



# SANTAN VILLAGE

GILBERT, AZ

## MARKET PROFILE 2021

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

**RESTAURANTS & ENTERTAINMENT** Kids Empire, Harkins Theatres, Blue Wasabi Sushi & Martini Bar, Bourbon & Bones, DogHaus, Fired Pie, Frost A Gelato Shoppe, Fuzzy's Tacos, Grimaldi's Brick Oven Pizzeria, Haagen-Dazs, Keg Steakhouse + Bar, Kona Grill, la Madeleine, Red Robin, Shake Shack, State 48 Brewhouse, Thirsty Lion Gastropub & Grill

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,151,000 | **BUILT** 2007

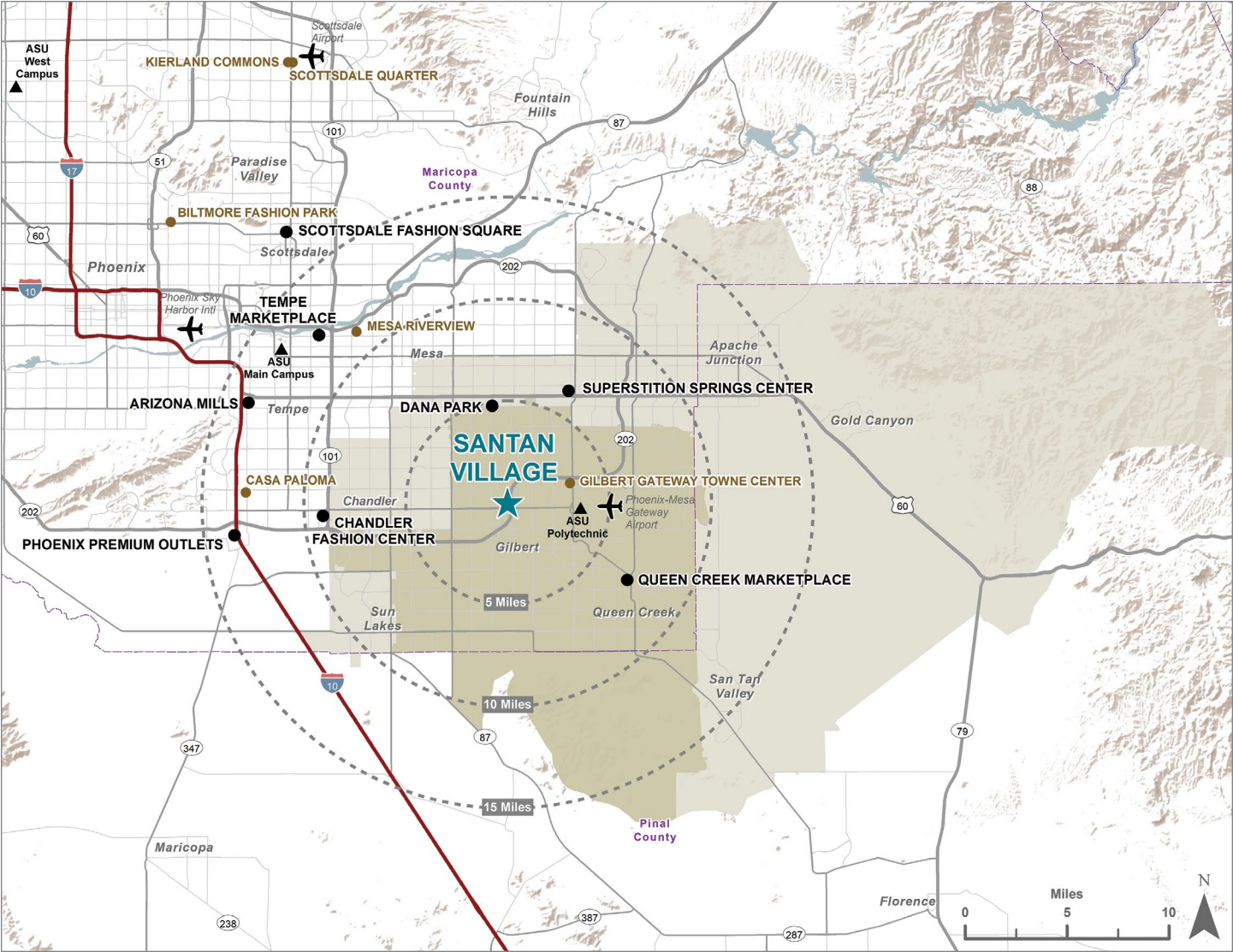
**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](http://Macerich.com)



# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2020 Total Population	458,633		1,070,870		4,932,833	
2025 Total Population	513,473		1,169,924		5,327,947	
2020-2025 Population Growth	12.0%		9.2%		8.0%	
HOUSEHOLDS						
2020 Total Households	145,358		379,280		1,794,657	
2025 Total Households	162,369		412,194		1,936,035	
2020-2025 Household Growth	11.7%		8.7%		7.9%	
INCOME						
Average Household Income	\$122,071		\$98,540		\$90,996	
Median Household Income	\$100,961		\$77,361		\$65,872	
Per Capita Income	\$38,768		\$34,907		\$33,225	
HOUSEHOLD INCOME RANGES						
\$50,000 +	119,518	82.2%	268,348	70.8%	1,141,068	63.6%
\$75,000 +	97,399	67.0%	196,974	51.9%	801,337	44.7%
\$100,000 +	73,861	50.8%	138,493	36.5%	548,827	30.6%
\$150,000 +	37,264	25.6%	63,681	16.8%	255,390	14.2%
AGE						
Median Age	33.5		36.3		36.2	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	122,997	43.5%	246,223	35.0%	1,050,241	32.1%
White Collar	162,541	74.2%	334,098	68.7%	1,430,207	64.3%
RACE / ETHNICITY						
White	347,285	75.7%	811,820	75.8%	3,408,538	69.1%
Black	21,221	4.6%	46,230	4.3%	293,075	5.9%
American Indian	4,531	1.0%	13,733	1.3%	121,106	2.5%
Asian	36,210	7.9%	60,724	5.7%	212,998	4.3%
Pacific Islander	1,069	0.2%	2,667	0.2%	11,826	0.2%
Other Race	48,317	10.5%	135,695	12.7%	885,290	17.9%
Hispanic or Latino	86,441	18.8%	241,137	22.5%	1,567,875	31.8%
Not Hispanic or Latino	372,191	81.2%	829,733	77.5%	3,364,958	68.2%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	586		2,500		6,200	
Total Employees	8,030		26,429		64,863	
Daytime Population	15,983		101,721		262,212	

# TRADE AREA MAP



## LEGEND

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

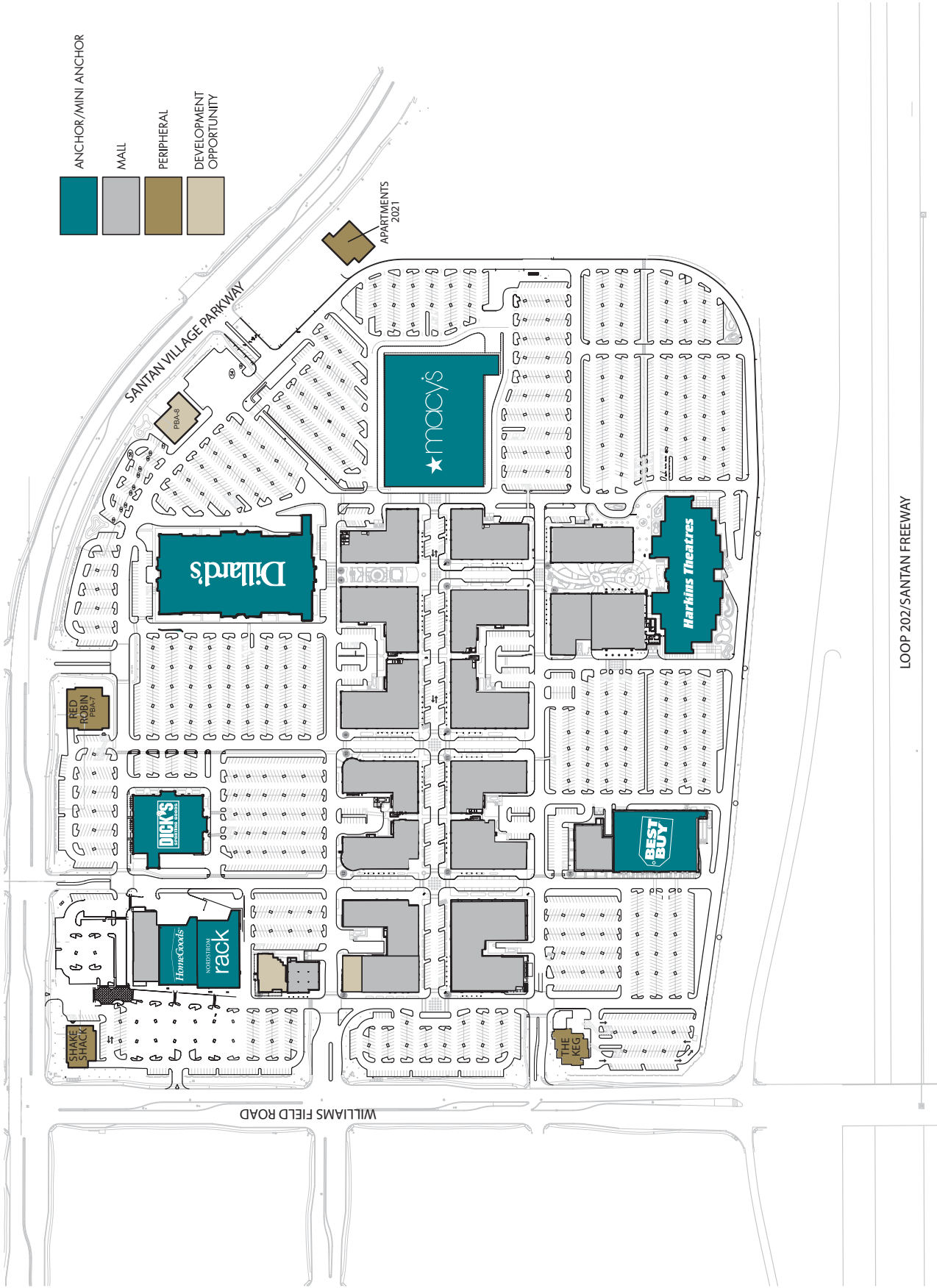


10% PCW





# SITE PLAN



# MARKET FACT SHEET

IN 2021, **INTEL WILL INVEST \$20 BILLION** EXPANDING ITS SEMICONDUCTOR MANUFACTURING OPERATIONS IN THE EAST VALLEY. THE EXPANSION WILL ADD MORE THAN **3,000 HI-TECH, HIGH-WAGE JOBS** AND SUPPORT AN ADDITIONAL 15,000 JOBS INDIRECTLY.

**500 NEW JOBS** WERE 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 58,978 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.

THE TOWN OF GILBERT ISSUED **1,121 NEW HOME PERMITS** IN 2020

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 9.8% IN 2020** REACHING \$399,935 AND IS PREDICTED TO RISE

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

WITH A MEDIAN HOUSEHOLD INCOME OF \$96,857, **GILBERT HAS THE HIGHEST MEDIAN HOUSEHOLD INCOME AMONG THE LARGEST 100 U.S. CITIES** (OUTSIDE OF CALIFORNIA)  
PHOENIX BUSINESS JOURNAL, MARCH 2021

WITH NEARLY 272,000 RESIDENTS, **GILBERT IS AN EDUCATED COMMUNITY** WITH 44% OF RESIDENTS HOLDING A BACHELOR'S DEGREE OR HIGHER VS 36% NATIONALLY

THE PHOENIX-MESA GATEWAY AIRPORT IS BECOMING THE NEXT MAJOR REGIONAL AIRPORT. A **400-ACRE OFFICE-RETAIL COMPLEX**, THAT ULTIMATELY WILL INCLUDE A NEW TERMINAL, IS UNDER DEVELOPMENT.

WITHIN 2 MILES OF THE CENTER THE **AVERAGE HOUSEHOLD INCOME** IS \$122,000

## 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 PAVILIONS

APARTMENTS, OFFICE & RETAIL  
(UNDER CONSTRUCTION)

LIVING  
SPACES

SANTAN VILLAGE PARKWAY

DOUBLETREE BY HILTON

APARTMENTS  
(COMING 2022)

WILLIAMS FIELD ROAD

LOOP 202/SANTAN FREEWAY



- |   |                  |    |            |    |                   |    |                       |
|---|------------------|----|------------|----|-------------------|----|-----------------------|
| 1 | MACY'S           | 6  | COACH      | 11 | THE KEG           | 16 | VANS                  |
| 2 | HARKINS THEATRES | 7  | APPLE      | 12 | BARNES & NOBLE    | 17 | DILLARD'S             |
| 3 | KIDS EMPIRE      | 8  | Z GALLERIE | 13 | BOURBON & BONES   | 18 | DICK'S SPORTING GOODS |
| 4 | BUCKLE           | 9  | TOTAL WINE | 14 | VICTORIA'S SECRET | 19 | NORDSTROM RACK        |
| 5 | SEPHORA          | 10 | BEST BUY   | 15 | PANDORA           | 20 | HOME GOODS            |

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