



SANTAN VILLAGE

GILBERT, AZ

MARKET PROFILE 2024

MAJOR RETAILERS Apple, Banana Republic, Barnes & Noble, Best Buy, Buckle, Dick's Sporting Goods, Dillard's, Evereve, Hollister Co., HomeGoods, Kohler Signature Store, Lovesac, lululemon, Lush, Macy's, Nordstrom Rack, Pandora, Sephora, Total Wine & More, Victoria's Secret, Warby Parker, 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, Thirsty Lion Gastropub & Grill, Harkins Theatres, Kids Empire

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,203,000 | **BUILT** 2007

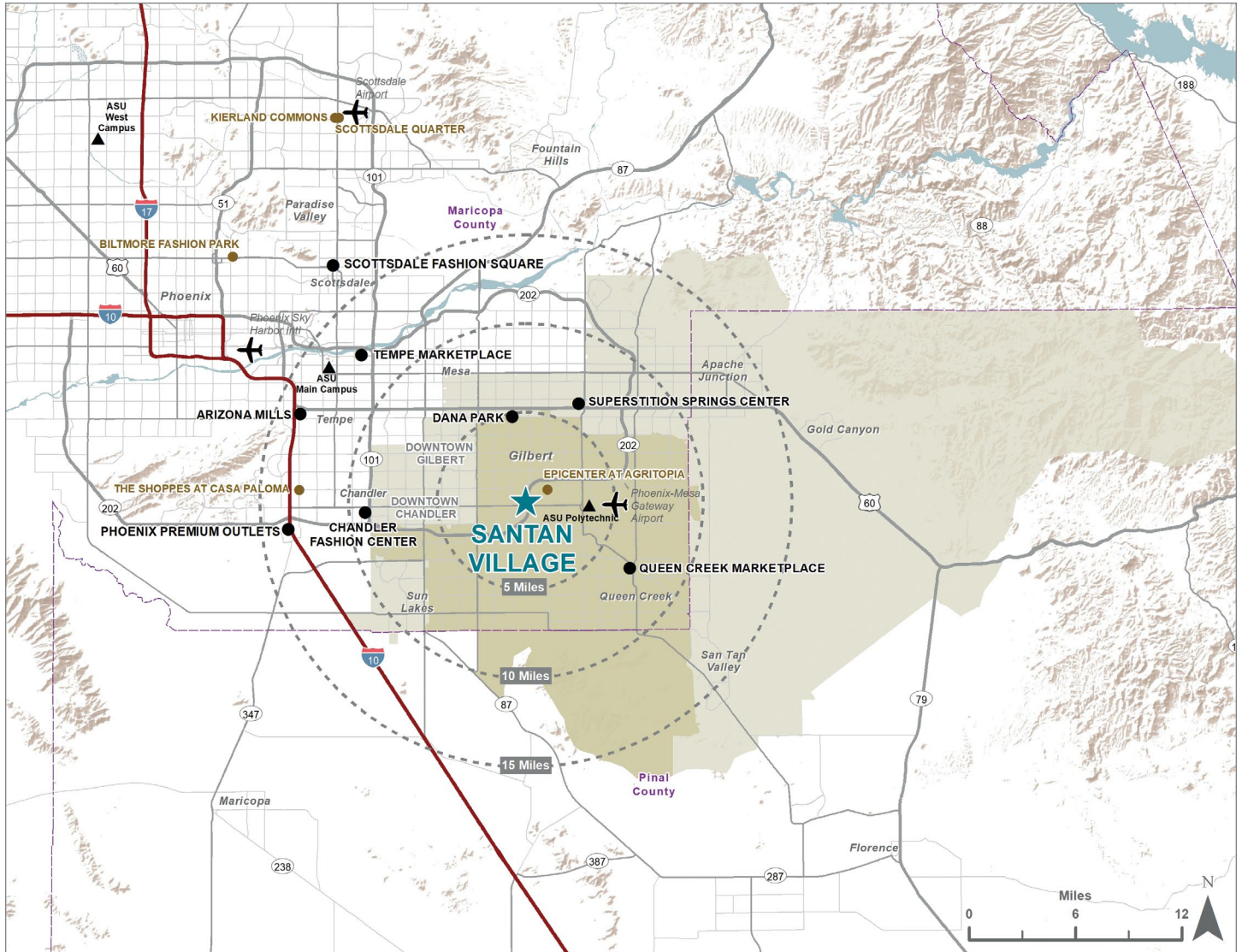
FOR MORE INFORMATION 602-953-6200 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2023 Total Population	506,142		1,103,261		5,069,353	
2028 Total Population	525,058		1,130,390		5,235,181	
2023-2028 Population Growth	3.7%		2.5%		3.3%	
HOUSEHOLDS						
2023 Total Households	163,819		398,131		1,886,577	
2028 Total Households	171,135		410,274		1,968,662	
2023-2028 Household Growth	4.5%		3.1%		4.4%	
INCOME						
Average Household Income	\$152,147		\$122,162		\$111,655	
Median Household Income	\$116,917		\$93,074		\$79,851	
Per Capita Income	\$49,262		\$44,106		\$41,631	
HOUSEHOLD INCOME RANGES						
\$50,000 +	141,770	86.5%	303,931	76.3%	1,326,964	70.3%
\$75,000 +	122,014	74.5%	241,449	60.6%	1,007,954	53.4%
\$100,000 +	100,654	61.4%	186,690	46.9%	743,323	39.4%
\$150,000 +	58,972	36.0%	96,152	24.2%	370,926	19.7%
AGE						
Median Age	34.2		36.8		36.8	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	148,316	47.2%	283,640	38.9%	1,204,919	35.5%
White Collar	187,181	74.7%	368,552	69.8%	1,584,156	65.4%
RACE/ETHNICITY						
White	351,186	69.4%	750,906	68.1%	2,992,871	59.0%
Black/African American	21,809	4.3%	46,298	4.2%	311,492	6.1%
American Indian	5,159	1.0%	15,686	1.4%	124,651	2.5%
Asian	38,375	7.6%	64,038	5.8%	228,443	4.5%
Pacific Islander	1,151	0.2%	2,920	0.3%	12,899	0.3%
Other Race	88,462	17.5%	223,415	20.3%	1,398,997	27.6%
Hispanic or Latino	89,185	17.6%	237,953	21.6%	1,572,729	31.0%
Not Hispanic or Latino	416,957	82.4%	865,308	78.4%	3,496,624	69.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	679		2,549		6,391	
Total Employees	8,877		28,146		71,710	
Daytime Population	18,009		98,999		245,751	

TRADE AREA MAP



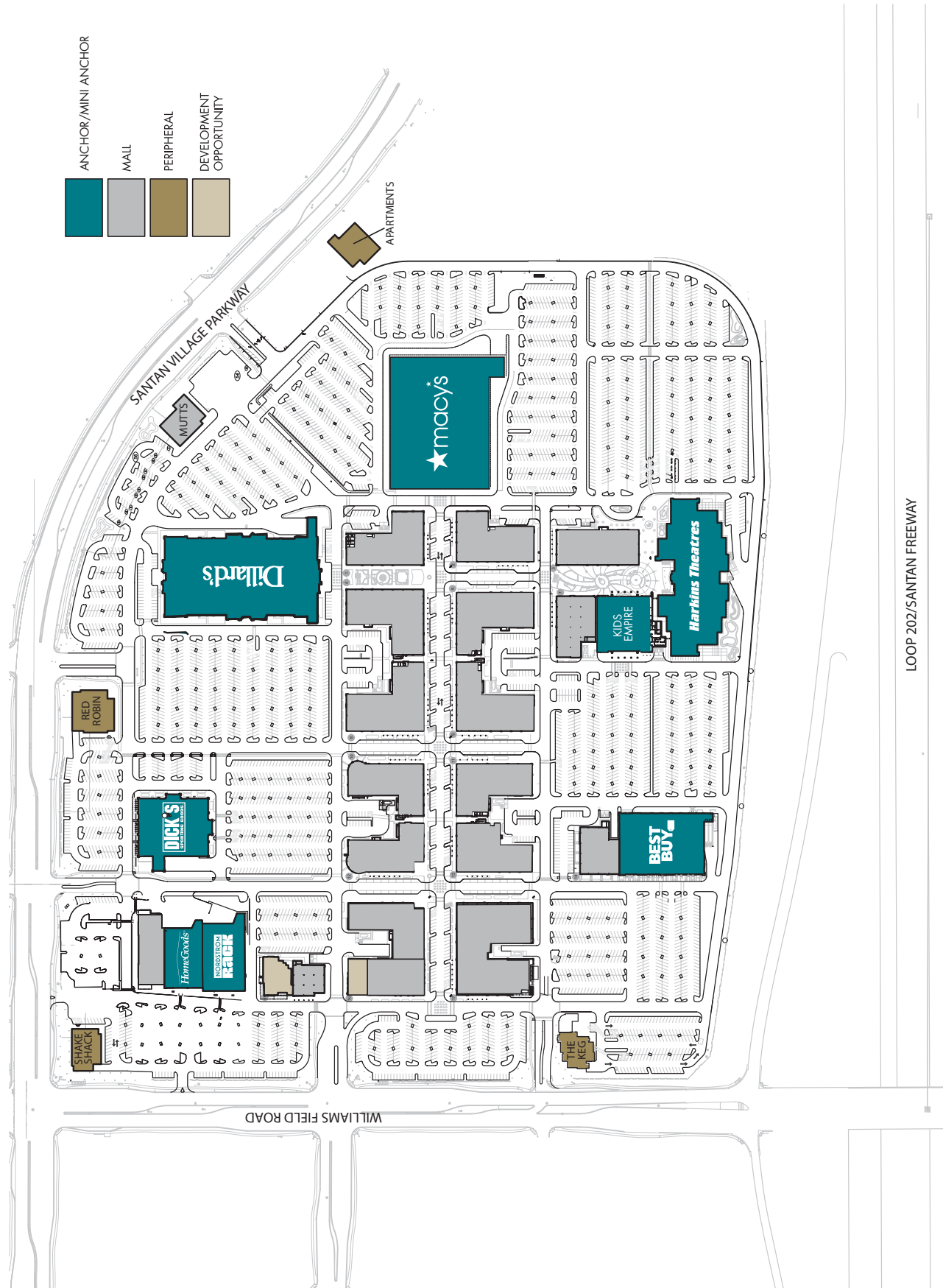
LEGEND

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



10% PCW

SITE PLAN



MARKET FACT SHEET

THE RANCH, LOCATED APPROXIMATELY 5 MILES FROM THE CENTER, IS A VISIONARY MASTER-PLANNED DEVELOPMENT. SPANNING 311 ACRES, IT BOASTS A DYNAMIC BLEND OF INDUSTRIAL, RETAIL AND 750 MULTI-FAMILY UNITS. THIS PROJECT PROMISES TO REDEFINE THE LANDSCAPE WITH CONSTRUCTION SLATED TO BEGIN IN THE SUMMER OF 2024.

LG ENERGY SOLUTION WILL BEGIN CONSTRUCTION OF ITS \$5.5 BILLION STAND-ALONE BATTERY MANUFACTURING FACILITY IN NEARBY QUEEN CREEK IN 2024. THE PLANT IS EXPECTED TO BE OPERATIONAL IN 2025 AND WILL PROVIDE APPROXIMATELY 3K JOBS.

PHOENIX-MESA GATEWAY AIRPORT

- SERVES 1.9+ MILLION PASSENGERS ON FLIGHTS TO MORE THAN 45 CITIES
- LOCATED LESS THAN 5 MILES FROM THE CENTER
- 2ND LARGEST AIRPORT IN THE PHOENIX METRO AREA
- NEW \$28 MILLION, 30K-SQUARE-FOOT CONCOURSE
- \$1.8 BILLION IN ANNUAL ECONOMIC INCOME GENERATED

NOTABLE EMPLOYERS IN GILBERT

BANNER HEALTH - BANNER GATEWAY/MD ANDERSON, DELOITTE, DIGNITY HEALTH - MERCY GILBERT MEDICAL CENTER, FOOTPRINT, GODADDY SOFTWARE INC., MERRILL LYNCH, MORGAN STANLEY, NORTHROP GRUMMAN AND SILENT-AIRE

8.8 MILLION CONSUMERS VISIT SANTAN VILLAGE ANNUALLY

BY DECEMBER 2023, THE MEDIAN HOME PRICE IN GILBERT WAS \$554K

#2 FASTEST-RISING CITY IN THE UNITED STATES (FINANCEBUZZ, 2023)

#2 BEST CITY FOR RENTERS (FORBES, 2024)

WITHIN 10 MILES OF SANTAN VILLAGE, THERE ARE 49 PRIVATE ELEMENTARY AND HIGH SCHOOLS WITH AN AVERAGE TUITION OF \$10,678 AND A STUDENT-TEACHER RATIO OF 15:1

GILBERT IS AN EDUCATED COMMUNITY WITH 48% OF RESIDENTS AGE 25+ HOLDING A BACHELOR'S DEGREE OR HIGHER OUT OF NEARLY 288,000 RESIDENTS (VS 37% NATIONALLY)

THERE ARE NEARLY 2 DOZEN COLLEGES, UNIVERSITIES AND TECHNICAL SCHOOLS IN THE EAST VALLEY, INCLUDING 6 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	7.9%	MAY	8.3%	SEP	7.8%
FEB	7.8%	JUN	8.2%	OCT	7.7%
MAR	8.5%	JUL	8.1%	NOV	8.5%
APR	8.1%	AUG	7.4%	DEC	11.6%



SANTAN PAVILIONS

20+ ACRES ARE UNDER CONSIDERATION OF BEING DEVELOPED

SANTAN VILLAGE MARKETPLACE

WILLIAMS FIELD ROAD

BARNES & NOBLE

NORTH ITALIA

FLOWER CHILD

LIVING SPACES

COOPER'S HAWK

SANTAN VILLAGE PARKWAY

NORDSTROM RACK

HomeGoods

DICK'S SPORTS & OUTDOORS

Dillard's

Total Wine



BEST BUY

KIDS EMPIRE

Harkins THEATRES

macy's

ELEVATION AT THE VILLAGE (APARTMENTS)

COPENHAGEN

TRU BY HILTON

MAJOR RETAILERS INCLUDE:

- BEST BUY
- MACY'S
- PANDORA
- DICK'S SPORTING GOODS
- APPLE
- SEPHORA
- DILLARD'S
- BARNES & NOBLE
- VICTORIA'S SECRET
- HARKINS THEATRES
- HOMEGOODS
- WARBY PARKER
- BOURBON & BONES
- BUCKLE
- KOHLER SIGNATURE STORE
- LULULEMON
- KIDS EMPIRE
- NORDSTROM RACK
- TOTAL WINE
- ATHLETA



NORTH