



SANTAN VILLAGE

GILBERT, AZ

MARKET PROFILE 2020

MAJOR RETAILERS Apple, Banana Republic, Barnes & Noble, Best Buy, Buckle, Coach, Dick's Sporting Goods, Dillard's, Disney, H&M, Hollister Co., HomeGoods, Lorna Jane, lululemon, Macy's, Nordstrom Rack, Pandora, Sephora, Today's Patio, Total Wine & More, Victoria's Secret, White House | Black Market, Z Gallerie

RESTAURANTS & ENTERTAINMENT Harkins Theatres, Blue Wasabi Sushi & Martini Bar, Brio Tuscan Grille, DogHaus, Fired Pie, Frost A Gelato Shoppe, Fuzzy's Tacos, Grimaldi's Brick Oven Pizzeria, Haagen-Dazs, Haiku Tokyo, Keg Steakhouse + Bar, Kona Grill, la Madeleine, Red Robin, Shake Shack, Thirsty Lion Gastropub & Grill

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,124,000 | **BUILT** 2007

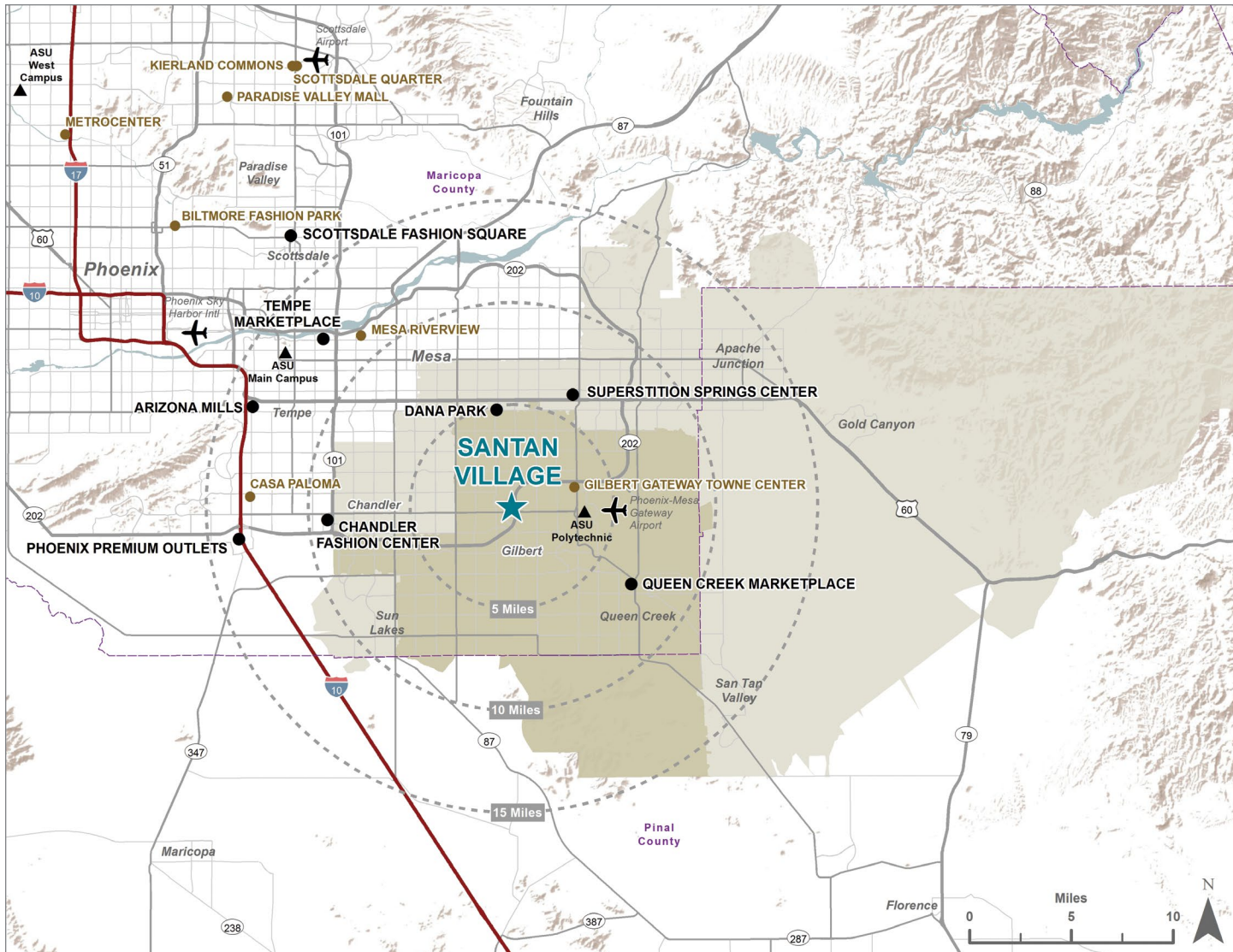
FOR MORE INFORMATION 602-953-6200 | Macerich.com








DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2019 Total Population	445,219		1,050,554		4,885,176	
2024 Total Population	503,238		1,154,134		5,298,576	
2019-2024 Population Growth	13.0%		9.9%		8.5%	
HOUSEHOLDS						
2019 Total Households	141,192		372,467		1,776,484	
2024 Total Households	158,990		406,807		1,923,505	
2019-2024 Household Growth	12.6%		9.2%		8.3%	
INCOME						
Average Household Income	\$117,478		\$94,570		\$87,428	
Median Household Income	\$98,208		\$74,522		\$62,609	
Per Capita Income	\$37,329		\$33,534		\$31,906	
HOUSEHOLD INCOME RANGES						
\$50,000 +	114,034	80.8%	254,745	68.4%	1,088,051	61.2%
\$75,000 +	91,956	65.1%	185,302	49.7%	754,683	42.5%
\$100,000 +	69,356	49.1%	129,327	34.7%	515,254	29.0%
\$150,000 +	32,864	23.3%	56,956	15.3%	231,960	13.1%
AGE						
Median Age	33.5		36.2		36.1	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	118,521	43.3%	237,569	34.4%	1,026,656	31.7%
White Collar	162,785	73.9%	339,023	68.3%	1,466,180	63.9%
RACE / ETHNICITY						
White	340,625	76.5%	802,999	76.4%	3,399,194	69.6%
Black	20,115	4.5%	44,280	4.2%	284,352	5.8%
American Indian	4,264	1.0%	13,485	1.3%	121,347	2.5%
Asian	33,623	7.6%	56,383	5.4%	200,101	4.1%
Pacific Islander	979	0.2%	2,514	0.2%	11,366	0.2%
Other Race	45,613	10.2%	130,893	12.5%	868,816	17.8%
Hispanic or Latino	81,928	18.4%	233,159	22.2%	1,542,371	31.6%
Not Hispanic or Latino	363,291	81.6%	817,395	77.8%	3,342,805	68.4%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	570		2,432		6,223	
Total Employees	7,394		25,253		65,532	
Daytime Population	15,436		84,011		221,905	

TRADE AREA MAP



LEGEND

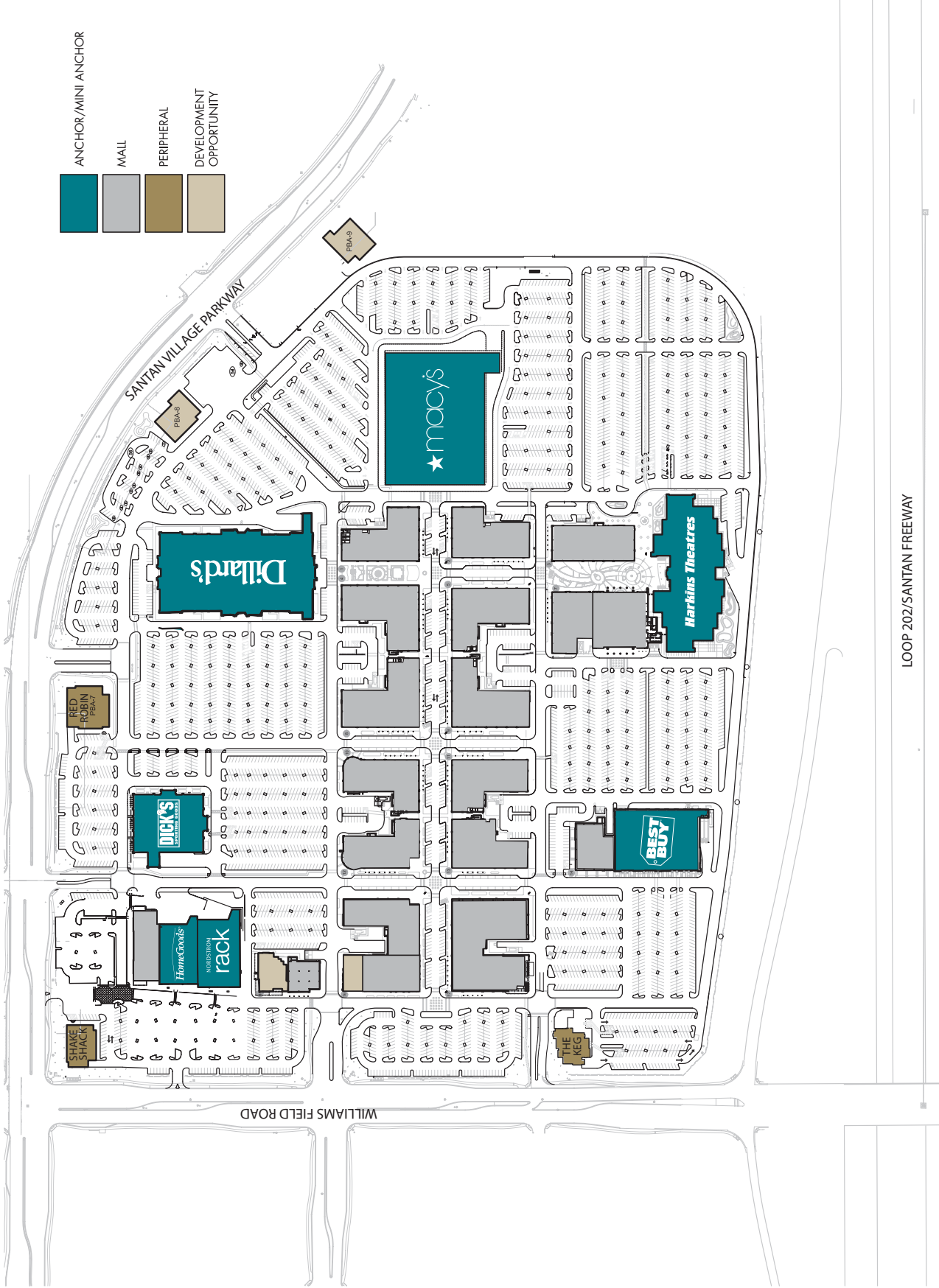
-  SANTAN VILLAGE
-  PRIMARY TRADE AREA
-  SECONDARY TRADE AREA
-  COMPETITIVE CENTERS
-  OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

APPLE INVESTED
\$2 BILLION
INTO ITS NEWLY OPENED
1.3-MILLION-SQUARE-FOOT
GLOBAL COMMAND CENTER IN
2018 EMPLOYING OVER
150 EXECUTIVES

500 NEW JOBS WILL BE CREATED
IN 2020 AT NORTHROP GRUMMAN'S
220,000-SQUARE-FOOT EXPANSION
PROJECT FOR ITS GILBERT SATELLITE
MANUFACTURING OPERATION

2 MILLION
SQUARE FEET OF HOSPITAL
AND CLINICAL RESEARCH
FACILITIES IN GILBERT

PHOENIX-MESA
GATEWAY AIRPORT
- 1.7+ MILLION PASSENGERS
- 2ND LARGEST AIRPORT SERVING
GREATER PHOENIX
- EXCLUSIVE AIRLINES:
ALLEGiant, FLAIR AND SWOOP
- ONE OF THE NATION'S FASTEST
GROWING AIRPORTS
- UP 15.86% FROM 2018 TO 2019

OVER 57,000 VEHICLES PER DAY
EXIT OFF WILLIAMS FIELD ROAD AND
THE LOOP 202, WHERE SANTAN VILLAGE
IS LOCATED. BY 2023, IT'S PROJECTED TO
BE 111,357 VEHICLES PER DAY.

APPROXIMATELY
5,000 STUDENTS
ARE ENROLLED AT ARIZONA
STATE POLYTECHNIC CAMPUS,
LESS THAN 4 MILES AWAY

WITHIN 5 MILES OF SANTAN, 85 PUBLIC SCHOOLS WITH 54,500
STUDENTS AND 5 PRIVATE HIGH SCHOOLS WITH AN AVERAGE
TUITION OF \$18,896

THE MEDIAN HOME VALUE IN GILBERT INCREASED 6.8% IN 2019
REACHING \$364,115 AND IS PREDICTED TO RISE

GILBERT IS THE #1 CITY IN THE COUNTRY WHERE MILLENNIALS ARE
BUYING HOMES
(SMARTASSET, 2020)

#1 MOST PROSPEROUS
CITY IN THE U.S.
(ECONOMIC INNOVATION GROUP, 2017)

TOWN OF GILBERT AWARDED
BEST PLACE TO LIVE,
WORK AND PLAY
(RANKING ARIZONA, 2018)

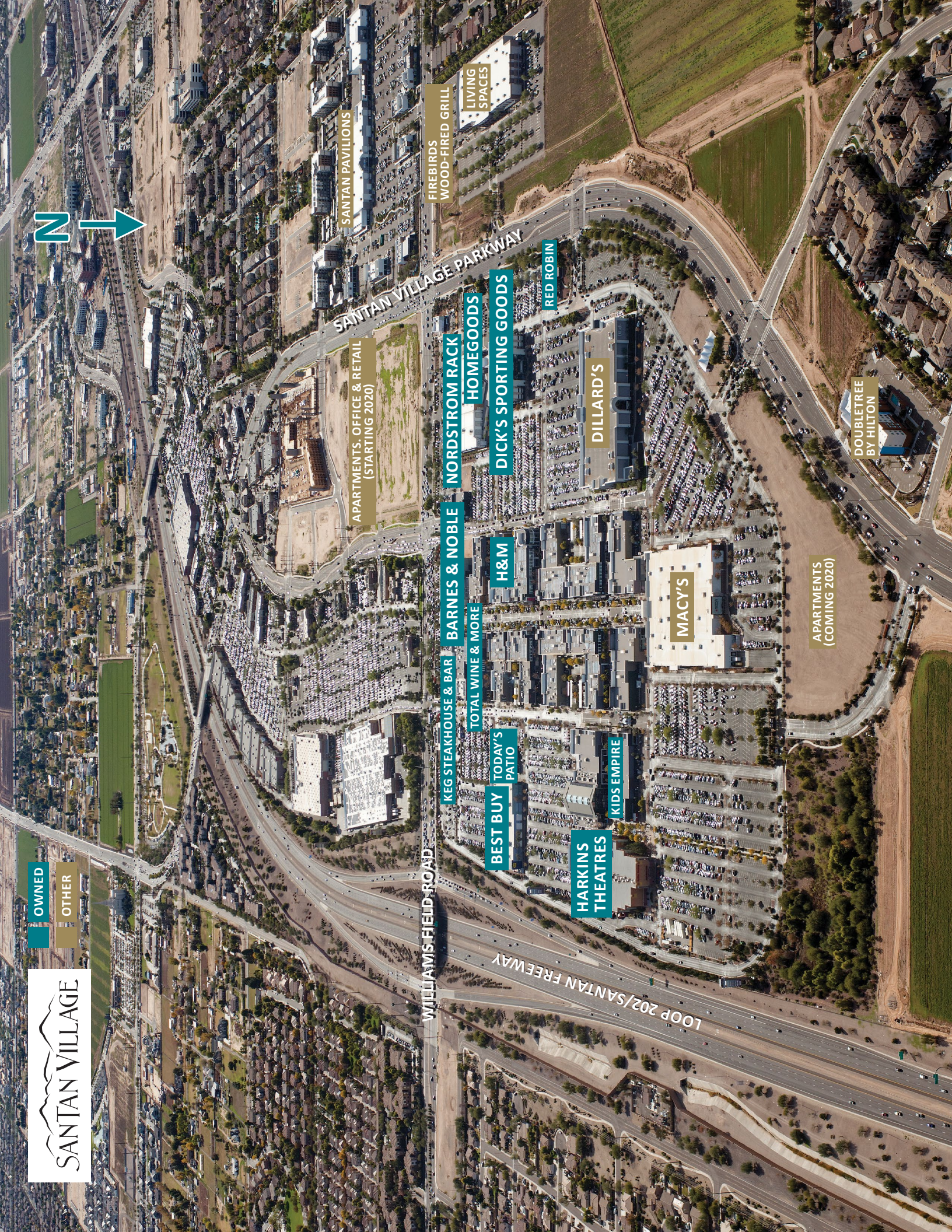
WITH NEARLY 267,000 RESIDENTS, GILBERT IS AN EDUCATED COMMUNITY
WITH 44% OF RESIDENTS HOLDING A BACHELOR'S DEGREE OR HIGHER
VS 32.5% NATIONALLY

TOWN OF GILBERT WILL COMPLETE PHASE TWO OF A 272-ACRE MEGA-PARK,
OFFERING INTERACTIVE SPORTS AND PLAY AMENITIES, SUMMER 2020

WITHIN 2 MILES OF THE CENTER THE AVERAGE HOUSEHOLD INCOME
IS \$117,000

YEARLY SALES

JAN	7.8%	MAY	8.2%	SEP	7.2%
FEB	7.6%	JUN	8.1%	OCT	8.0%
MAR	8.9%	JUL	7.8%	NOV	8.8%
APR	8.1%	AUG	7.2%	DEC	12.3%



SANTAN VILLAGE PARKWAY

WILLIAMS FIELD ROAD

LOOP 202/SANTAN FREEWAY

SANTAN PAVILIONS

FIREBIRDS
WOOD-FIRED GRILL

LIVING
SPACES

APARTMENTS, OFFICE & RETAIL
(STARTING 2020)

NORDSTROM RACK

HOMEGOODS

DICK'S SPORTING GOODS

RED ROBIN

DILLARD'S

DOUBLETREE
BY HILTON

APARTMENTS
(COMING 2020)

MACY'S

BEST BUY

HARKINS
THEATRES

TODAY'S
PATIO

KIDS EMPIRE

KEG STEAKHOUSE & BAR

TOTAL WINE & MORE

BARNES & NOBLE

H&M