

# ANCHORS JR. ANCHORS DRIVE THRU PADS SHOPS



SKYLINE  
DENTAL GROUP AND ORTHODONTICS  
San Tan Valley Kids  
DENTISTRY & ORTHODONTICS

DUNKIN'  
JIMMY JOHN'S  
United Real Estate

THE HOME DEPOT

BIG O TIRES

DISCOUNT TIRE

PANDA EXPRESS

Dignity Health

GOODWILL

WinCo Foods

Freddy's

Super Star  
CAR WASH

WELLS FARGO

TACO BELL

Walmart  
Supercenter

The Church of  
Jesus Christ  
of Latter-Day Saints

Gary Road  
18,209 VPD '22

native  
grill & wings

Denny's

FIREHOUSE  
SUBS

Little Caesars

SAJAD  
and CO

QT QuikTrip

Starbucks

BURGER KING

Gary Road

SALLY  
BEAUTY SUPPLY  
SportClips  
(HAIRCUTS)

Hungry Howies

Angry  
CRAB SHACK  
LESLIE'S  
verizon

Hunt Highway  
27,830 VPD '22

Hunt Highway  
28,926 VPD '22

FOR LEASE

## Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



**FOR LEASE**

## AVAILABLE:

- Anchors
- Jr. Anchors
- Drive Thru Pads
- Pads & Shops

## CONTACT

**STEPHANIE DAVIS**  
602.682.6054 | stephanie.davis@srsre.com

**CHUCK GIBSON**  
602.682.6035 | chuck.gibson@srsre.com

**ED BEEH**  
602.682.6040 | ed.beeh@srsre.com

## ABOUT THE PROPERTY

- Planned retail development in San Tan Valley; offering Anchors, Jr. Anchors, Pads & Shops
- San Tan Valley submarket residential growth continues to outperform the Phoenix market average by 1.7 points annually
- Trade area demographics show strong Average Household Income over \$84,700
- High volume Walmart across the street ranks in top 10 (customer count) for Phoenix metro
- Home Depot open and planned WinCo Foods



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



## SITE PLAN



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



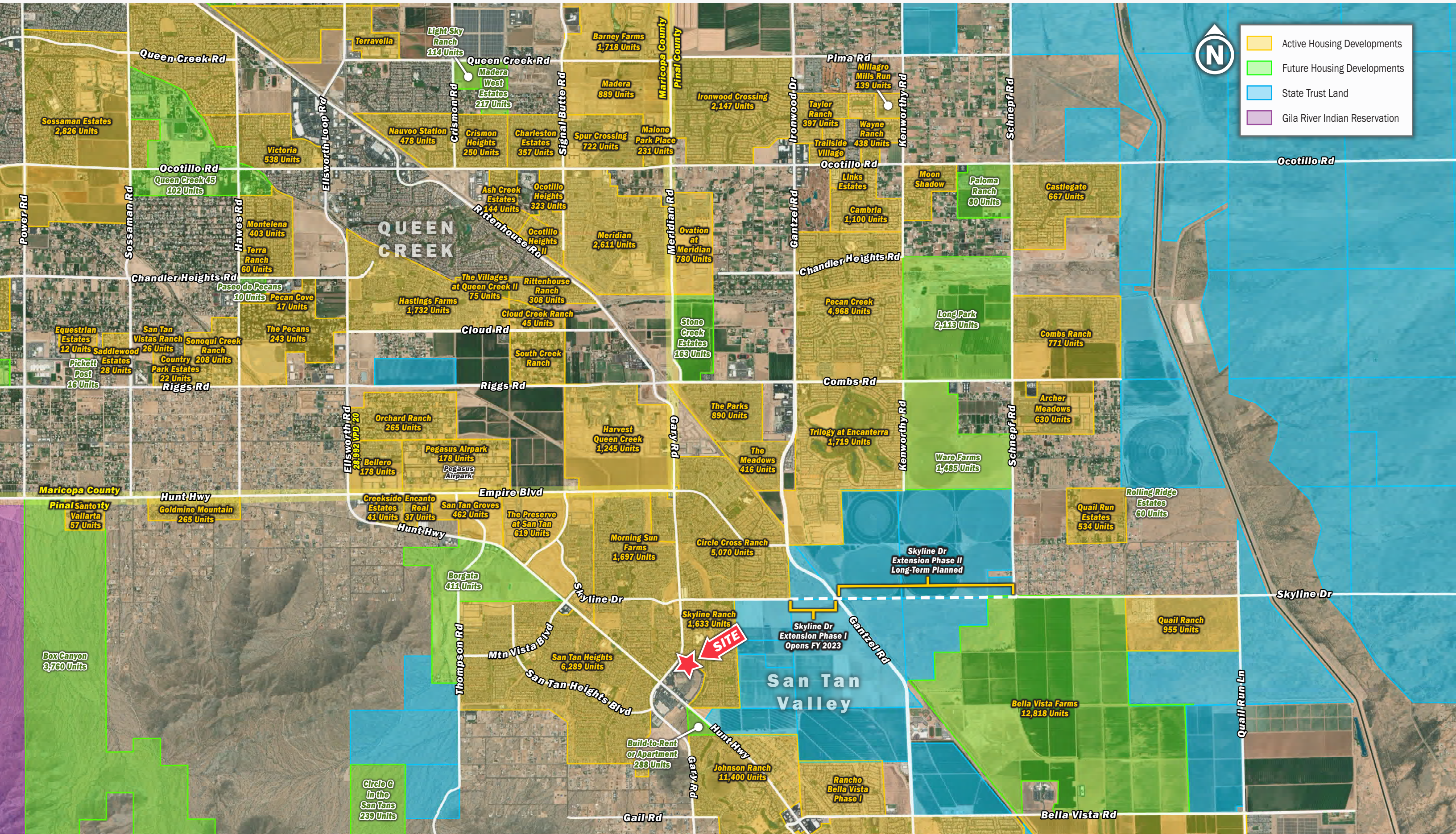
# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



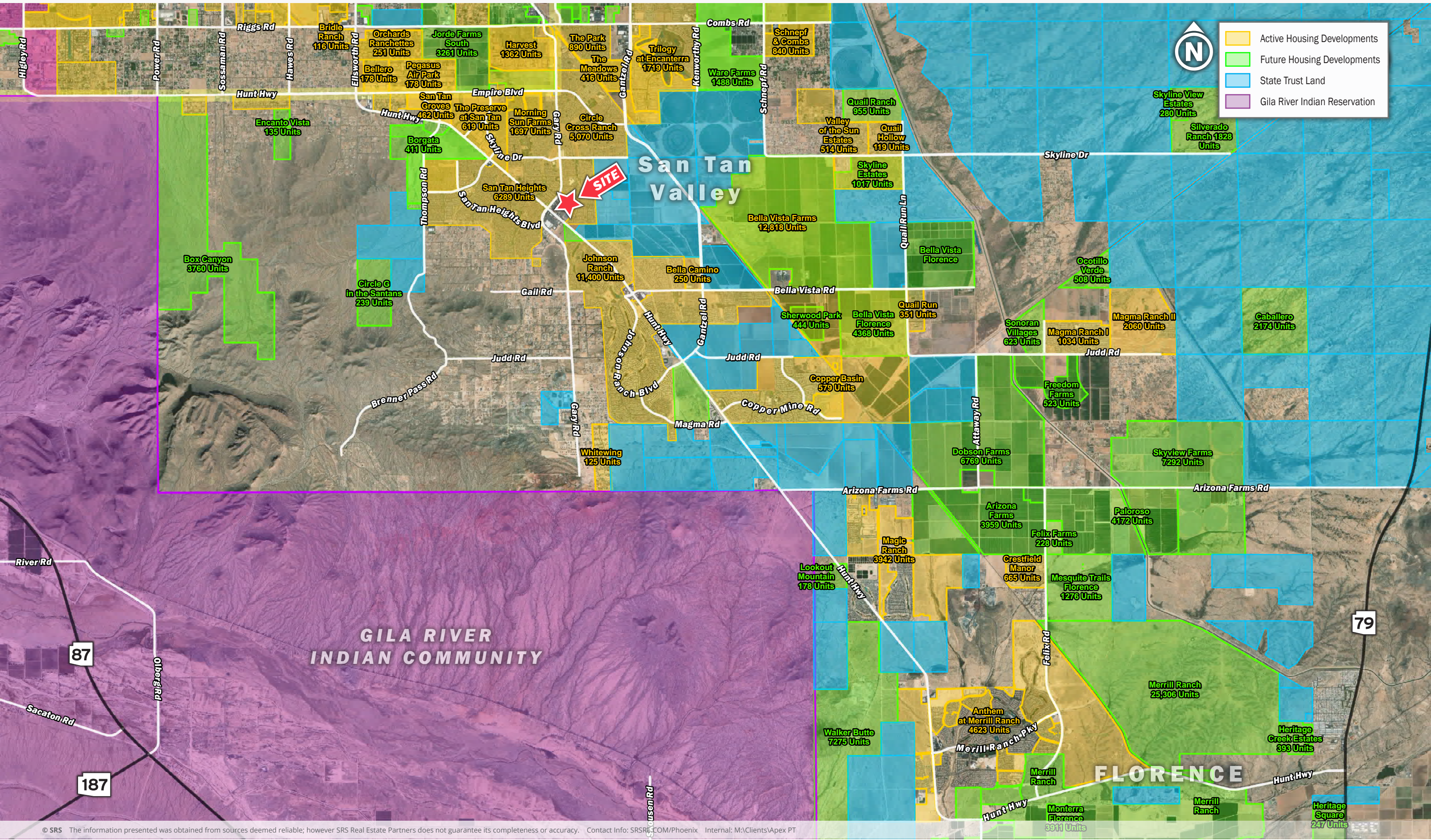
# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



5  
MILES

## KEY FACTS

114,442  
Population



Average  
Household Size

30.9

Median Age

\$84,739

Median Household  
Income

## EDUCATION

7%

No High  
School  
Diploma



28%  
High School  
Graduate



39%  
Some College



26%  
Bachelor's/Grad/Prof  
Degree

## BUSINESS



786

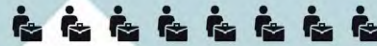
Total Businesses



80,449

Daytime Population

## EMPLOYMENT



66%

White Collar



20%

Blue Collar



14%

Services

2.7%

Unemployment  
Rate

## INCOME



\$84,739

Median Household  
Income



\$34,412

Per Capita Income



\$208,804

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING



\$2,519

Apparel & Services



\$209

Computers &  
Hardware



\$7,259

Health Care



4,377

Dining Out



6,270

Groceries



# Skyline Ranch Marketplace

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



## DEMOGRAPHIC HIGHLIGHTS (2022)

### 1 MILE

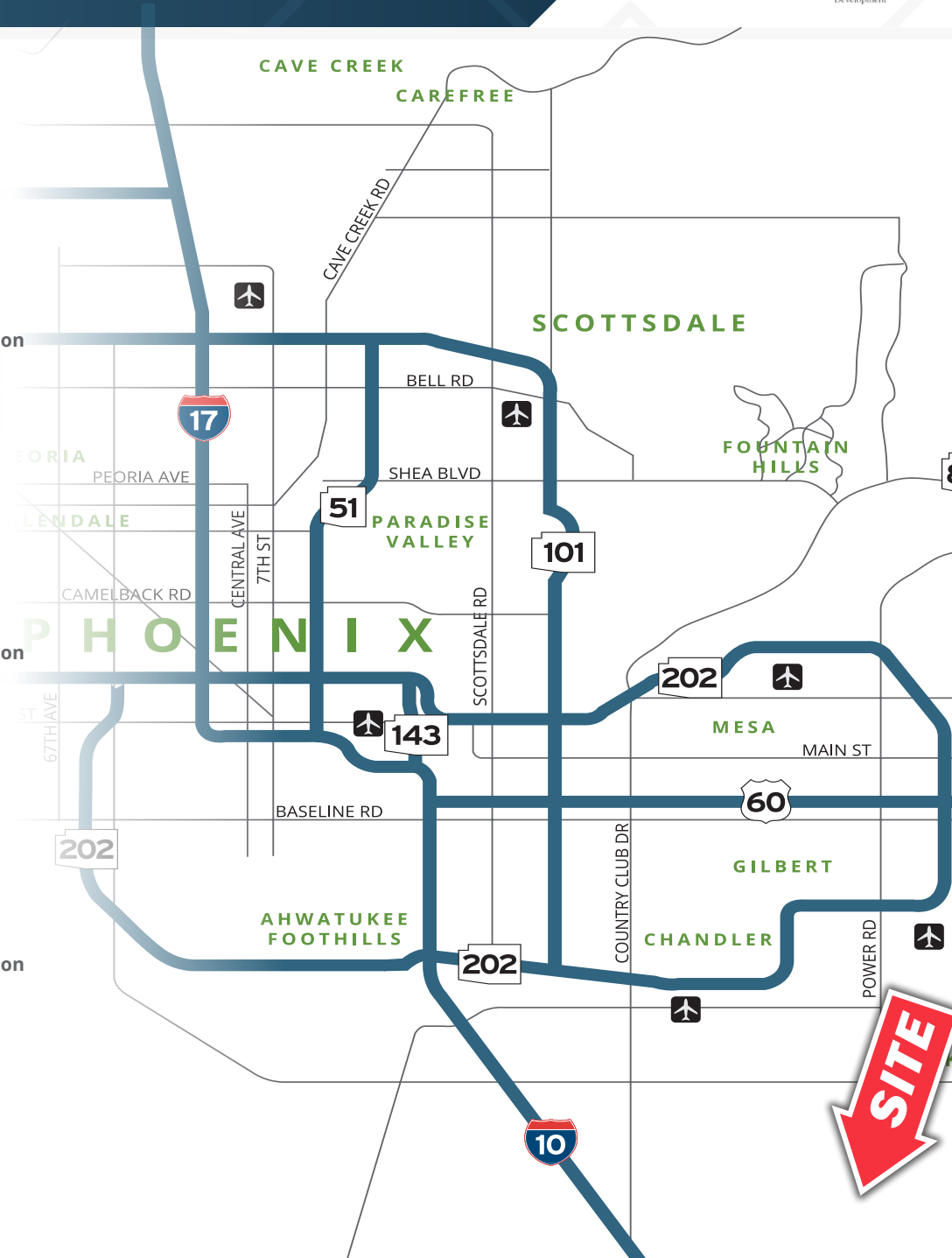
14,183 2022 Population	14,336 2027 Population	\$90,668 Avg Household Income	10,308 Daytime Population
---------------------------	---------------------------	----------------------------------	------------------------------

### 3 MILES

55,294 2022 Population	58,108 2027 Population	\$97,831 Avg Household Income	39,991 Daytime Population
---------------------------	---------------------------	----------------------------------	------------------------------

### 5 MILES

114,442 2022 Population	120,420 2027 Population	\$109,489 Avg Household Income	80,449 Daytime Population
----------------------------	----------------------------	-----------------------------------	------------------------------





**SRS**  
3131 E Camelback Road, Suite 110  
Phoenix, AZ 85016  
602.682.6000

**STEPHANIE DAVIS**  
602.682.6054  
stephanie.davis@srsre.com

**CHUCK GIBSON**  
602.682.6035  
chuck.gibson@srsre.com

**ED BEEH**  
602.682.6040  
ed.beeh@srsre.com

**SRSRE.COM**

© SRS

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.