

BORGATA

AT SANTAN



PROPOSED NEIGHBORHOOD CENTER IN SAN TAN VALLEY



HUNT HWY &
SPRING VALLEY PKWY



PROPERTY SUMMARY

AVAILABLE Pads & Shops for Lease ZONED CB-2, Pinal County

RATES Call for Rates

PROPERTY HIGHLIGHTS

- ▶ San Tan Valley is one of the fastest growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with over 16,000 lots, either actively being developed or under construction, within 5 miles of the site.
- ▶ Located within San Tan Heights Master Planned Community and adjacent to the Promenade by Fulton and Toll Brothers.
- ▶ Hunt Hwy is the major North/South Arterial, linking Queen Creek to Florence.

TRAFFIC COUNTS

N ±31,179 VPD (NB & SB) E ±2,711 VPD (EB & WB)
S ±26,935 VPD (NB & SB) W N/A VPD (EB & WB)

ADOT 2024



SWC

PADS & SHOPS FOR LEASE
Hunt Highway & Spring Valley Parkway

PCA
PHOENIX COMMERCIAL ADVISORS



JUNE 2025

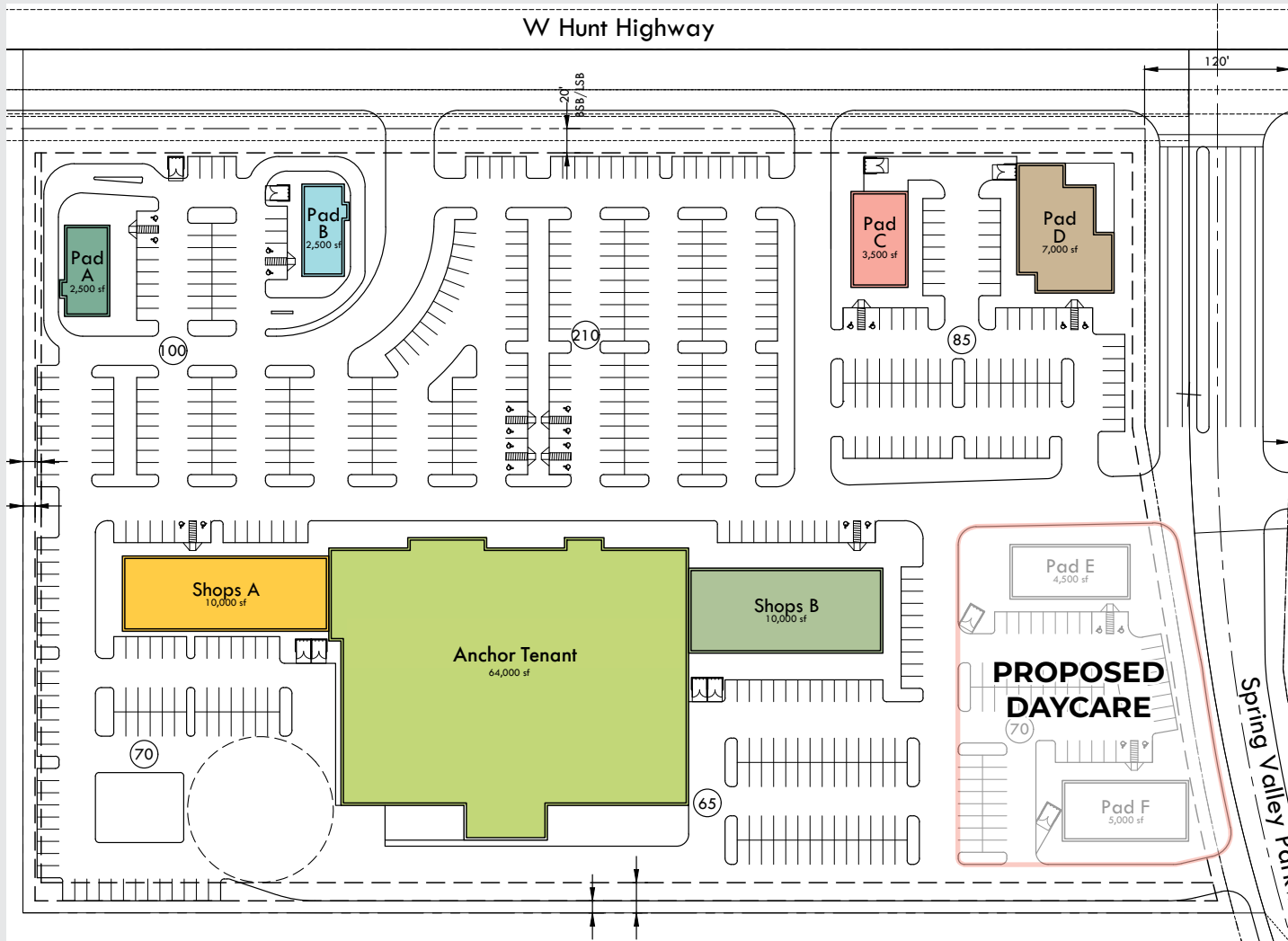


PADS & SHOPS FOR LEASE

Hunt Highway & Spring Valley Parkway



SITE PLAN



SUITE	SF
Anchor Tenant	64,000
Shops A	10,000
Shops B	10,000
Pad A	2,500
Pad B	2,500
Pad C	3,500
Pad D	7,000
Pad E	4,500
Pad F	5,000

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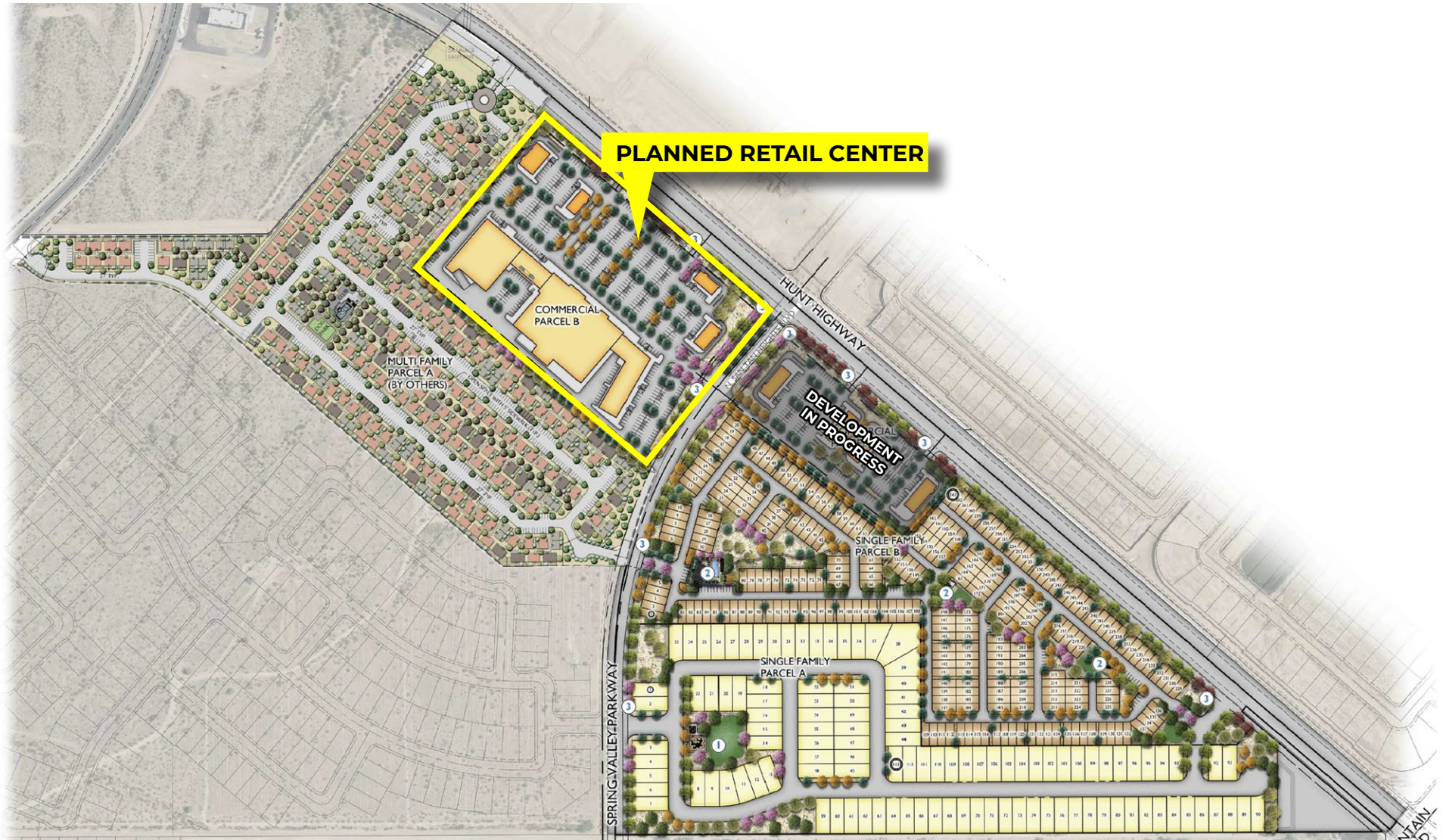


PADS & SHOPS FOR LEASE

Hunt Highway & Spring Valley Parkway



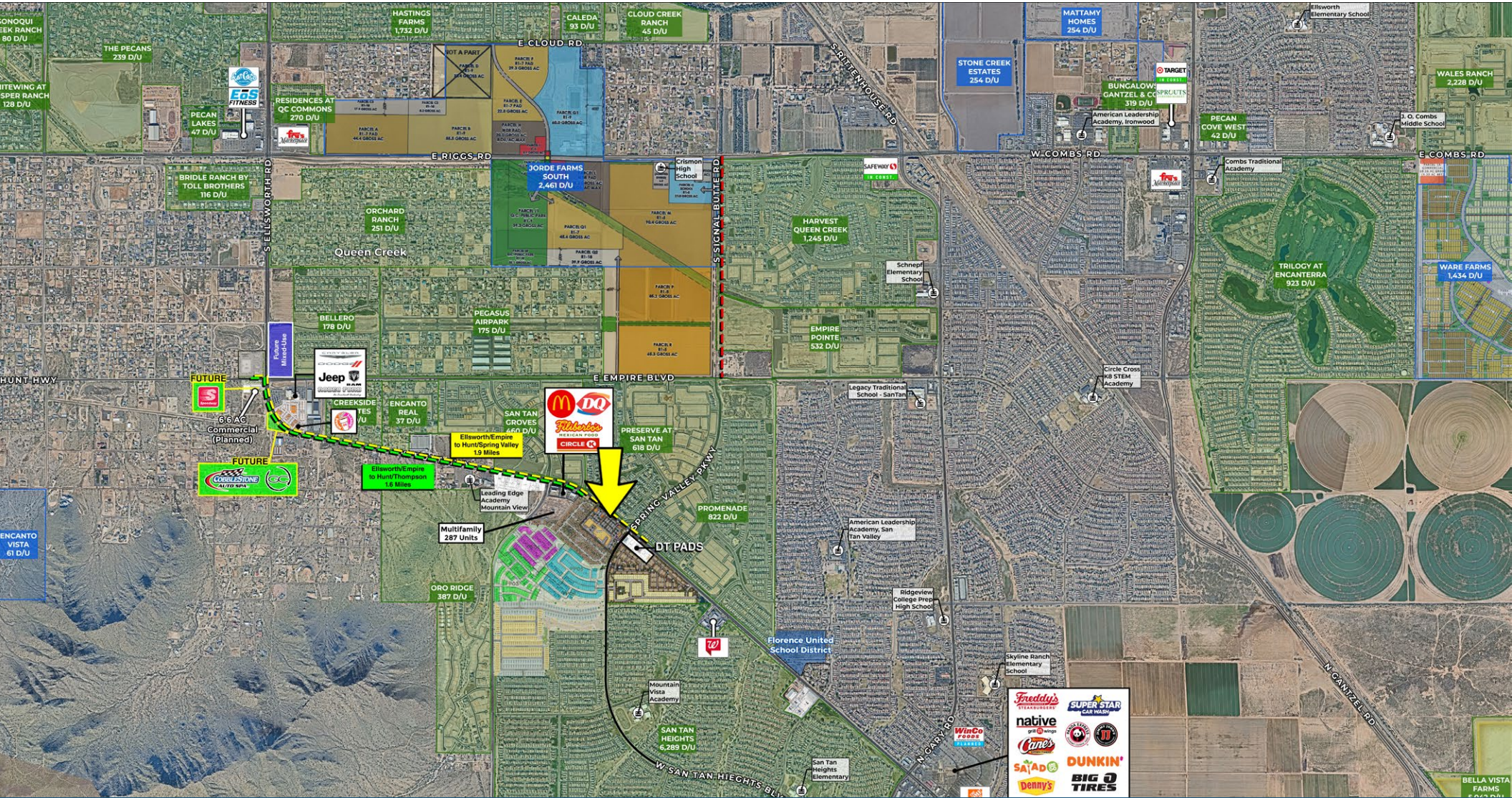
PROPOSED PLAN



PADS & SHOPS FOR LEASE
Hunt Highway & Spring Valley Parkway



AERIAL

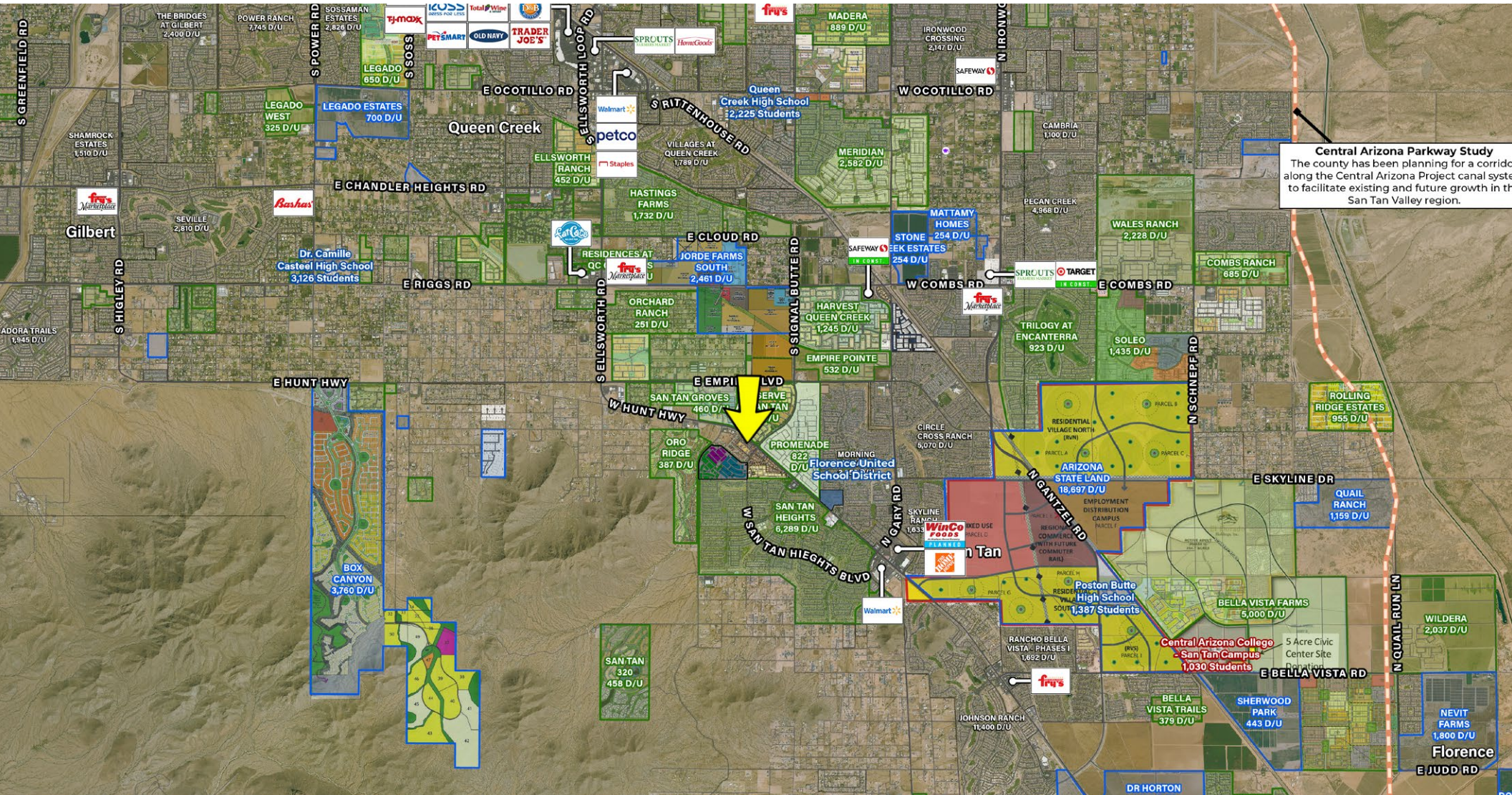


PADS & SHOPS FOR LEASE

Hunt Highway & Spring Valley Parkway



RETAIL AERIAL



Central Arizona Parkway Study
 The county has been planning for a corridor along the Central Arizona Project canal system to facilitate existing and future growth in the San Tan Valley region.

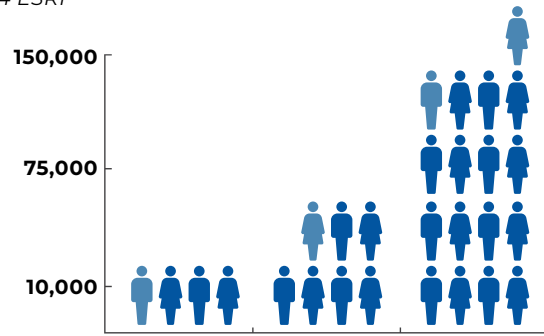


PADS & SHOPS FOR LEASE
 Hunt Highway & Spring Valley Parkway



DEMOGRAPHICS

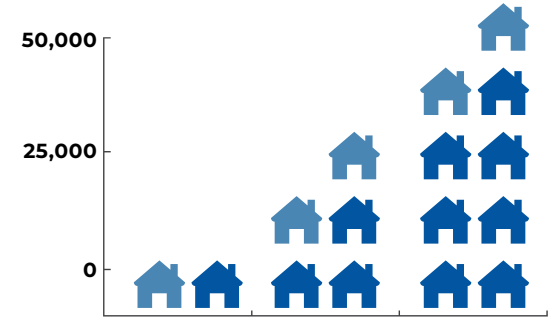
2024 ESRI



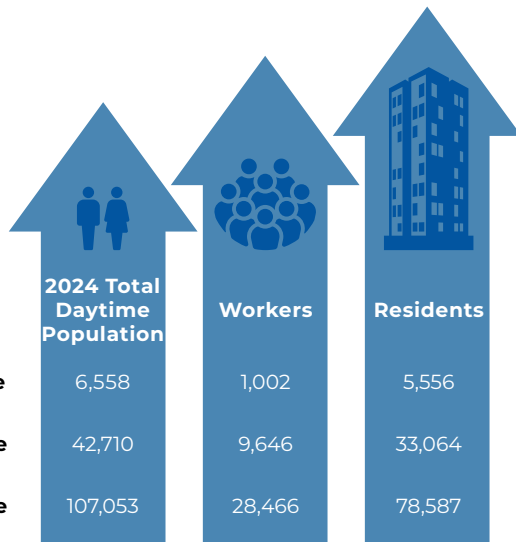
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,281	60,094	143,351
2029 Total Population	11,457	65,389	157,982



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$103,672	\$111,541	\$35,707
3-Mile	\$104,538	\$126,466	\$40,178
5-Mile	\$106,272	\$133,779	\$42,106

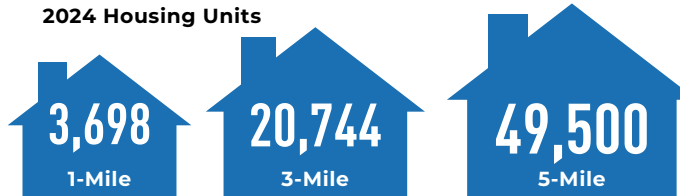


	1-Mile	3-Mile	5-Mile
2024 Households	3,320	19,100	45,152
2029 Households	3,764	21,105	50,482

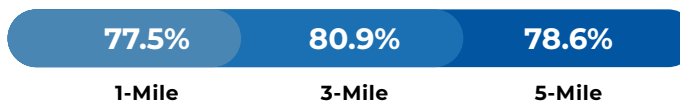


	2024 Total Daytime Population	Workers	Residents
1-Mile	6,558	1,002	5,556
3-Mile	42,710	9,646	33,064
5-Mile	107,053	28,466	78,587

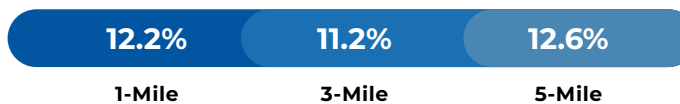
2024 Housing Units



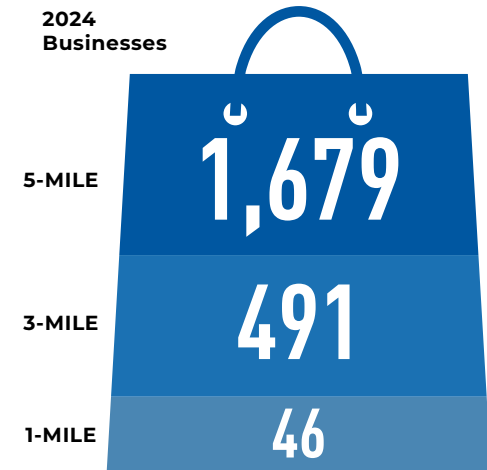
Owner Occupied



Renter Occupied



2024 Businesses



SWC

PADS & SHOPS FOR LEASE

Hunt Highway & Spring Valley Parkway





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