



# SANTAN VILLAGE

GILBERT, AZ

## MARKET PROFILE 2023

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

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

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,196,000 | **BUILT** 2007

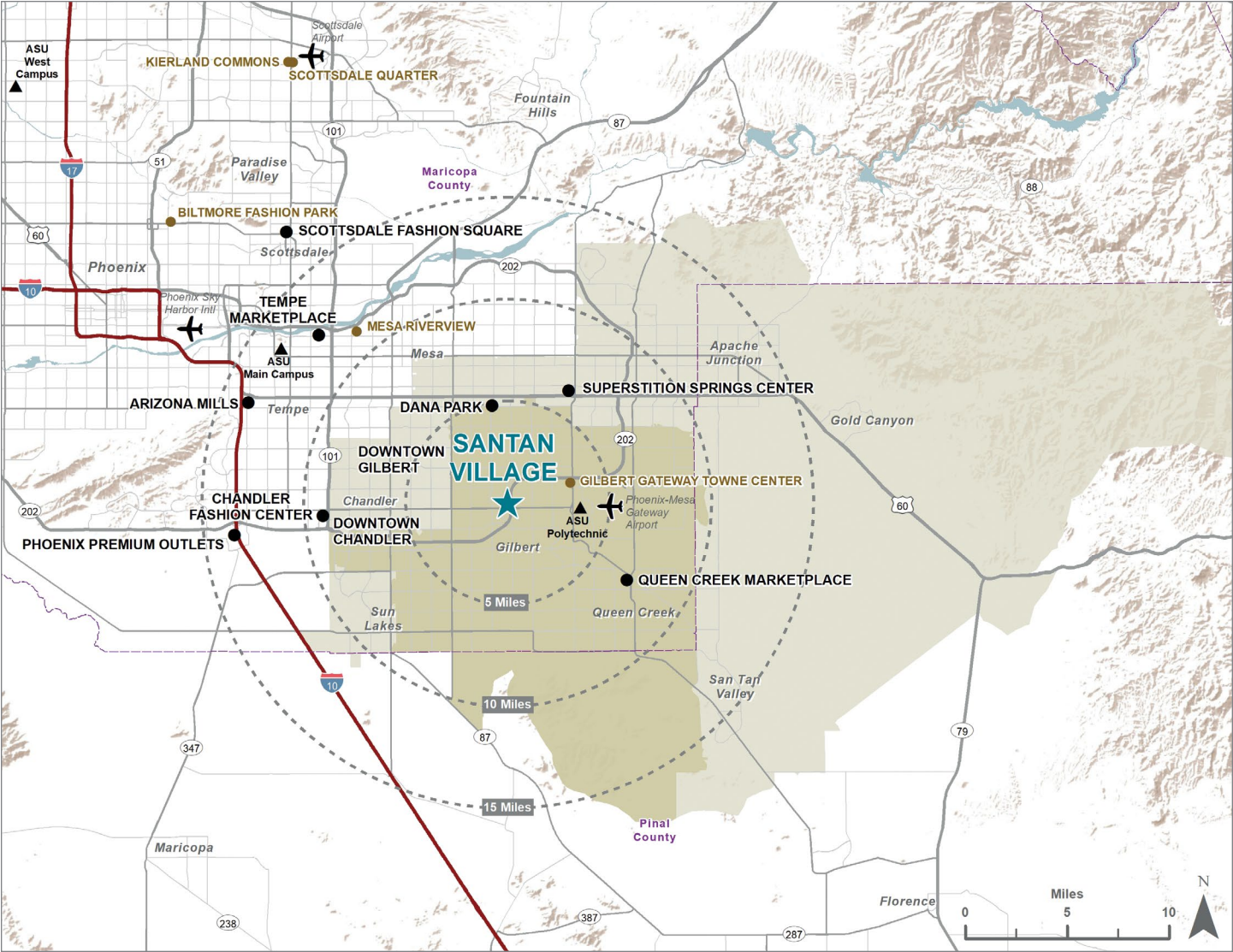
**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](https://www.macerich.com)



# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2022 Total Population	488,489		1,084,243		5,009,506	
2027 Total Population	512,968		1,124,842		5,215,028	
2022-2027 Population Growth	5.0%		3.7%		4.1%	
HOUSEHOLDS						
2022 Total Households	157,126		389,174		1,852,549	
2027 Total Households	164,875		403,093		1,930,969	
2022-2027 Household Growth	4.9%		3.6%		4.2%	
INCOME						
Average Household Income	\$141,605		\$115,567		\$105,345	
Median Household Income	\$110,732		\$87,300		\$75,940	
Per Capita Income	\$45,564		\$41,503		\$39,038	
HOUSEHOLD INCOME RANGES						
\$50,000 +	135,007	85.9%	294,898	75.8%	1,280,947	69.1%
\$75,000 +	114,027	72.6%	226,505	58.2%	939,648	50.7%
\$100,000 +	91,203	58.0%	169,868	43.6%	674,029	36.4%
\$150,000 +	50,386	32.1%	84,851	21.8%	327,489	17.7%
AGE						
Median Age	33.9		36.6		36.6	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	137,725	45.9%	266,364	38.2%	1,140,229	35.0%
White Collar	153,690	60.7%	323,563	59.0%	1,449,523	57.3%
RACE/ETHNICITY						
White	342,234	70.1%	744,083	68.6%	2,982,289	59.5%
Black/African American	19,838	4.1%	43,389	4.0%	293,792	5.9%
American Indian	4,997	1.0%	15,691	1.4%	127,110	2.5%
Asian	36,345	7.4%	61,397	5.7%	221,192	4.4%
Pacific Islander	1,089	0.2%	2,875	0.3%	12,828	0.3%
Other Race	83,985	17.2%	216,808	20.0%	1,372,295	27.4%
Hispanic or Latino	83,390	17.1%	228,389	21.1%	1,530,092	30.5%
Not Hispanic or Latino	405,099	82.9%	855,854	78.9%	3,479,414	69.5%
EMPLOYMENT / DAYTIME POPULATION						
1 MILE						
Total Businesses	659		2,574		6,456	
Total Employees	8,101		25,989		65,485	
Daytime Population	16,316		97,367		241,718	

# TRADE AREA MAP



LEGEND

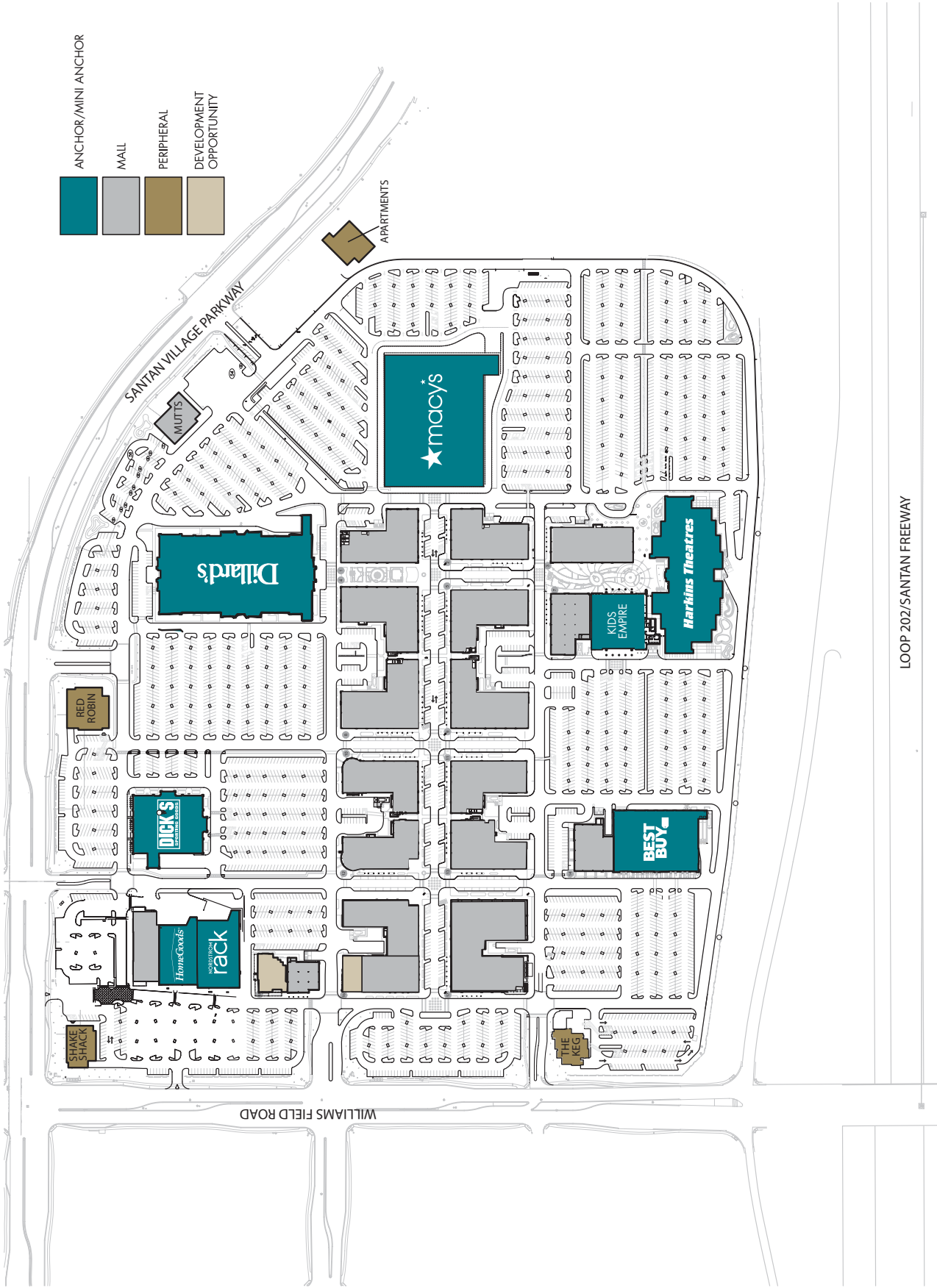
- ★ SANTAN VILLAGE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



# SITE PLAN



# MARKET FACT SHEET

GULFSTREAM AEROSPACE AND VIRGIN GALACTIC HAVE BEGUN CONSTRUCTION ON THEIR NEW AEROSPACE FACILITIES NEAR PHOENIX-MESA GATEWAY AIPIORT. GULFSTREAM’S AIRCRAFT SERVICE CENTER AND VIRGIN’S SPACESHIP FINAL ASSEMBLY FACTORY WILL CREATE HUNDREDS OF JOBS.

IN 2022, BELL BANK PARK, A 320-ACRE MULTIPURPOSE SPORTS AND ENTERTAINMENT COMPLEX OPENED 10 MILES FROM THE CENTER, ATTRACTING 4.3 MILLION VISITORS

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

PHOENIX-MESA GATEWAY AIRPORT

- SERVES 1.8+ MILLION PASSENGERS ON FLIGHTS TO NEARLY 60 CITIES
- LESS THAN 5 MILES FROM THE CENTER
- 2ND LARGEST AIRPORT IN THE PHOENIX METRO AREA
- NEW TERMINAL UNDER DEVELOPMENT
- MORE THAN \$2 BILLION IN ANNUAL ECONOMIC INCOME GENERATED

OVER 64,200 VEHICLES PER DAY EXIT OFF WILLIAMS FIELD ROAD AND THE LOOP 202 WHERE SANTAN VILLAGE IS LOCATED. BY 2040, IT’S PROJECTED TO BE 85,100 VEHICLES PER DAY.

WITHIN 3 MILES OF THE CENTER, THE AVERAGE HOUSEHOLD INCOME IS \$137,000

BY DECEMBER 2022, THE MEDIAN LISTING HOME PRICE IN GILBERT WAS \$575,000, TRENDING UP 4.5% YEAR-OVER-YEAR

GILBERT IS THE #1 PLACE TO LIVE IN ARIZONA (RANKING ARIZONA, 2022)

WITHIN 10 MILES OF SANTAN VILLAGE, THERE ARE 44 PRIVATE ELEMENTARY AND HIGH SCHOOLS WITH AN AVERAGE CLASS SIZE OF 18 STUDENTS AND AVERAGE TUITION OF \$10,468

GILBERT IS AN EDUCATED COMMUNITY WITH 45% OF RESIDENTS HOLDING A BACHELOR’S DEGREE OR HIGHER OUT OF NEARLY 279,000 RESIDENTS (VS 36% NATIONALLY)

MANY HIGHER EDUCATIONAL INSTITUTIONS ARE LOCATED IN OR NEAR GILBERT

- ARIZONA STATE UNIVERSITY’S POLYTECHNIC CAMPUS
- NORTHERN ARIZONA UNIVERSITY AT CHANDLER-GILBERT COMMUNITY COLLEGE
- PARK UNIVERSITY GILBERT
- UNIVERSITY OF ARIZONA GILBERT
- CHANDLER-GILBERT COMMUNITY COLLEGE
- EAST VALLEY INSTITUTE OF TECHNOLOGY

## YEARLY SALES

JAN	8.06%	MAY	8.41%	SEP	8.02%
FEB	7.69%	JUN	8.15%	OCT	7.74%
MAR	8.74%	JUL	8.20%	NOV	8.05%
APR	8.42%	AUG	7.59%	DEC	10.92%



MAJOR RETAILERS INCLUDE:

BEST BUY	MACY'S	BUCKLE	SEPHORA
DICK'S SPORTING GOODS	APPLE	COACH	TOTAL WINE
DILLARD'S	BARNES & NOBLE	LULULEMON	VANS
HARKINS THEATRES	HOMEGOODS	PANDORA	VICTORIA'S SECRET

SANTAN VILLAGE

