



# SANTAN VILLAGE

GILBERT, AZ

## MARKET PROFILE 2025

**MAJOR RETAILERS** alo yoga, Apple, Barnes & Noble, Best Buy, Buckle, DICK'S Sporting Goods, Dillard's, EVEREVE, Hollister, HomeGoods, Kohler Signature Store, LaserAway, Lovesac, lululemon, Lush, Macy's, Nordstrom Rack, Pandora, Rowan, Sephora, The Shade Store, Total Wine & More, Victoria's Secret, Warby Parker, White House | Black Market

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

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,200,000 | **BUILT** 2007

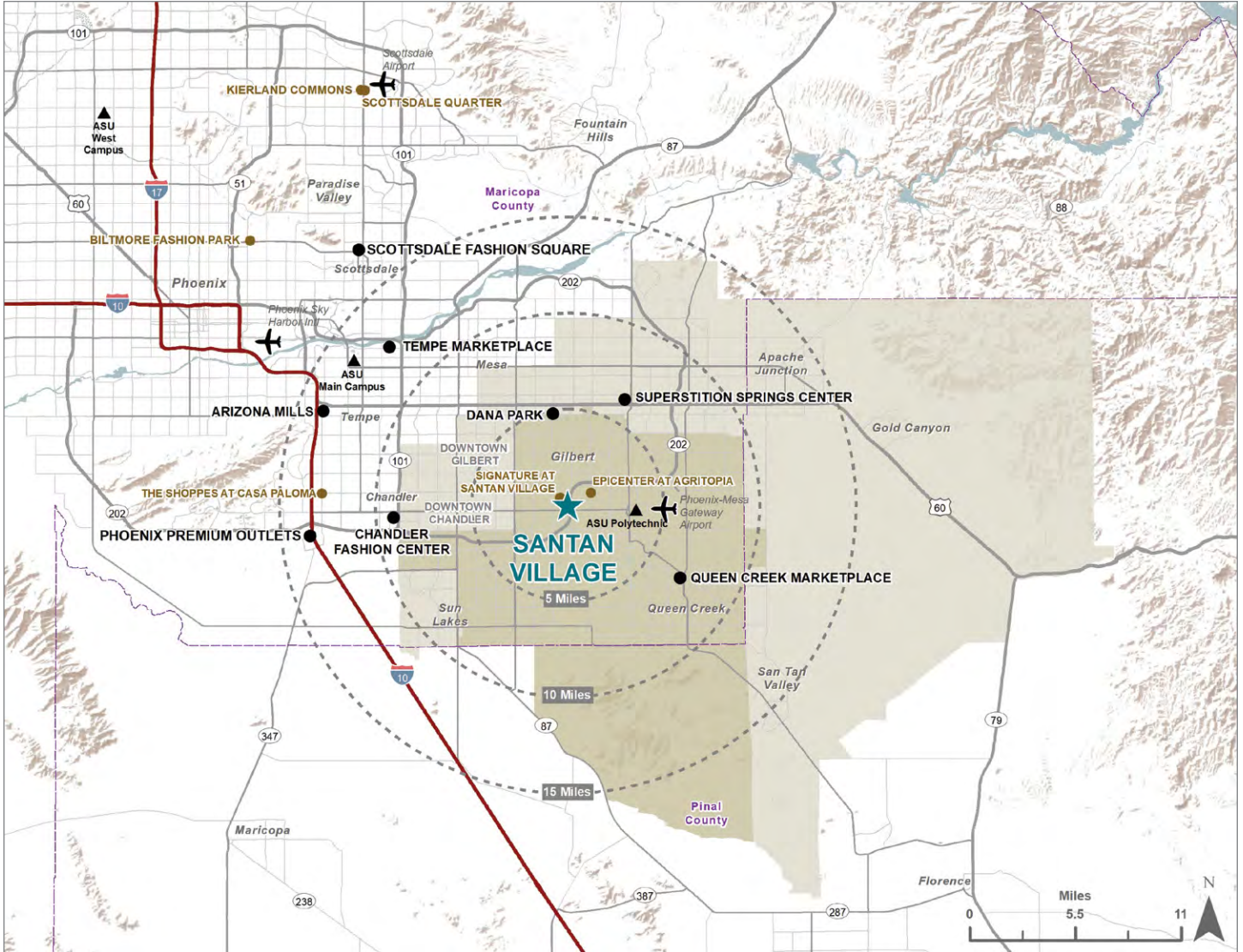
**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](http://Macerich.com)



# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2024 Total Population	524,132		1,171,642		5,149,752	
2029 Total Population	550,657		1,221,734		5,399,639	
% Population Change 2024 to 2029	5.1%		4.3%		4.9%	
HOUSEHOLDS						
2024 Total Households	171,000		427,405		1,922,675	
2029 Total Households	182,060		451,094		2,048,005	
% Household Change 2024 to 2029	6.5%		5.5%		6.5%	
INCOME						
Average Household Income	\$160,161		\$128,827		\$118,826	
Median Household Income	\$126,867		\$100,158		\$87,166	
Per Capita Income	\$52,253		\$47,006		\$44,441	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	151,659	88.7%	339,564	79.5%	1,432,352	74.5%
Household Income \$75,000 +	132,586	77.5%	273,694	64.0%	1,115,597	58.0%
Household Income \$100,000 +	111,870	65.4%	214,188	50.1%	839,032	43.6%
Household Income \$150,000 +	70,760	41.4%	119,582	28.0%	451,619	23.5%
AGE						
Median Age	36.4		39.1		38.2	
EDUCATION / OCCUPATION						
Bachelor's Degree +	163,199	49.3%	314,459	39.7%	1,275,970	36.3%
White Collar	203,737	74.5%	402,781	69.4%	1,658,370	64.9%
RACE/ETHNICITY						
White	359,653	68.6%	792,481	67.6%	3,007,177	58.4%
Black	22,594	4.3%	48,664	4.2%	312,158	6.1%
American Indian	5,739	1.1%	17,492	1.5%	131,069	2.6%
Asian	41,139	7.9%	68,173	5.8%	239,188	4.6%
Pacific Islander	1,260	0.2%	3,253	0.3%	13,603	0.3%
Other Race	26,358	5.0%	93,374	8.0%	718,614	14.0%
2 + Races	67,389	12.9%	148,206	12.7%	727,943	14.1%
Hispanic Population	94,977	18.1%	257,811	22.0%	1,627,279	31.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	728		2,839		7,057	
Total Employees	9,008		30,546		76,231	
Total Daytime Population	18,664		102,192		250,719	

# TRADE AREA MAP

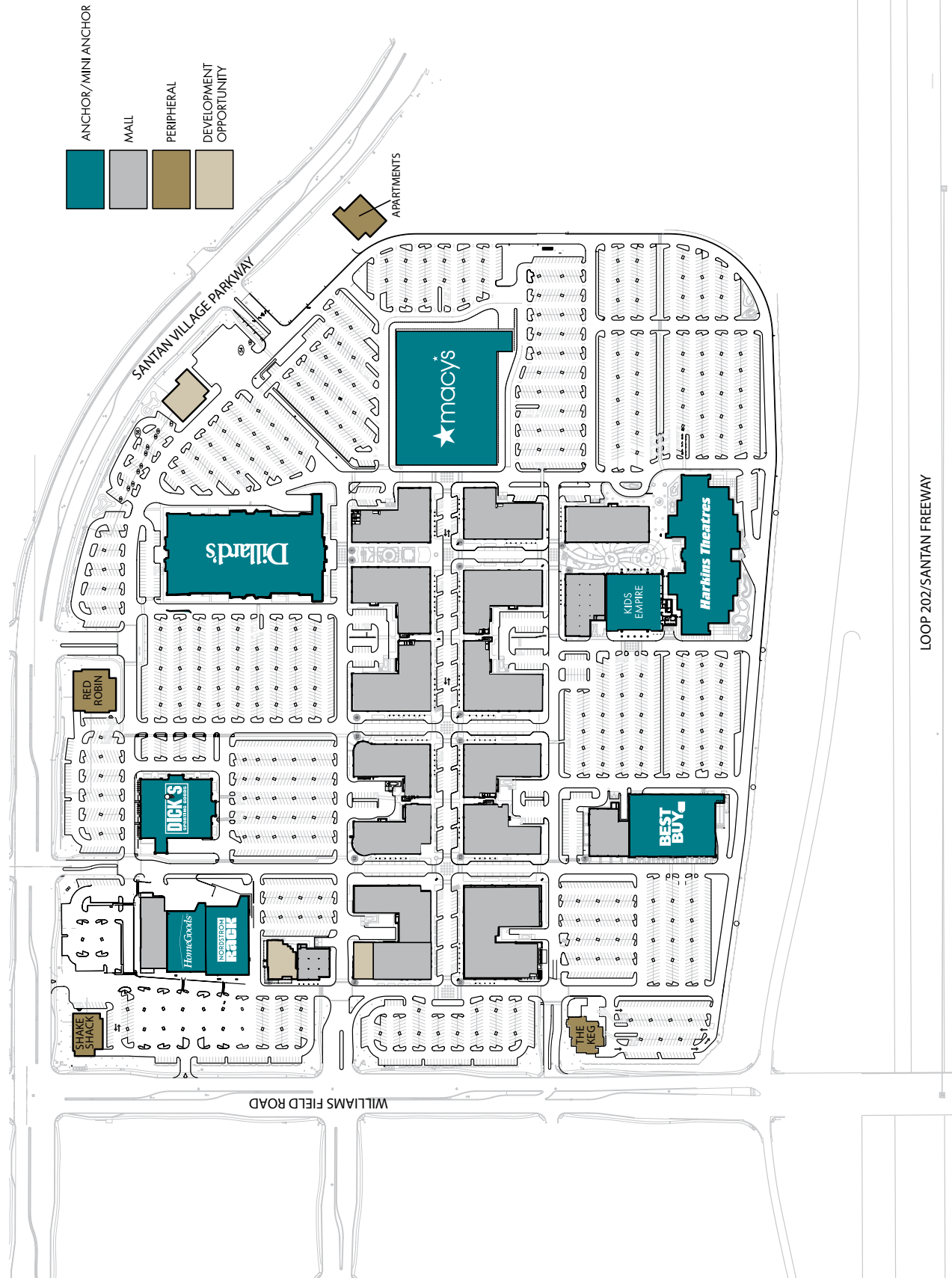


## LEGEND

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



# SITE PLAN



# AT A GLANCE

## CENTER INFORMATION

SanTan Village in Gilbert, Arizona—one of America’s fastest-growing cities—is a vibrant open-air shopping center with more than 140 high-quality retail, dining, entertainment and service experiences, along with premium office suites above the shops.

### \$160K

AVERAGE HOUSEHOLD INCOME  
WITHIN THE PRIMARY TRADE AREA  
IS **42% HIGHER THAN**  
**THE U.S. AVERAGE**

### THRIVING HOSPITALITY

**12 HOTELS WITH 1,200+ ROOMS,**  
**15 MORE IN DEVELOPMENT,**  
TOTALING **2,600 GUEST ROOMS**  
IN GILBERT

### \$5.5B INVESTMENT

**LG ENERGY SOLUTION**  
IS BUILDING AN EV BATTERY  
FACILITY, EXPECTED TO BRING  
**2,800 JOBS BY 2025**

## MARKET INFORMATION

- **4TH LARGEST MUNICIPALITY** in Arizona
- **289K+ RESIDENTS**, with a median age of 36
- **\$586K+ MEDIAN HOME PRICE**
- **#1 CITY FOR ECONOMIC GROWTH**, 250K – 500K population (CoworkingCafe, 2024)

## OTHER FACTS

- SanTan Village attracts **9.3M VISITORS ANNUALLY**
- **50%** of Gilbert’s **289K+** residents hold a **BACHELOR’S DEGREE OR HIGHER**
- **25+ COLLEGES, UNIVERSITIES AND TECHNICAL SCHOOLS** in the East Valley
- **69 PRIVATE SCHOOLS** within 10 miles
- **#2 FASTEST RISING CITY IN THE US** (Finance Buzz, 2023)

## ECONOMIC DRIVERS

- **MESA GATEWAY AIRPORT**, five miles from the center, is **ARIZONA’S SECOND-LARGEST AIRPORT**, generating **\$1.8B ANNUALLY**, serving **1.9M TRAVELERS**, offering flights to 45+ destinations
- Mesa Gateway is home to **70+ INNOVATIVE BUSINESSES** and supports **10K+ JOBS**, including positions at **TOP AEROSPACE COMPANIES** like Virgin Galactic, Gulfstream, Textron Aviation, Embraer and Able Aerospace Services
- **GILBERT’S TOP EMPLOYERS SPAN MULTIPLE INDUSTRIES**, including healthcare, aerospace, education, government, retail, advanced business solutions and construction
- **NOTABLE EMPLOYERS** include Banner Health – Banner Gateway Medical Center/MD Anderson Cancer Center, Deloitte, Dignity Health – Mercy Gilbert Medical Center, Footprint, Isagenix International, Lockheed Martin, Merrill Lynch, Morgan Stanley, Northrop Grumman and Silent-Aire



NORTHSIDE AT SANTAN VILLAGE

LOOP 202/SANTAN FREEWAY

SIGNATURE AT SANTAN VILLAGE

SANTAN VILLAGE PARKWAY

WILLIAMS FIELD ROAD

20-ACRES ARE UNDER CONSIDERATION OF BEING DEVELOPED

SANTAN VILLAGE MARKETPLACE



**MAJOR RETAILERS INCLUDE:**

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

