



# SANTAN VILLAGE

GILBERT, AZ

## MARKET PROFILE 2022

**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, SALT Tacos y Tequila, Shake Shack, State 48 Brewhouse, Thirsty Lion Gastropub & Grill

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,161,000 | **BUILT** 2007

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

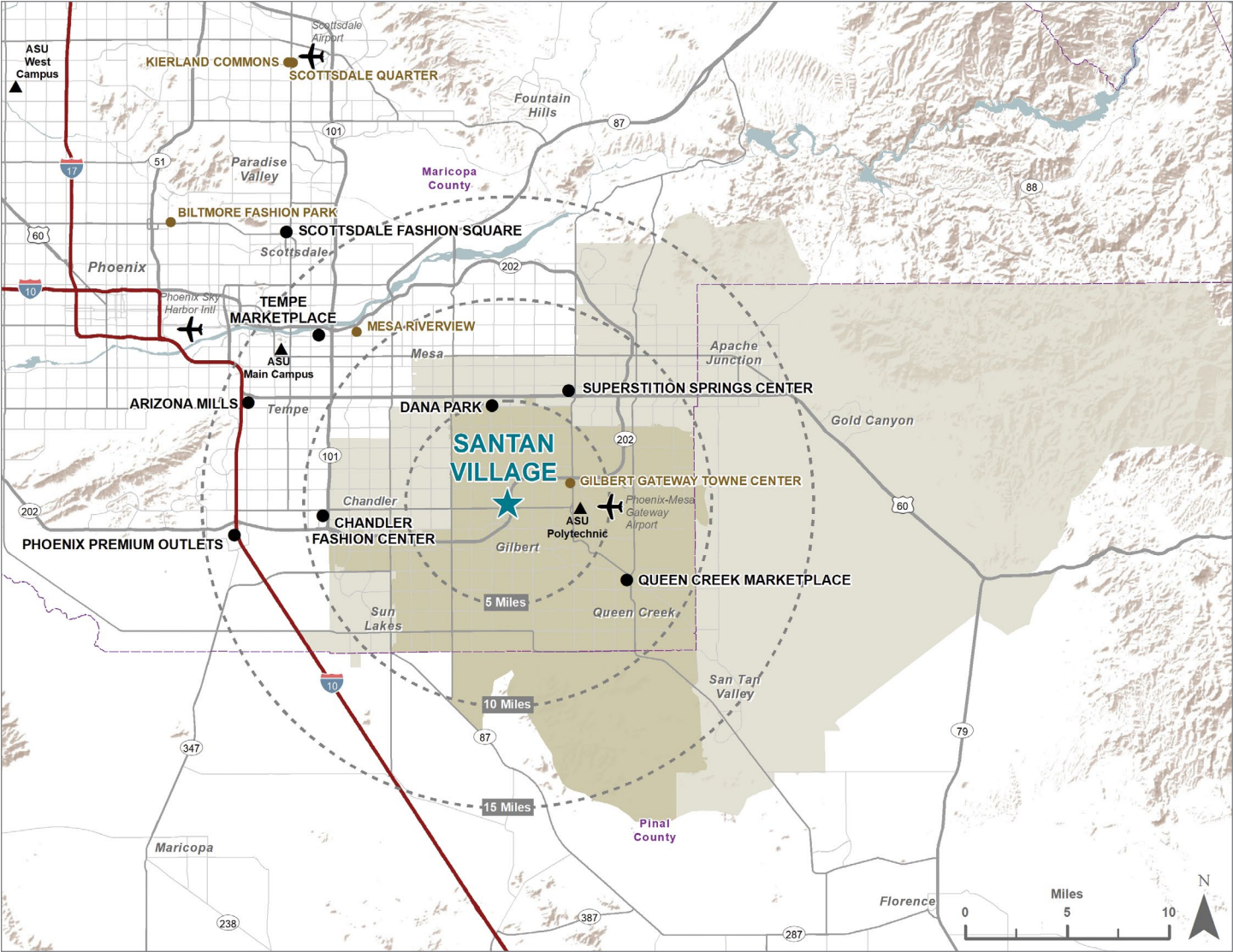


# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-SCOTTSDALE, AZ [MSA]	
2021 Total Population	472,090		1,092,228		4,998,484	
2026 Total Population	524,927		1,188,892		5,406,799	
2021-2026 Population Growth	11.2%		8.9%		8.2%	
HOUSEHOLDS						
2021 Total Households	149,668		386,866		1,821,300	
2026 Total Households	166,040		418,928		1,969,184	
2021-2026 Household Growth	10.9%		8.3%		8.1%	
INCOME						
Average Household Income	\$125,589		\$101,874		\$93,688	
Median Household Income	\$104,045		\$79,898		\$68,676	
Per Capita Income	\$39,897		\$36,094		\$34,213	
HOUSEHOLD INCOME RANGES						
\$50,000 +	124,217	83.0%	277,856	71.8%	1,182,744	64.9%
\$75,000 +	102,386	68.4%	207,407	53.6%	846,891	46.5%
\$100,000 +	79,700	53.3%	151,030	39.0%	593,375	32.6%
\$150,000 +	41,848	28.0%	72,202	18.7%	281,492	15.5%
AGE						
Median Age	33.8		36.5		36.4	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	129,145	44.2%	256,917	35.7%	1,090,029	32.7%
White Collar	180,338	76.1%	368,625	70.4%	1,572,615	65.8%
RACE / ETHNICITY						
White	355,392	75.3%	823,841	75.4%	3,436,607	68.8%
Black	22,387	4.7%	48,449	4.4%	304,420	6.1%
American Indian	4,784	1.0%	14,236	1.3%	124,063	2.5%
Asian	37,093	7.9%	62,232	5.7%	217,412	4.3%
Pacific Islander	1,123	0.2%	2,768	0.3%	12,081	0.2%
Other Race	51,311	10.9%	140,703	12.9%	903,901	18.1%
Hispanic or Latino	91,043	19.3%	248,949	22.8%	1,596,117	31.9%
Not Hispanic or Latino	381,047	80.7%	843,280	77.2%	3,402,367	68.1%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	589		2,485		6,231	
Total Employees	8,057		28,220		68,295	
Daytime Population	15,684		102,518		263,012	



# TRADE AREA MAP



## LEGEND

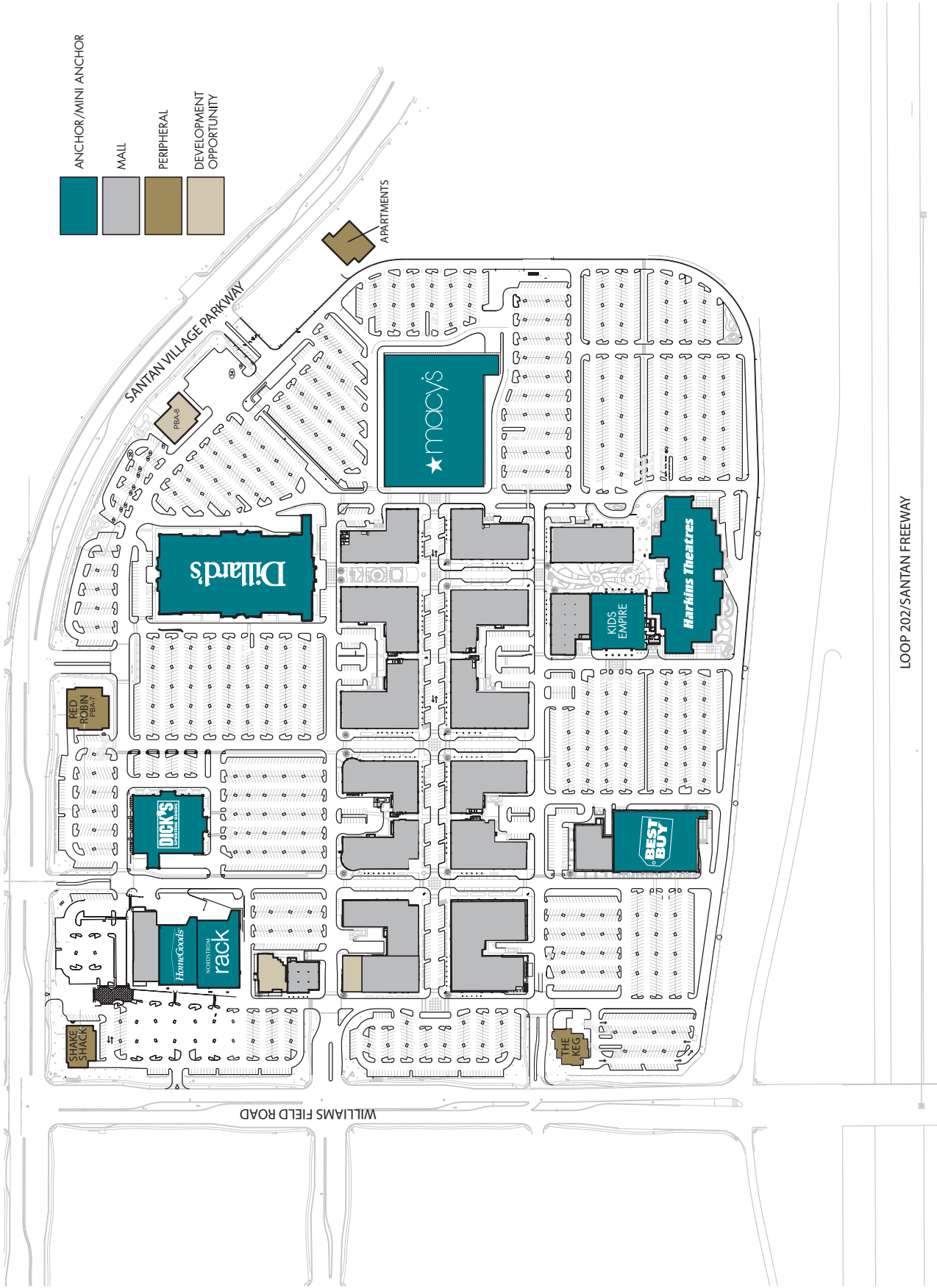
- ★ SANTAN VILLAGE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



# SITE PLAN



# MARKET FACT SHEET

IN 2021, **INTEL INVESTED \$20 BILLION** EXPANDING ITS SEMICONDUCTOR MANUFACTURING OPERATIONS IN THE EAST VALLEY. THE EXPANSION ADDED 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**  
- LESS THAN 5 MILES FROM THE CENTER  
- ONE OF THE NATION'S FASTEST GROWING AIRPORTS  
- 2ND LARGEST AIRPORT IN THE PHOENIX METRO AREA  
- \$1.3 BILLION IN ANNUAL ECONOMIC INCOME GENERATED

**OVER 55,000 VEHICLES** PER DAY EXIT OFF WILLIAMS FIELD ROAD AND THE LOOP 202 WHERE SANTAN VILLAGE IS LOCATED. BY 2023, IT'S PROJECTED TO BE 78,000 VEHICLES PER DAY.

THE TOWN OF GILBERT ISSUED **852 NEW HOME PERMITS** IN 2021

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

BY DECEMBER 2021, THE TYPICAL MEDIAN HOME VALUE IN GILBERT WAS \$536,000, A **32.5% INCREASE** FROM DECEMBER 2020

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

WITH A MEDIAN HOUSEHOLD INCOME OF \$104,045, **GILBERT HAS THE HIGHEST MEDIAN HOUSEHOLD INCOME AMONG THE LARGEST 100 U.S. CITIES** (OUTSIDE OF CALIFORNIA)  
FORBES.COM, JANUARY 2022

**GILBERT IS AN EDUCATED COMMUNITY** WITH 44% OF RESIDENTS HOLDING A BACHELOR'S DEGREE OR HIGHER OUT OF NEARLY 272,000 RESIDENTS (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 3 MILES OF THE CENTER THE **AVERAGE HOUSEHOLD INCOME** IS \$125,000

## YEARLY SALES

JAN	5.9%	MAY	8.4%	SEP	8.1%
FEB	5.8%	JUN	8.1%	OCT	8.8%
MAR	8.4%	JUL	8.3%	NOV	9.3%
APR	8.1%	AUG	7.5%	DEC	13.4%





MAJOR RETAILERS INCLUDE:

APPLE	DILLARD'S	MACY'S	BUCKLE	SEPHORA
BARNES & NOBLE	HARKINS THEATRES	NORDSTROM RACK	COACH	TOTAL WINE
BEST BUY	HOMEGOODS	ATHLETICA	LULULEMON	VANS
DICK'S SPORTING GOODS	KIDS EMPIRE	BOURBON & BONES	PANDORA	VICTORIA'S SECRET