

RETAIL LAND AVAILABLE FOR GL OR BTS!

Up to ± 1.95 Acres | SEC Bella Vista Road & Ganztel Road | San Tan Valley, AZ



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcr.com

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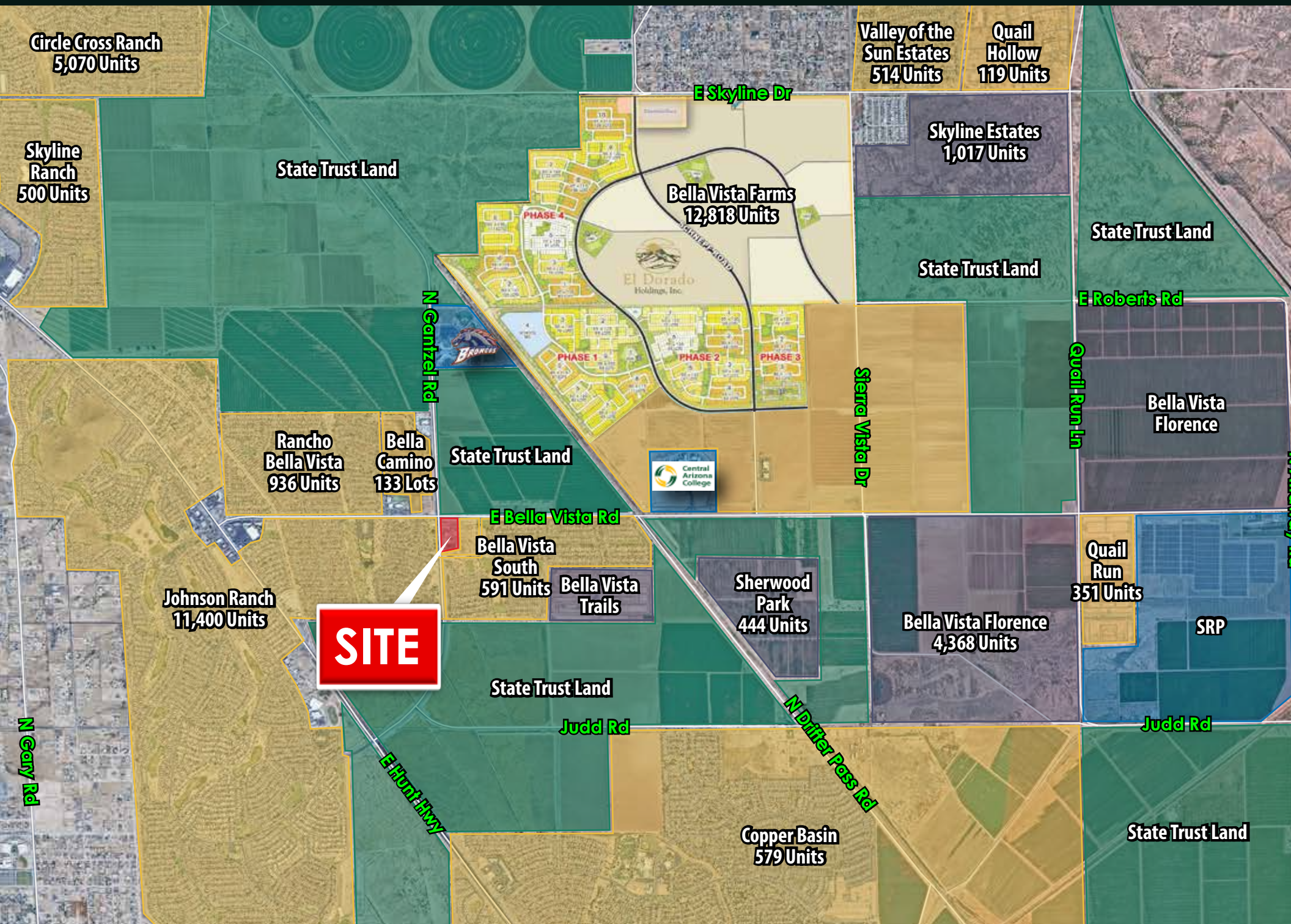
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ALL OR PART!

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housing map



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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,886	47,019	103,905
PROJECTED POPULATION (2030)	8,770	56,364	131,562
AVERAGE HOUSEHOLD INCOME	\$111,443	\$114,954	\$124,813
DAYTIME POPULATION	2,299	17,835	36,845
MEDIAN AGE	33.6	36.5	36.4
TOTAL BUSINESSES	109	757	1,425



traffic counts: Bella Vista Rd | 14,957 VPD • Gantzel Rd | 19,875 VPD

Contact:

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property highlights

- Retail PADs available for ground lease or BTS
- Seeking automotive and QSR tenants!
- C-2 Zoning
- Adjacent to recently approved 252-unit apartment development, Rancho Bella Vista
- Join Terribles!