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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

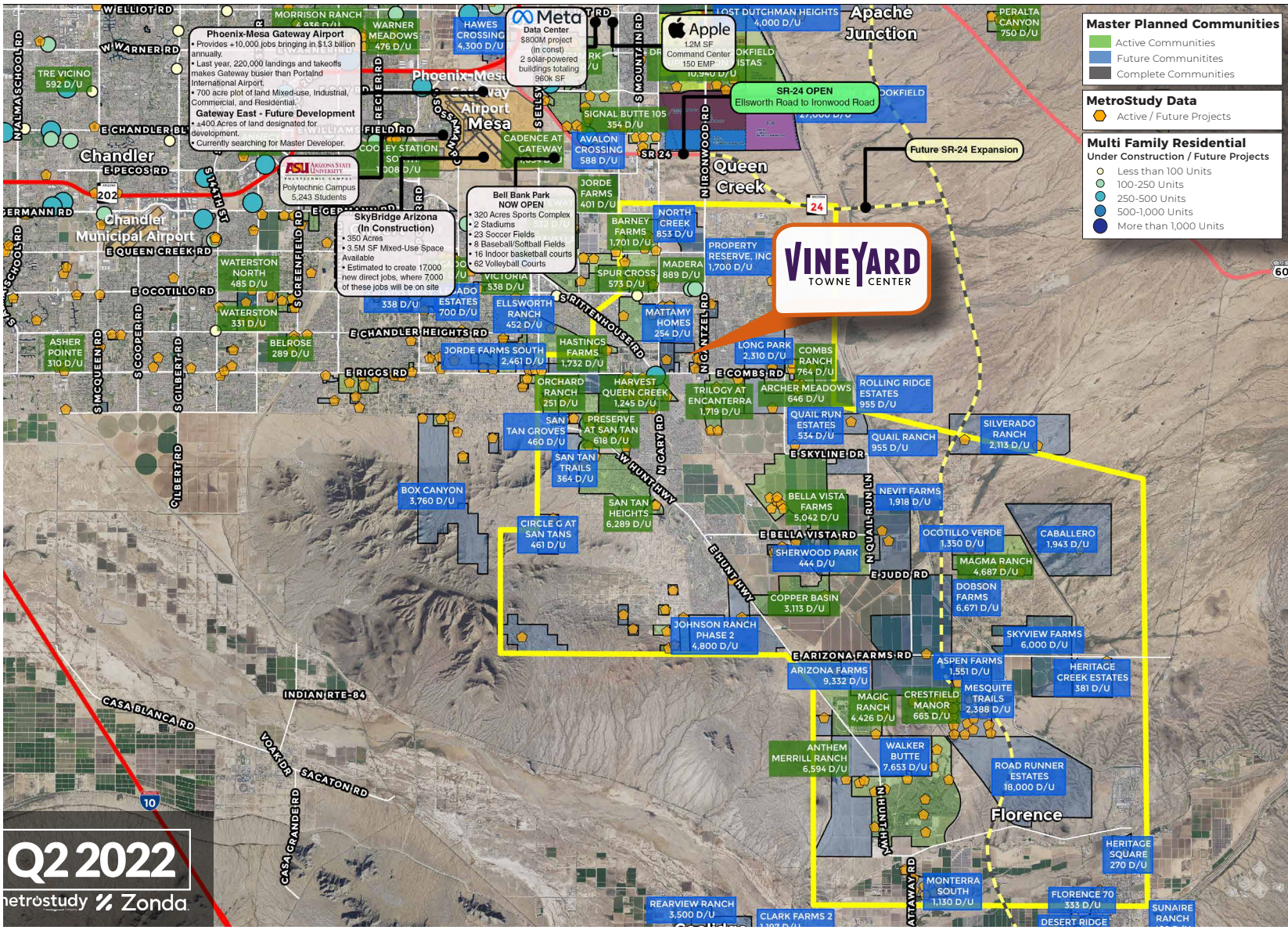
TRAFFIC COUNTS

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
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Metrostudy Housing Data Q2-2022	Trade Area
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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

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VINEYARD

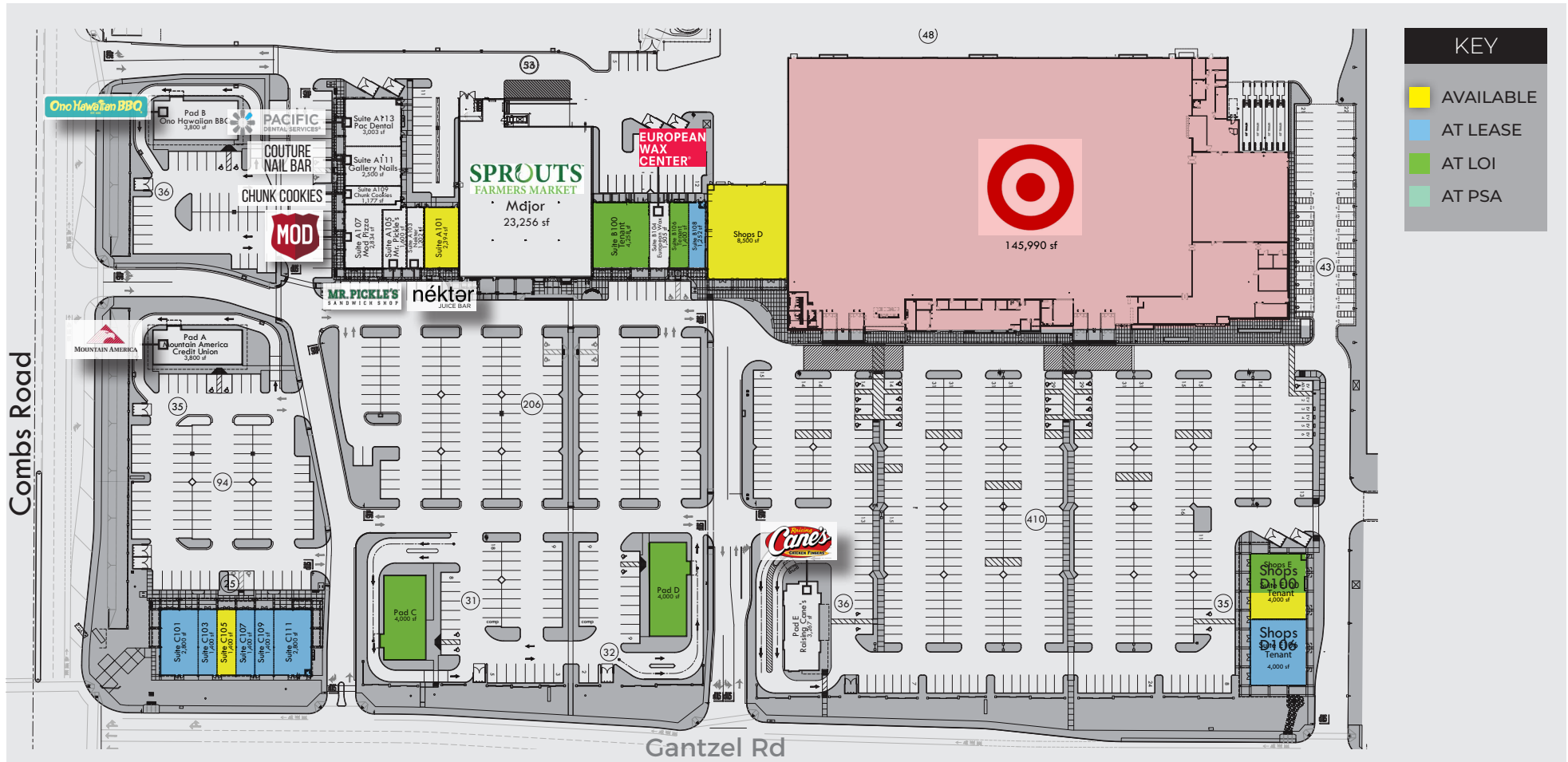
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Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF	Tenant	SF
Sprouts	23,256	A107 - MOD Pizza	2,834	B100 - LOI	4,200	C101 - LOI	4,200	Pad C - LOI	4,000
Pad B - Ono Hawaiian	3,800	A109 - Chunk Cookies	1,177	B104 - European Wax	1,505	C105 - AVAILABLE	1,400	Pad D - 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

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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

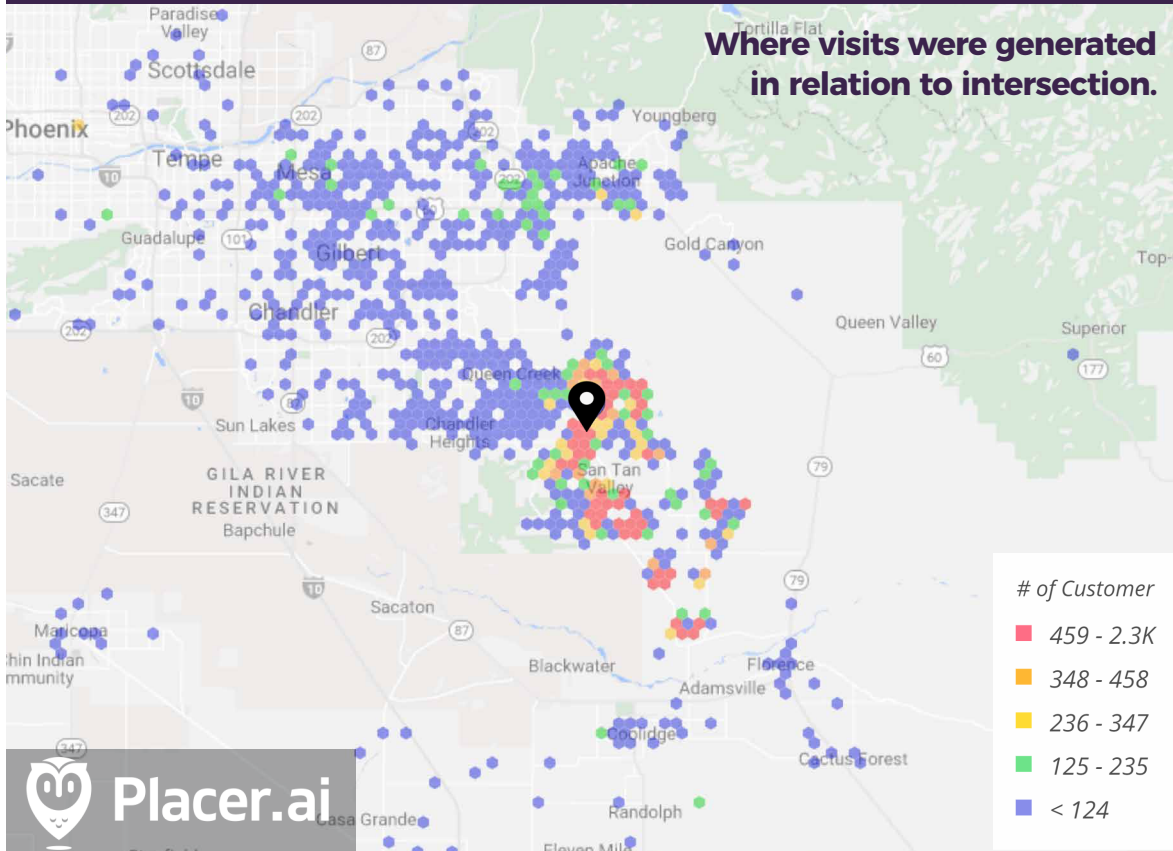


Daytime Population

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

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





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