

BELLA VISTA VILLAGE

SAN TAN VALLEY



**±1,200 SF
MEDICAL SUITE AVAILABLE**

270 E HUNT HWY, SAN TAN VALLEY, AZ 85143

±33,256 SF BLDG • SIGNAGE AVAILABLE • ABUNDANT PARKING • COMPLIMENTARY CO-TENANT MIX

FOR LEASE

TRENT RUSTAN
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC

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RETAIL SPACE AVAILABLE FOR SALE

PROPERTY INFORMATION

ADDRESS	270 E Hunt Hwy, San Tan Valley, AZ 85143
PROPERTY TYPE	Medical/Retail
TENANCY	Available
SUITE SIZE	±1,200 SF (±20 x 60)
LOT SIZE	±33,256 SF
APN	101-09-0970
ZONING	CB-1
PARKING	Abundant (In Common)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

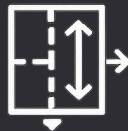
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PROPERTY OVERVIEW

Seize a rare opportunity to position your practice or business in a highly visible, turnkey medical clinic located within the bustling Bella Vista commercial corridor. Situated right on busy Hunt Highway, this beautifully maintained suite offers prime exposure, high-growth neighborhood demographics, and an ideal layout for a seamless transition.

Formerly operating as Burk Medical, this space is exceptionally well-suited for a Primary Care Provider, specialized medical clinic, urgent care, or premium retail/professional service looking to tap into the booming San Tan Valley market.



Versatile retail space with
adaptable floor plan for
diverse tenant mix



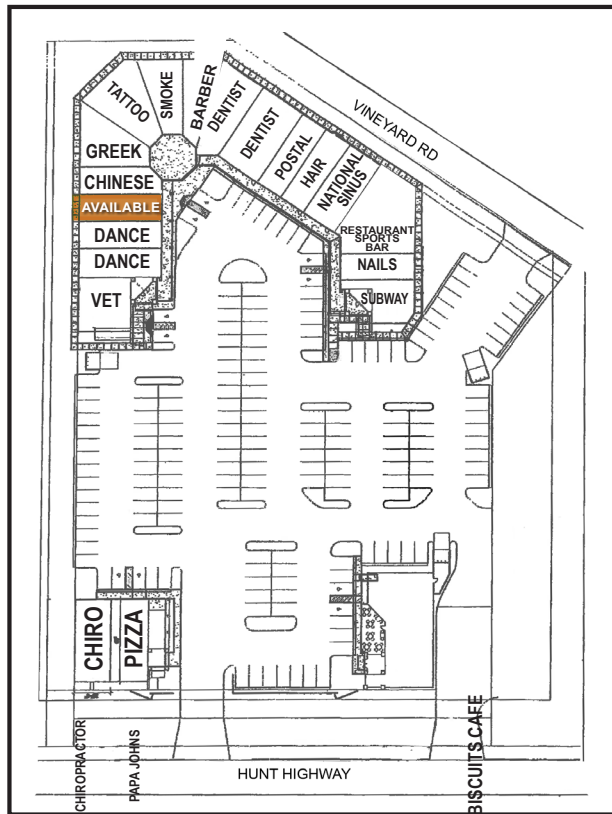
Generous parking
field accommodating
customer demand

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SITE & FLOOR PLAN

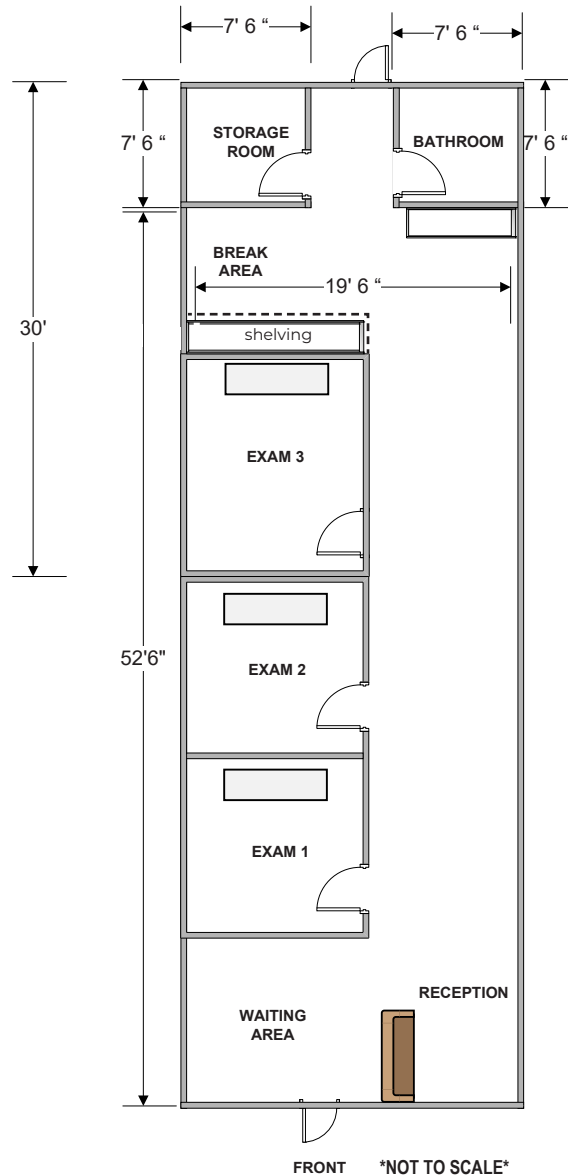
SITE PLAN



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SUITE 7



AVAILABLE SUITES

SUITE 7

±1,200 SF
Built Out Retail/Medical
Available

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**CIRCLE CROSS RANCH
STEM ACADEMY K-8**

**AMERICAN LEADERSHIP
ACADEMY SANTAN**

SKYLINE RANCH K-8 SCHOOL



WELLS
FARGO

POSTON BUTTE HIGH SCHOOL

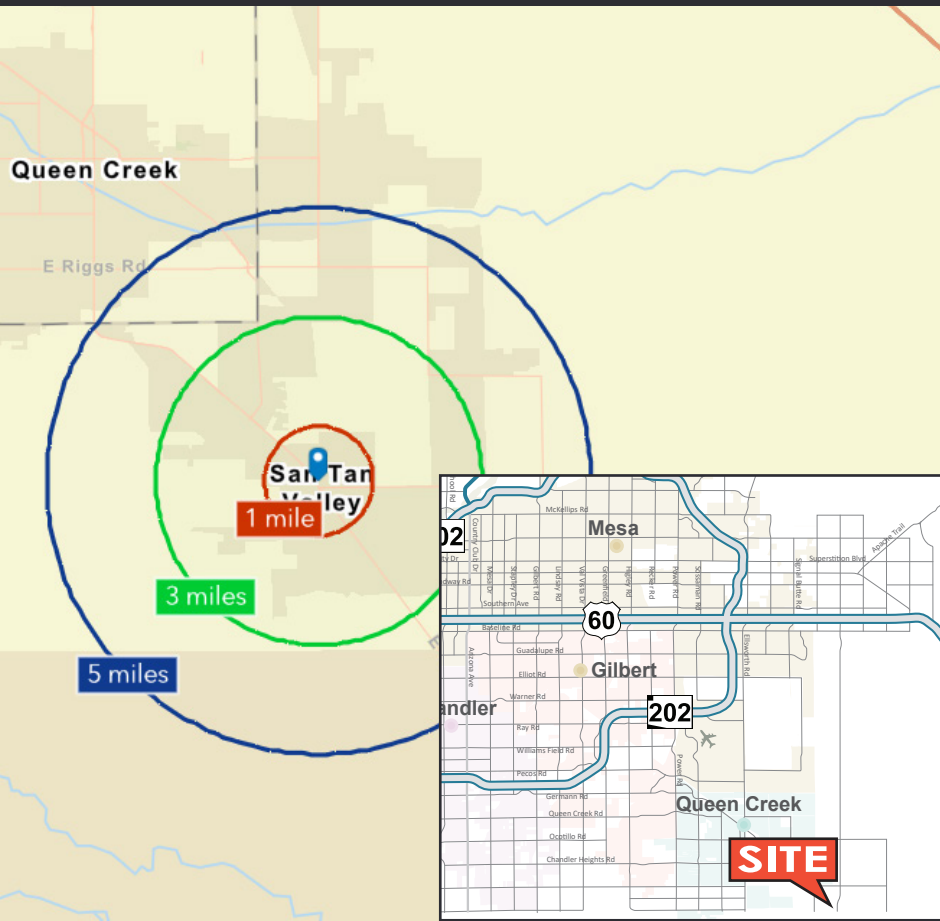
**CENTRAL ARIZONA COLLEGE
- SANTAN CAMPUS**



Locally Owned. Globally Connected. 

DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
 Population	11,207	68,603	117,683
 Households	3,805	21,873	37,319
 Average Household Income	\$99,020	\$104,456	\$111,007
 Median Home Value	\$420,167	\$423,609	\$440,772



5 Mile Highlights

36.1

Median
Age

7,241

Daytime
Employees

23%

Bachelor's Degree
or Higher

A High-Growth Regional Economic Engine

The subject property is perfectly positioned within the Bella Vista Village Center along E. Hunt Highway, serving as a primary commercial gateway for the rapidly expanding San Tan Valley and Queen Creek submarkets. Continually ranking among the fastest-growing communities in Arizona, this vibrant Southeast Valley region features an exceptional combination of skyrocketing residential development, high household incomes, and a dense, captive consumer base.

The immediate trade area boasts an incredible demographic surge, with the 5-mile population exploding from 84,522 in 2020 to an estimated 117,683, and on a direct trajectory to reach nearly 140,000 residents by 2030. This rapid influx of families and professionals creates an urgent, ongoing demand for premier medical care, daily-needs retail, and localized professional services.

LOCATION OVERVIEW

A High-Growth Regional Economic Engine

Bella Vista Village presents an outstanding leasing opportunity in the heart of San Tan Valley, one of Arizona's fastest-growing communities. Located at 270 E. Hunt Highway, the available ±1,200 SF medical suite is fully built out and ideal for medical, wellness, or professional office users seeking a turnkey location. Positioned within the highly visible Bella Vista commercial corridor, the property benefits from strong frontage along Hunt Highway, abundant parking, building signage opportunities, and a diverse mix of established co-tenants. Surrounded by major retailers, restaurants, schools, and healthcare providers, the center enjoys consistent customer traffic and excellent accessibility, making it an attractive destination for businesses looking to serve the area's expanding population.

San Tan Valley has emerged as one of the most dynamic growth markets in the Phoenix metropolitan area and recently became Arizona's newest incorporated city. More than 230,000 residents live within 10 miles of the property, supported by numerous master-planned communities including Johnson Ranch, Ironwood Crossing, Morning Sun Farms, San Tan Heights, Skyline Ranch, Copper Basin, and Circle Cross Ranch. Within a five-mile radius, the population exceeds 117,000 residents with average household incomes surpassing \$111,000, creating a strong consumer base for medical, retail, and professional service providers. Ongoing residential development, expanding infrastructure, new retail projects, and major employers continue to drive growth throughout the region, positioning Bella Vista Village to benefit from the area's long-term economic momentum and increasing demand for quality commercial services.

