

COMMERCIAL CORNERS AVAILABLE

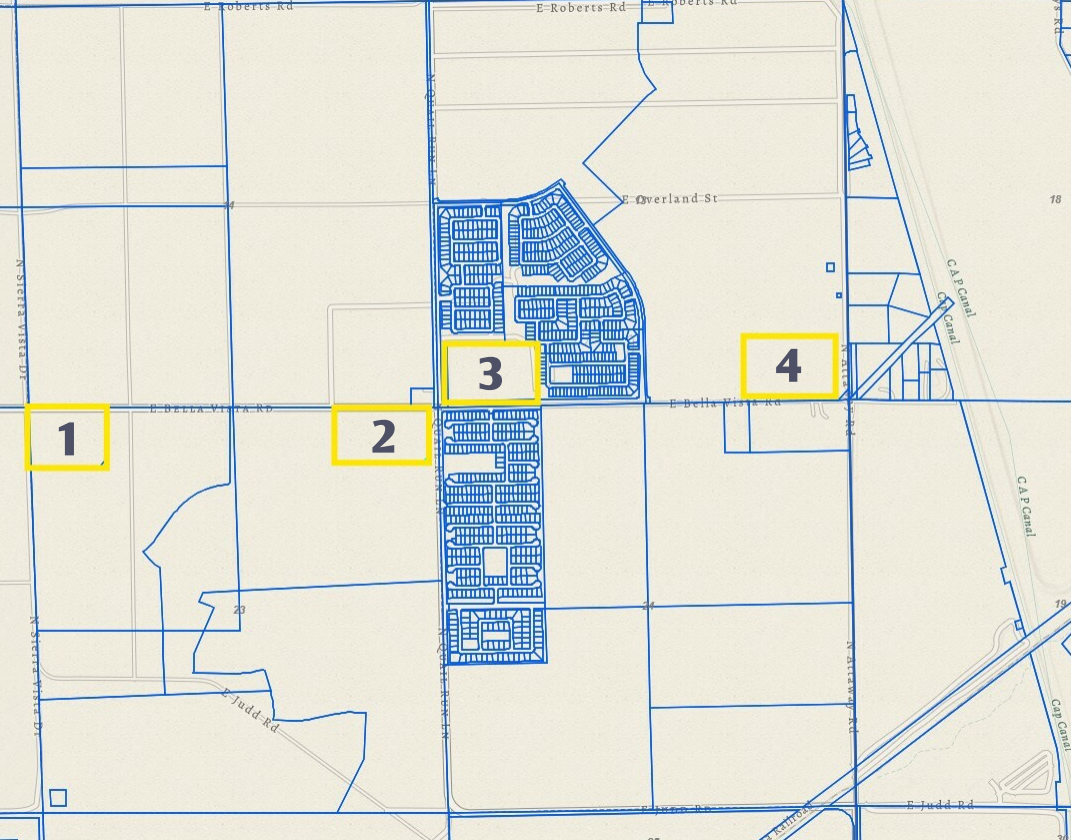
- (1) NW Corner Bella Vista & Sierra Vista Dr - (2) NE Corner Bella Vista & Quail Run
- (3) SW Corner Bella Vista & Quail Run - (4) SE Corner Bella Vista & Attaway Rd.



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PROPERTY FEATURES

All commercial corners are surrounded by upcoming residential influx. Quail Run and Bella Vista roads are anticipated to be roads of regional significance in the near future. With hundred of roof tops already under construction, there are thousands more proposed and platted for potential builders within a 5 mile radius.

- Few commercial options currently in the area.
- Owners are open to all opportunities, ie. sale, joint ventures, development, etc.
- Upcoming residential growth.
- Blank canvas to build what you want.

(1) SE CORNER BELLA VISTA & SIERRA VISTA

PARCEL #: 21023001F

PARCEL AREA (approx.): 17.38 ac.

POTENTIAL USES: Mixed use, Multi-Family, Office space, Daycare, Fast Food, etc.

(2) SW CORNER BELLA VISTA & QUAIL RUN

PARCEL #: 21023001D

PARCEL AREA (approx.): 19.88 ac.

POTENTIAL USES: Major Grocer, Retail, C-Store w/fueling, etc.

(3) NE CORNER BELLA VISTA & QUAIL RUN

PARCEL #: 21013001G

PARCEL AREA (approx.): 20.00 ac.

POTENTIAL USES: Big box retailer ie. Target or Home Depot, Fast Food, Restaurant, etc.

(4) SW CORNER BELLA VISTA & ATTAWAY DR.

PARCEL #: *Pending*

PARCEL AREA (approx.): *Pending*

POTENTIAL USES: Mixed Use - Indoor Storage Facility, Auto Shop, Plant Nursery, Data or Battery Storage, etc.



SOUTHWEST PROPERTIES, INC.

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AREA DEMOGRAPHICS



- POPULATION: **120,795**
- Est. Pop. Growth 2025-2030: **+13%**

***PINAL COUNTY IS GROWING 5X
THE US AVERAGE GROWTH RATE***

INTERESTING INFORMATION:

- San Tan Valley has more people living there who work in computers and math than 95% of the places in the US.
- A relatively large number of people work from their home: 13.47% of the workforce. While this number may seem small overall, as a fraction of the total workforce this is high compared to the rest of the county. These workers are often telecommuters who work in knowledge-based, white-collar professions (similar to Silicon Valley). Other at-home workers may be self-employed people who operate small businesses out of their homes.
- Employment Industries: Healthcare (13.3%), Retail (12.1%), Construction (8.2%), Manufacturing (8.1%), Education (7.6%), Finance (6.2%), Professional/scientific/technical services (6.2%)

CURRENT RETAIL IN THE AREA:



- Median Household Income: **\$97,174**
- Median Home Value: **\$424,839** (as of July 2024)
- Owner Occupied: **80.4%**
- Median Rent = **\$1,995/mo.**
- Median Age: **35**
- Number of Households: **37,658**

COMMERCIAL SPACES CURRENTLY BEING MARKETED FOR SALE OR RENT WITHIN 5 MILES:

- 5,000 sq/ft industrial space on Combs & Schnepf
- 4 acres of commercial pads available on Bella Vista & Gantzel
- 3,000 SF of Office/Medical Space off Hunt Hwy
- Proposed Retail on Hunt Highway and Gary Rd.
- Office/ Medical on Gantzel and Combs



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