

# SANTAN VILLAGE GATEWAY SOUTH

1,945 SF AVAILABLE



**NICK DEDONA**

602.734.7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)

**LANCE UMBLE**

602.734.7206

[lumble@pcaemail.com](mailto:lumble@pcaemail.com)

**GREG LAING**

602.734.7207

[glaing@pcaemail.com](mailto:glaing@pcaemail.com)





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SEC ARIZONA AVE & LOOP 202 | CHANDLER, AZ

## PROPERTY DETAILS

**ZONING** C-2  
**AVAILABLE** 1,945 SF

## PROPERTY HIGHLIGHTS

- Outstanding trade area with a tremendous mix of residential and employment density, as well as extremely strong retail synergy.
- Over 127,000 residents and over 66,000 employees within 3 miles of the site.
- Over 806,000 square feet of retail is located at the intersection.
- 350,000 square feet of office and two hotels are planned across the street.

## TRAFFIC COUNTS

| Arizona Ave                    | Loop 202                        |
|--------------------------------|---------------------------------|
| <b>N</b> ±16,512 VPD (NB & SB) | <b>E</b> ±179,907 VPD (EB & WB) |
| <b>S</b> ±37,112 VPD (NB & SB) | <b>W</b> ±166,184 VPD (EB & WB) |

ADOT 2021

## JOIN



**PATEL**  
**BROTHERS**



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| Suite   | Tenant                | SF     |
|---------|-----------------------|--------|
| 1305    | Sunset Spas           | 6,161  |
| 1315    | Patel Brothers        | 14,995 |
| 1325    | Bethel Church         | 13,140 |
| 1395-1  | Starbucks             | 1,500  |
| 1395-3  | Gyro Restaurant       | 1,542  |
| 1445-1  | Bright Now Dental     | 3,485  |
| 1445-3  | Coming Available      | 1,945  |
| 1445-4  | Inta Juice            | 1,320  |
| 1445-6  | Bhojanam & Biryani    | 3,000  |
| 1445-7  | L'mage Salon          | 2,100  |
| 1445-8  | L'mage Salon          | 1,200  |
| 1445-9  | Flower Shop           | 1,200  |
| 1445-10 | Nails of the World    | 1,200  |
| 1445-11 | Health Source         | 1,400  |
| 1445-12 | Health Source         | 1,200  |
| 1445-13 | Principal Tax Service | 1,570  |

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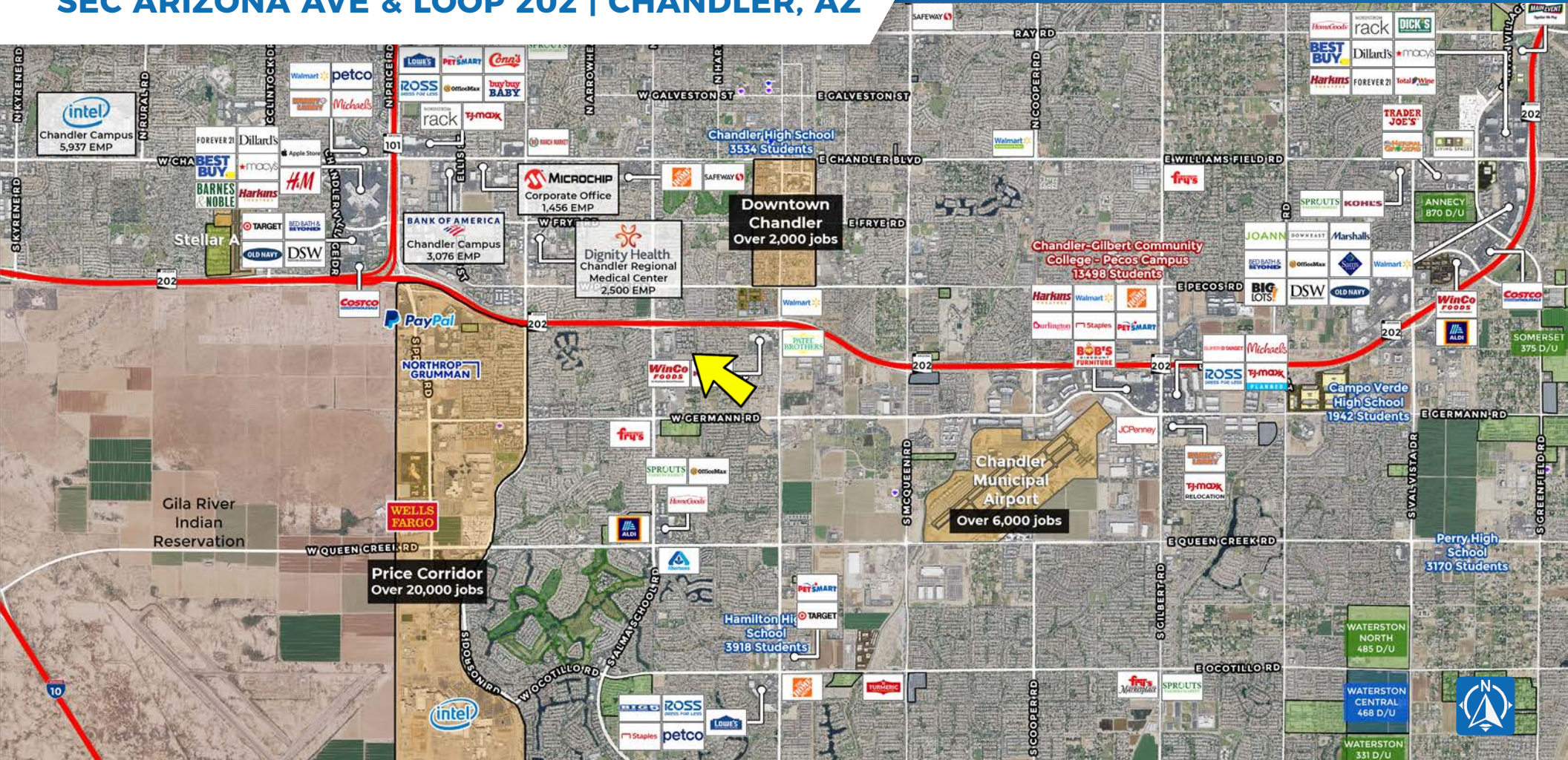


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## DEMOGRAPHICS



POPULATION

|                       | 1-Mile | 3-Miles | 5-Miles |
|-----------------------|--------|---------|---------|
| 2022 Total Population | 14,149 | 127,102 | 301,542 |
| 2027 Total Population | 15,459 | 132,102 | 312,594 |



HOUSEHOLDS

|                 | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2022 Households | 5,232  | 46,719  | 111,041 |
| 2027 Households | 5,688  | 48,625  | 115,042 |



2022 INCOMES

|                   | 1-Mile    | 3-Miles   | 5-Miles   |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$104,867 | \$114,456 | \$128,327 |
| Median HH Income  | \$74,395  | \$87,892  | \$99,669  |
| Per Capita Income | \$37,810  | \$42,382  | \$42,382  |



HOUSING UNITS

|                    | 1-Mile | 3-Miles | 5-Miles |
|--------------------|--------|---------|---------|
| 2022 Housing Units | 5,457  | 49,125  | 116,539 |
| Owner Occupied     | 42.2%  | 53.7%   | 63.5%   |
| Renter Occupied    | 53.7%  | 41.4%   | 31.8%   |
| Vacant             | 4.1%   | 4.9%    | 4.7%    |



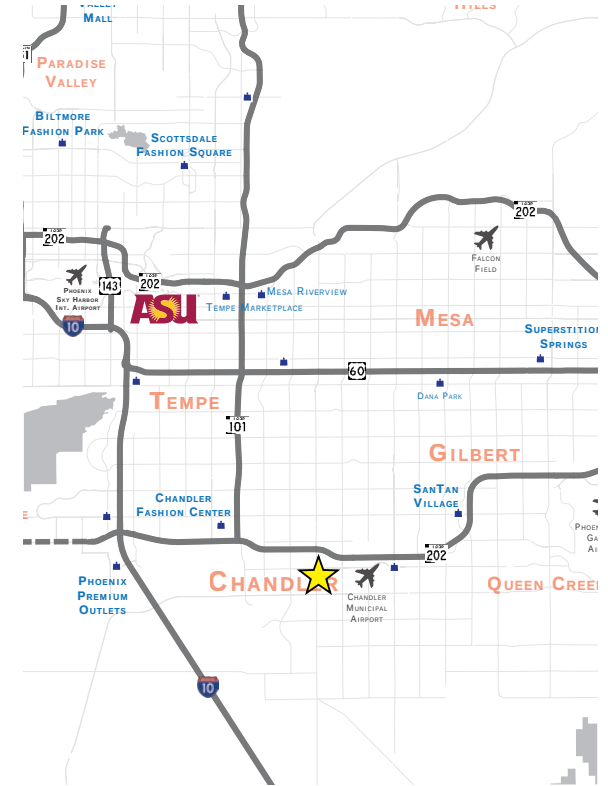
DAYTIME  
POPULATION

|                        | 1-Mile | 3-Miles | 5-Miles |
|------------------------|--------|---------|---------|
| 2022 Total Daytime Pop | 16,315 | 122,700 | 279,367 |
| Workers                | 10,238 | 66,461  | 143,842 |
| Residents              | 6,077  | 56,239  | 135,525 |



BUSINESSES

|                 | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2022 Businesses | 423    | 3,193   | 8,255   |



2022 POPULATION  
**301,542**  
Within 5-Miles

2022 ESRI ESTIMATES

SEC ARIZONA AVE & LOOP 202 | CHANDLER, AZ

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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