

NEW RETAIL DEVELOPMENT IN SAN TAN VALLEY!

SEC Bella Vista Road & Ganztel Road | San Tan Valley, AZ



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DIVERSIFIED PARTNERS

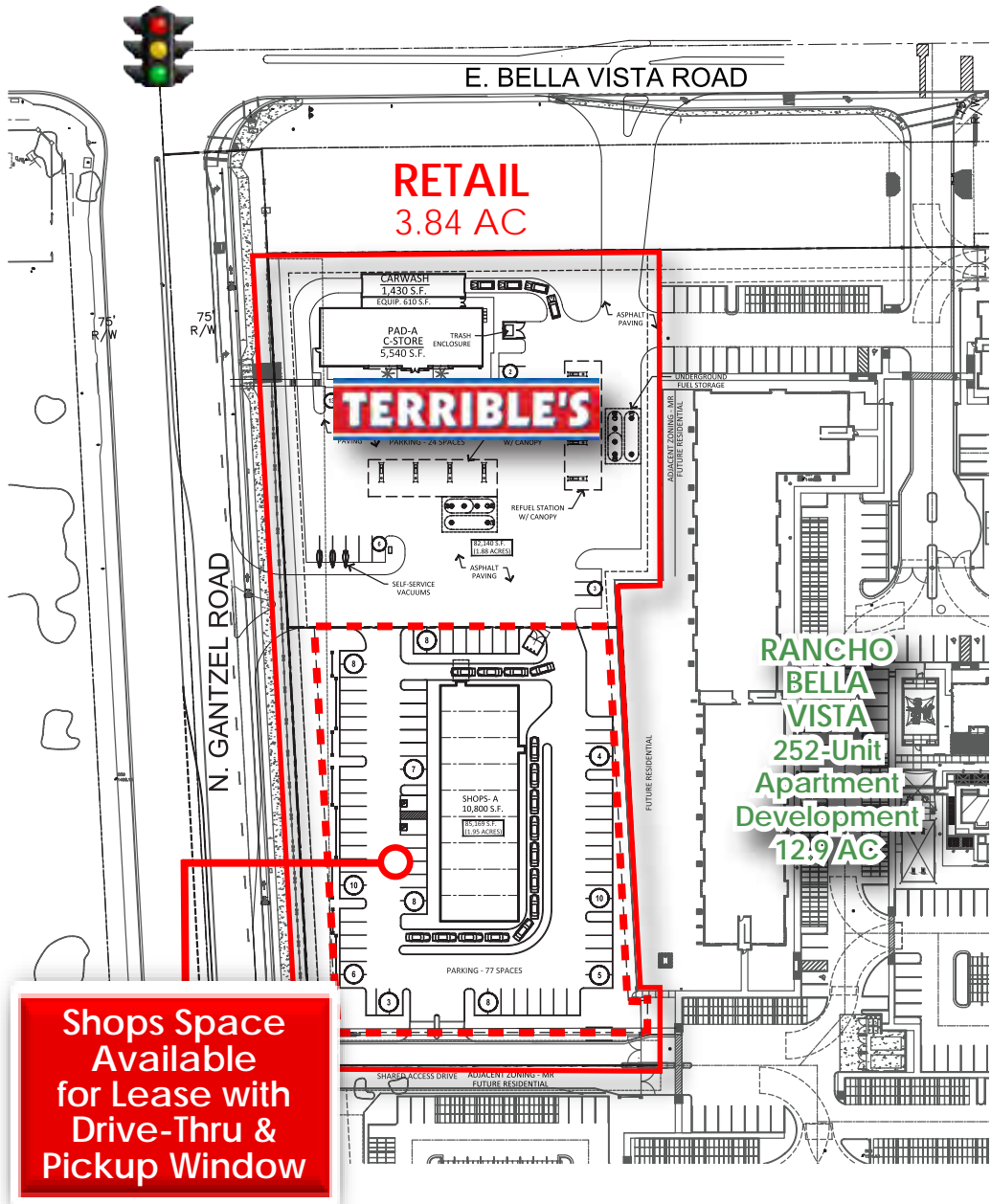
Nationwide Real Estate Services

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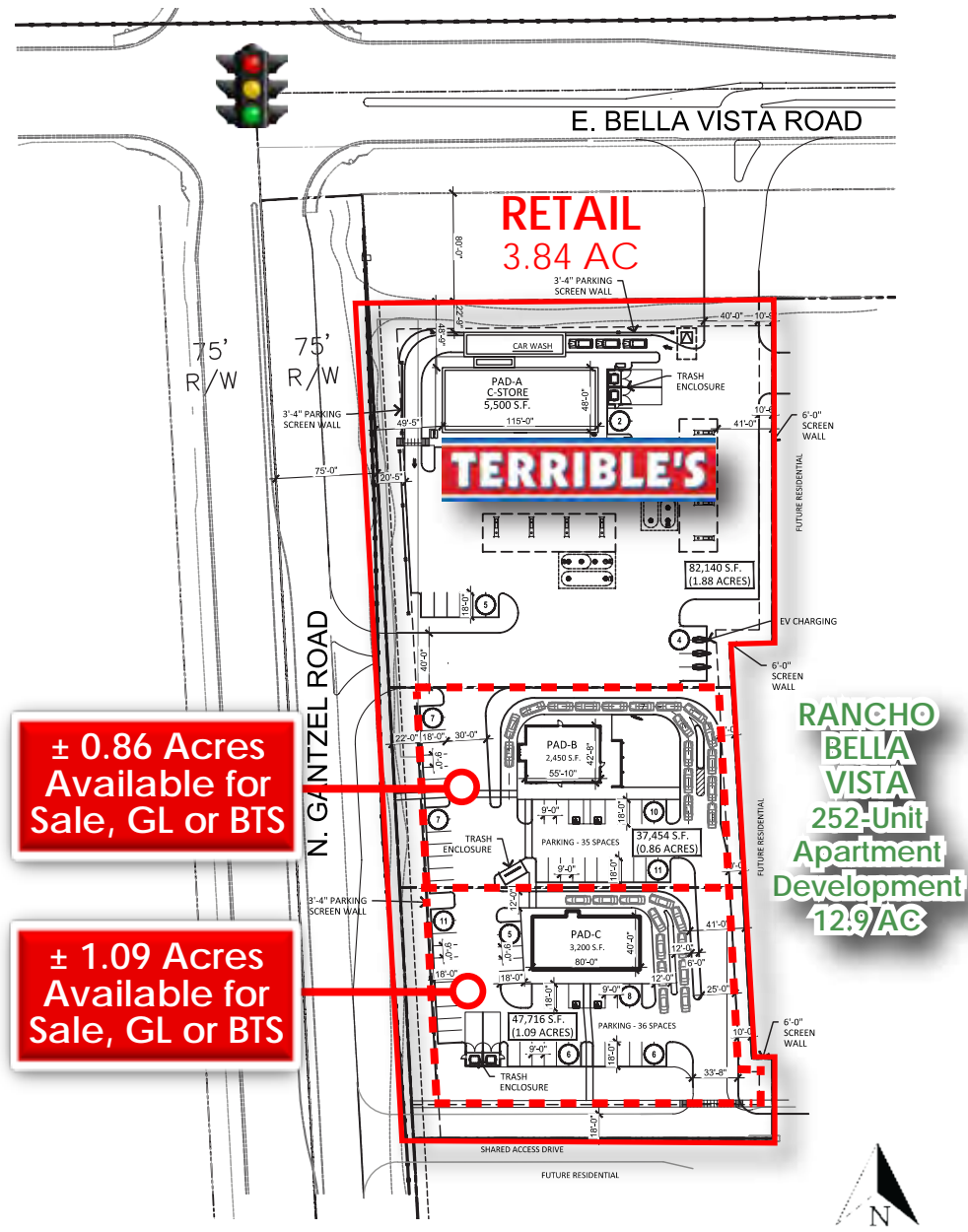
site plan

OPTION 1



Shops Space Available for Lease with Drive-Through & Pickup Window

OPTION 2

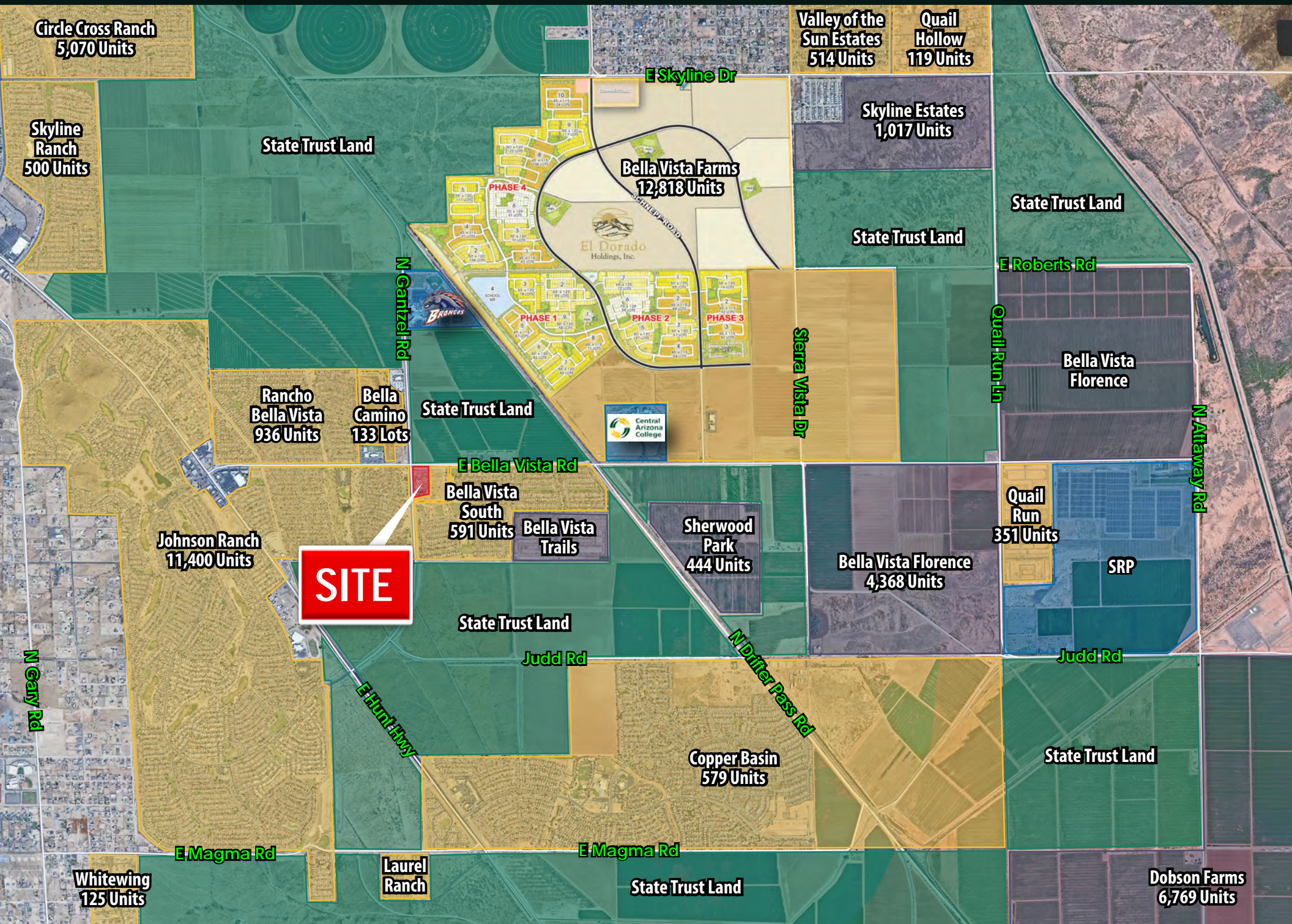


± 0.86 Acres Available for Sale, GL or BTS

± 1.09 Acres Available for Sale, GL or BTS



housing map



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	8,230	48,107	100,875
PROJECTED POPULATION (2030)	9,257	57,218	126,284
AVERAGE HOUSEHOLD INCOME	\$111,501	\$114,163	\$123,560
DAYTIME POPULATION	2,268	16,775	33,255
MEDIAN AGE	33.4	36.2	36.0
TOTAL BUSINESSES	109	757	1,425



traffic counts: Bella Vista Rd | 14,844 VPD • Gantzel Rd | 17,094 VPD

Contact:

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property highlights

- Shops space for Lease with drive-thru and pick-up window available (option 1)
- Retail PADs available for sale, ground lease or build-to-suit (option 2)
- Seeking automotive and QSR tenants!
- C-2 Zoning
- Adjacent to recently approved 252-unit apartment development
- Join Terribles!