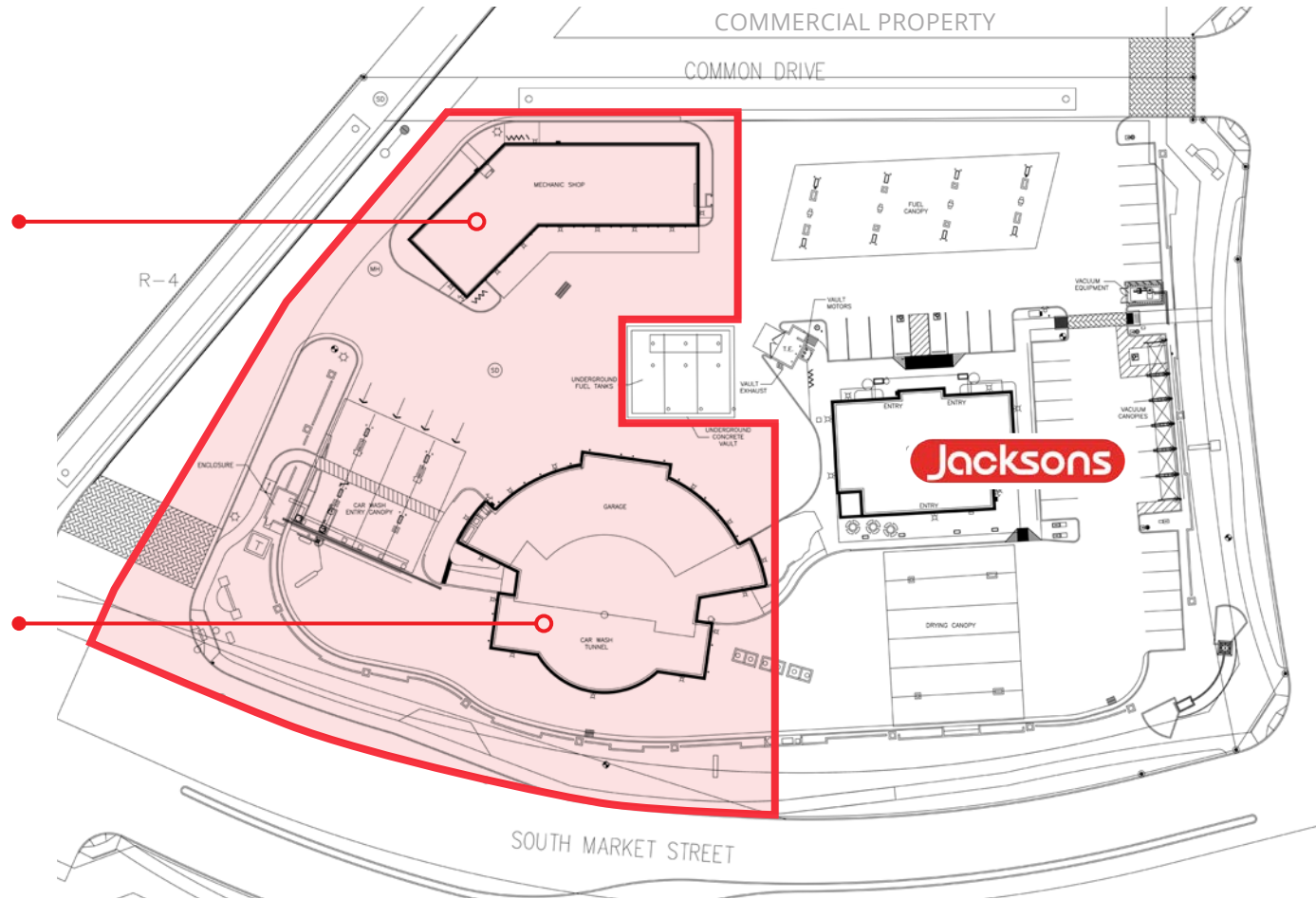


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SITE PLAN



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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

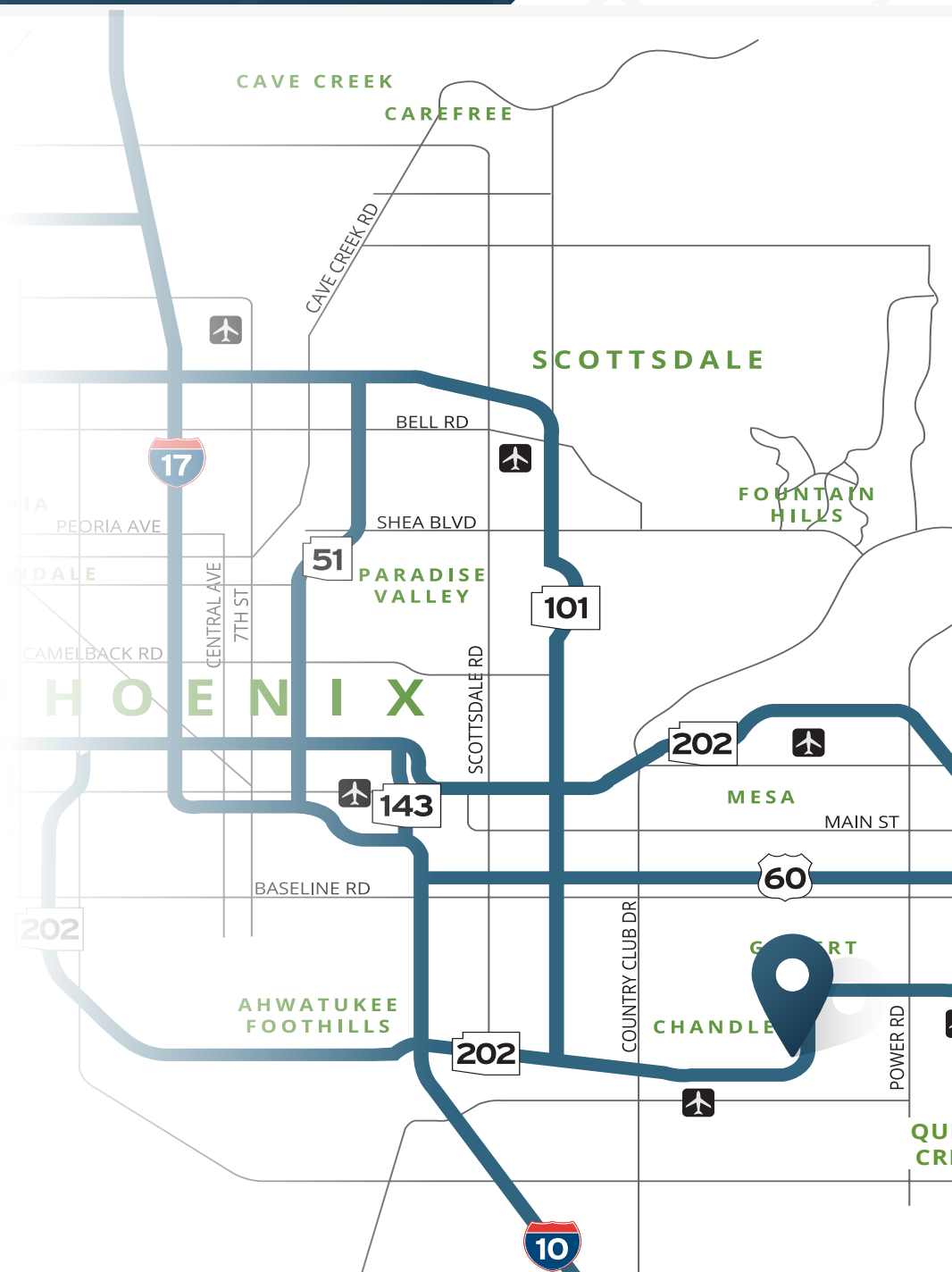
12,940	13,386	\$149,497	16,198
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

123,104	130,730	\$169,413	108,409
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

302,512	315,353	\$166,517	251,231
2025 Population	2030 Population	Avg Household Income	Daytime Population



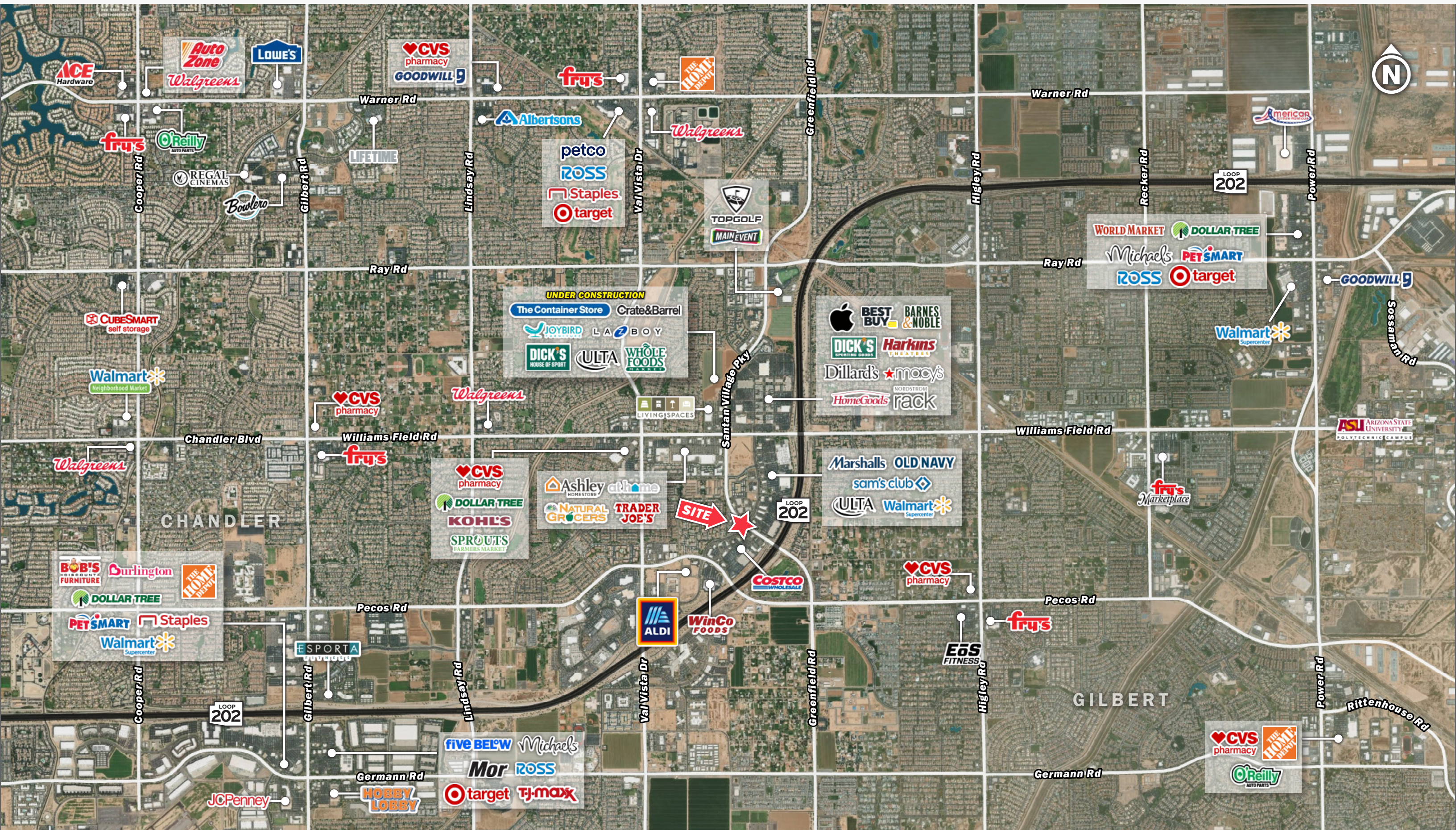
PacWest Surplus Parcel

SWC Market Street & Santan Village Parkway | 2870 South Market Street | Gilbert, Arizona 85296



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