

# SanTan Village Gateway South

SEC Arizona Ave & Loop 202 | Chandler, AZ

LOOP  
202

±160,846 VPD

±11,240 VPD

±7,685 VPD

ARIZONA AVE  
±40,888 VPD

Sunset Spas

PATEL BROTHERS



Inta Juice  
Chandler

Patel Brothers Now Open!

Lance Umble

602-734-7206

lumble@pcaemail.com

Greg Laing

602-734-7207

glaing@pcaemail.com

Nick DeDona

602-734-7208

ndedona@pcaemail.com



Available

±3,000 SF

Rates

Please call for rates

Zoning

C-2

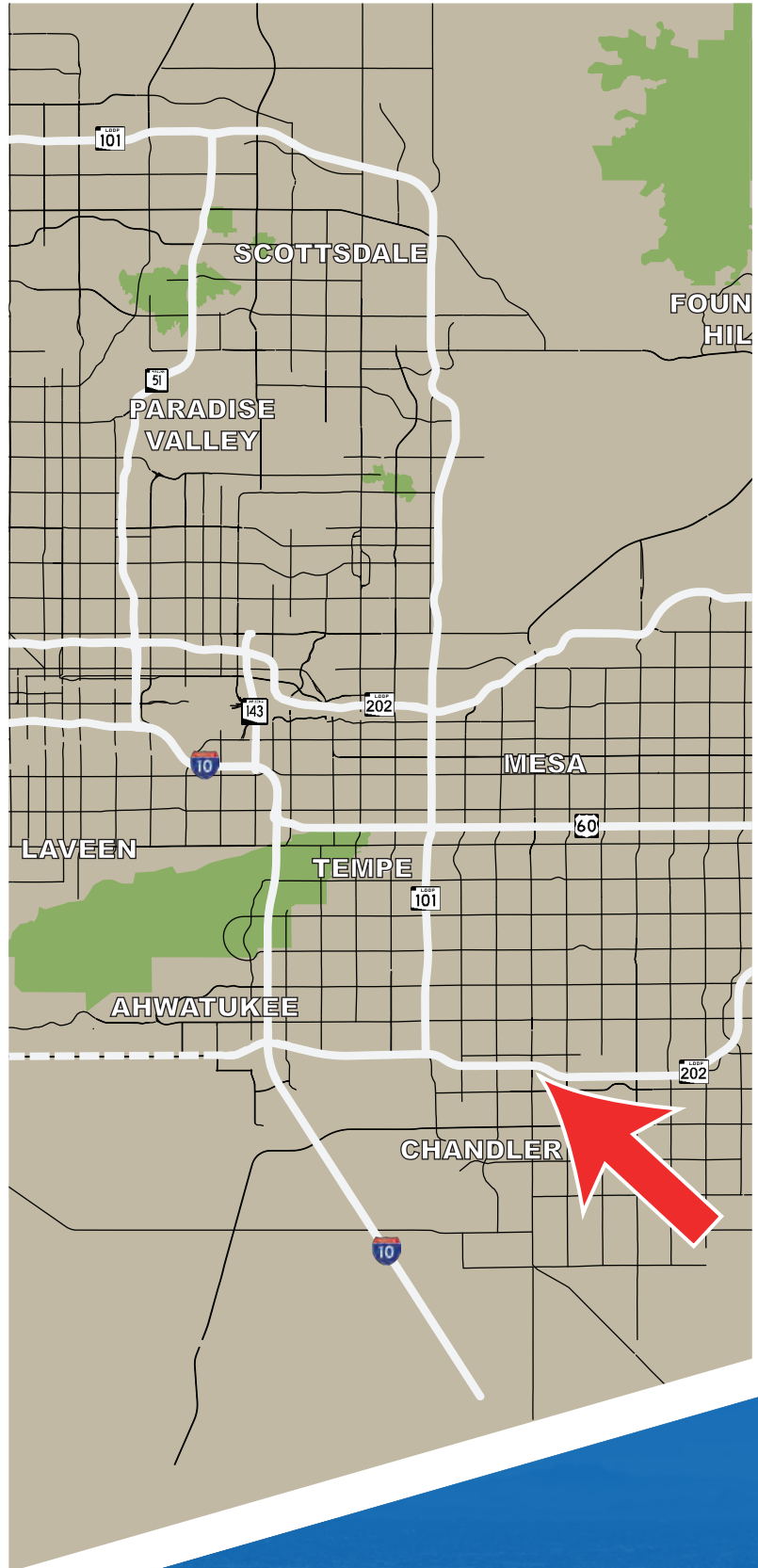
Traffic Counts

N: ±41,878 VPD (NB & SB)  
S: ±45,400 VPD (NB & SB)  
E: ±160,846 VPD (EB & WB)  
W: ±163,068 VPD (EB & WB)  
*\*ADOT 2017, Chandler 2017*

Comments

Outstanding trade area with a tremendous mix of residential and employment density, as well as extremely strong retail synergy. There are over 122,000 residents and over 51,000 employees within 3 miles of the site. Over 806,000 square feet of retail is located at the intersection.

In addition, 350,000 square feet of office and two hotels are planned across the street.



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [207] AUG 16, 2019



Suite	Tenant	SF
1305	Sunset Spas	6,161
1315	Patel Brothers	14,995
1325	Bethel Church	13,140
1395-1	Starbucks	1,500
1395-3	AZ Wings	1,542
1445-1	Bright Now Dental	3,485
1445-3	Terry Gabel Jewelers	1,945
1445-4	Inta Juice	1,320
<b>1445-6</b>	<b>AVAILABLE</b>	<b>3,000</b>
1445-7	L'mage Salon	2,100
1445-8	L'mage Salon	1,200
1445-9	Classic Tattoo	1,200
1445-10	Nails of the World	1,200
1445-11	Health Source	1,400
1445-12	Health Source	1,200
1445-13	Principal Tax Service	1,570