

JOIN

SPROUTS
FARMERS MARKET



néktər
JUICE BAR

MR. PICKLE'S
SANDWICH SHOP



PACIFIC
DENTAL SERVICES®

CHUNK
COOKIES

MOD

EUROPEAN
WAX
CENTER®



VINEYARD

TOWNE CENTER

HIGH PROFILE
NEW CONSTRUCTION
GROCERY ANCHORED
DEVELOPMENT

Northwest Corner

GANTZEL RD & COMBS RD



Property Summary

SUMMARY

AVAILABLE Opportunities for High Profile Restaurants, Drive Thru Pads, Unique Shops, Junior Anchors, & Major Anchors

TRAFFIC COUNTS

N ±28,496 VPD (NB & SB) **E** ±11,332 VPD (EB & WB)
S ±18,806 VPD (NB & SB) **W** ±11,737 VPD (EB & WB)

ADOT 2021

PROPERTY HIGHLIGHTS

- ▶ Strong population density and incomes within a 3-mile radius. **Over 70,000 people with median household earnings above \$74,000**
- ▶ **Located in a large housing growth area.** Currently within a 5-mile radius there are over 45,000 existing homes and per Zonda (Q1 '21) there are another ±1,244 inventory homes, ±2,389 pre-platted lots, and ±4,500 planned homes
- ▶ **Gantzel Road serves as one of the major arterials for entry into Queen Creek** and also as a gateway into San Tan Valley
- ▶ **The SR-24 expansion to Ironwood Rd is completed and will have a full-diamond interchange at the intersection**
- ▶ **Nearby amenities include** Banner Ironwood Medical Center, Encanterra-Trilogy Golf Course, Schnepf Farms, American Leadership Academy



Master Planned Communities

- Active Communities
- Future Communities
- Complete Communities

MetroStudy Data

- Active / Future Projects

Multi Family Residential

Under Construction / Future Projects

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

Multi-Family Activity
*PCA does not guarantee the accuracy/completeness (estimate)

Under Construction or Proposed Units	890
--------------------------------------	-----

Metrostudy Housing Data Q2-2022	Trade Area
---------------------------------	------------

QUARTERLY AND ANNUAL OVERVIEW

Quarterly Starts	822
Quarterly Closings	652
Annual Starts	3,260
Annual Closings	2,391
Housing Inventory	2,672
Vacant Developed Lots	3,205

PROJECT(S) BY STATUS

Active / Available	15,538
Future	54,859

Total Active / Future Units	70,397
------------------------------------	---------------

Demographic Profile
2022 ESRI Estimates

2022 Total Population	157,937
2027 Total Population	165,653
5 yr. % Growth	
Total Housing Units	54,316
Average Household Size	3.10
Median HH Income	\$79,814
Median Age	32.2

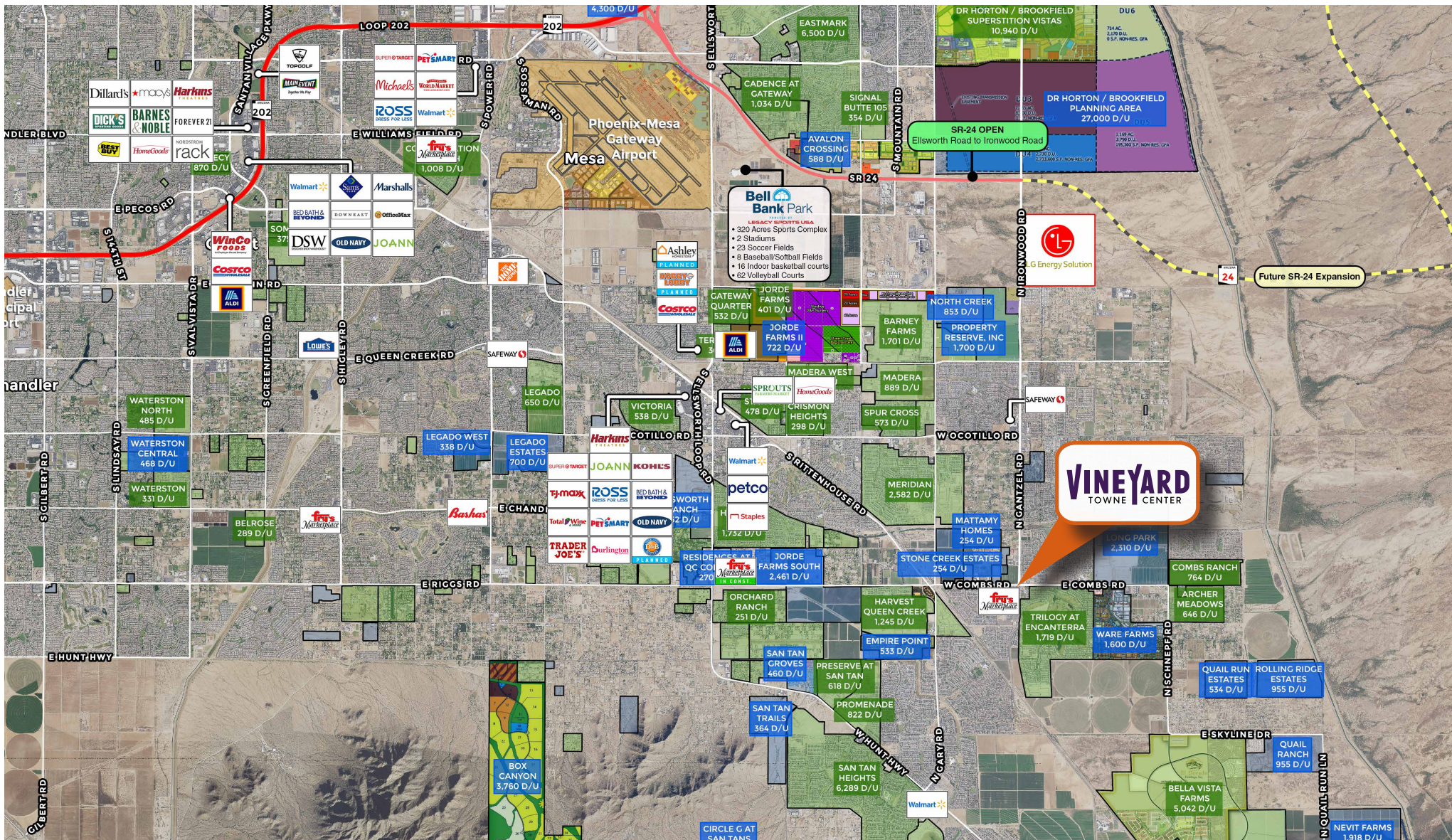
DAYTIME POPULATION

Total	109,482
Employees	24,562
Residents	84,920

Q2 2022
metrostudy Zonda

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



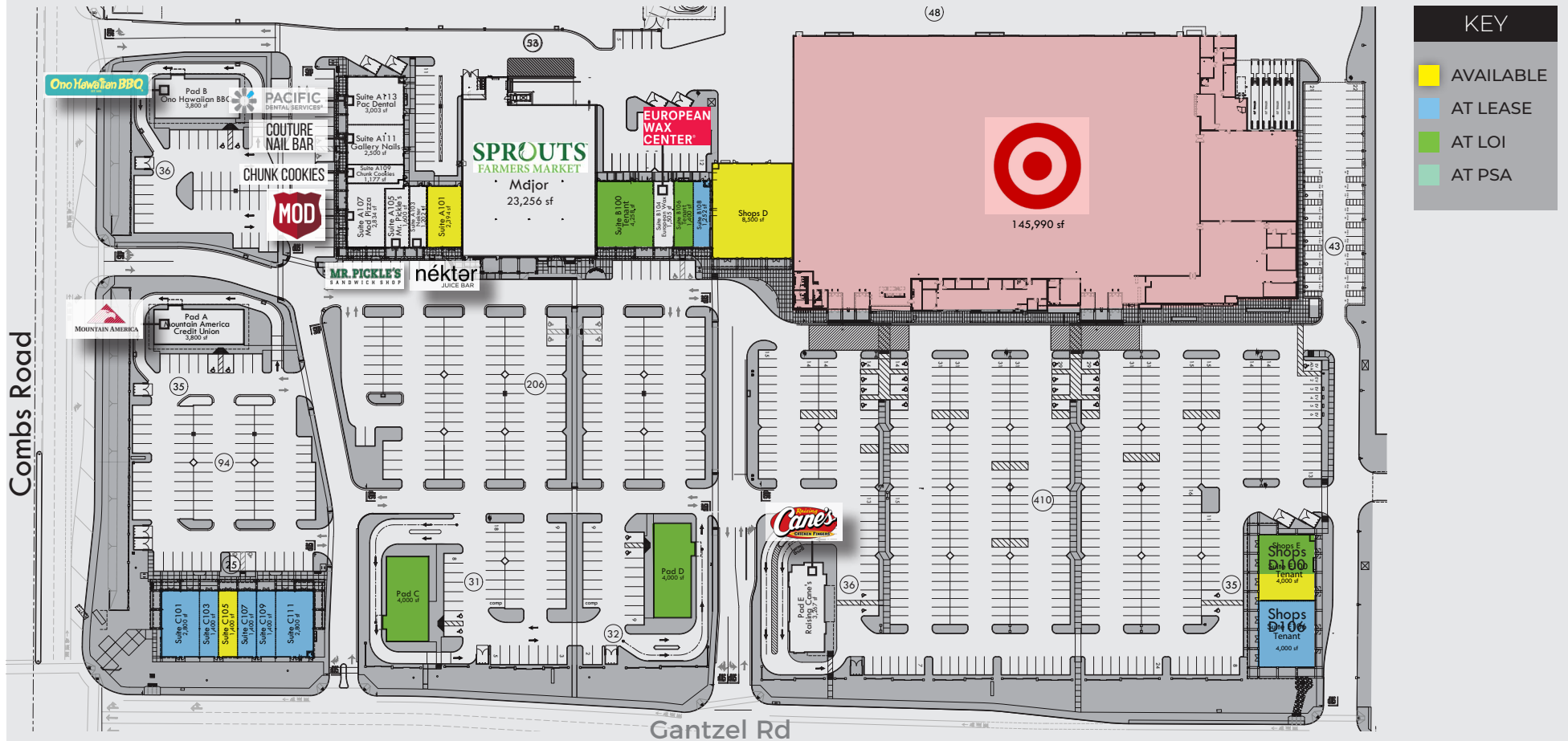
VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF
Sprouts	23,256	A107 - MOD Pizza	2,834	B100 - LOI	4,200	C101 - LOI	4,200	Pad C - LOI	4,000
Pad B - Ono Hawaiian	3,800	A109 - Chunk Cookies	1,177	B104 - European Wax	1,505	C105 - AVAILABLE	1,400	Pad D - LOI	4,000
Pad A - MACU	3,800	A111 - Couture Nail Bar	2,500	B106 - LOI	1,400	C107 - AT LEASE	1,400	Pad E -Raising Cane's	3,267
A101 - AVAILABLE	2,394	A113 - Pacific Dental	3,003	B108 - AT LEASE	1,252	C109 - AT LEASE	1,400	D100 - LOI	2,800
A103 - Nektar	1,202	Target	145,990	B108 - AVAILABLE	8,500	C111 - AT LOI	2,800	D101 - AVAILABLE	1,200
								D106 - AT LEASE	4,000

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

VINEYARD

TOWNE CENTER





Population

2021 Total Population	169,421
2026 Total Population	187,746

11%
5 Year
Growth Rate
*Compared to
Phoenix Metro
Area of 8%*



Incomes

Average HH Income	\$90,911
Median HH Income	\$73,600



2021
Median
Household
Income

\$73,600

2021 ESRI - FOR TRADE AREA



Households

2021 Households	48,572
2026 Households	54,070



Daytime Population

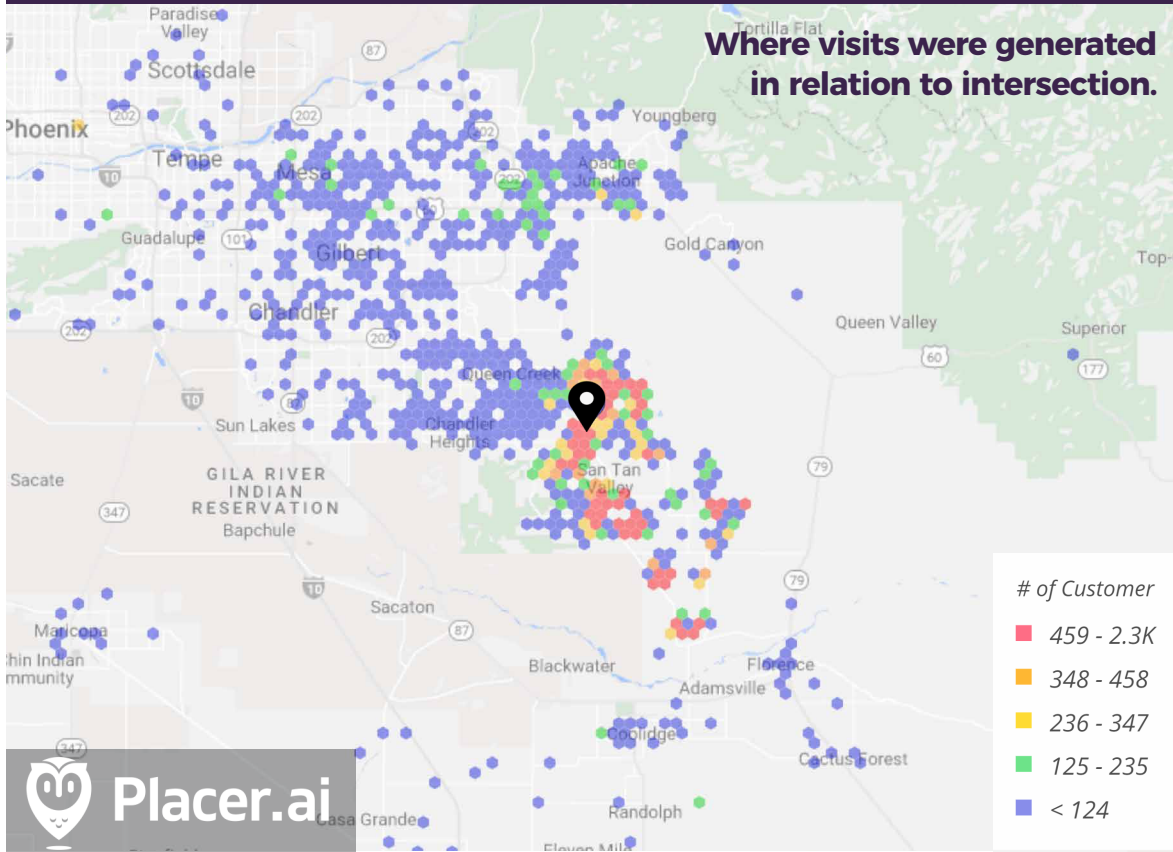
2021 Total Daytime Population	130,343
Workers	33,986
Residents	96,357
Businesses	1,0398

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS

INTERSECTION TRAFFIC

- **Highly trafficked intersection, that pulls from all over the SE Valley.**
In the last 12 months:
- **1.1M unique devices** were seen at the intersection
- **17M visits** from those devices.



NEARBY RETAILERS

Foot Traffic seen at nearby retailers In the last 12 months: *Rank based on estimated visits*



Estimated Visits

1.95M

#1 Fry's in AZ



Estimated Visits

256K

TOP 10 in MSA



Estimated Visits

238K



Estimated Visits

152K

#3 of 17 within 15 miles



Estimated Visits

103K



Estimated Visits

47K

#1 of 16 within 15 miles



Estimated Visits

34K

VINEYARD
TOWNE CENTER

PCA
PHOENIX COMMERCIAL ADVISORS



exclusively listed by

ZACHARY PACE

(602) 734-7212

zpace@pcaemail.com

CAMERON WARREN

(602) 288-3471

cwarren@pcaemail.com

CHRIS SCHMITT

(602) 288-3464

cschmitt@pcaemail.com

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. June 5, 2023 3:04 PM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.phoenixcommercialadvisors.com