

# CIRCLE CROSS RANCH | SAN TAN VALLEY, AZ



**ACRES:**  
±18.61

**SQUARE FEET:**  
±30,074

**ZONING:**  
1410  
NEIGHBORHOOD SHOPPING  
CENTER

**ADDRESS:**  
85 West Combs Road, San Tan Valley, AZ

**SUMMARY:**  
Gantzel Road is the major North/South arterial in the area and has been expanded to six lanes. The project's site is surrounded by an 80-acre Banner Health Campus. At full build out, Banner Health will be 1.4 million sq. ft. with 4,000 jobs and an average salary of over \$70,000. Pinal County is one of the fastest growing counties in the United States.



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# OVERVIEW

## TRAFFIC COUNTS

Gantzel Rd: 24,297 VPD

Combs Rd: 10,789 VPD

Total: 35,086 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$71,510	\$72,782	\$73,992

### Total Population

1 Mile	3 Miles	5 Miles
6,292	54,906	106,374

### Daytime Population

1 Mile	3 Miles	5 Miles
7,393	42,256	14,700

### Total Households

1 Mile	3 Miles	5 Miles
2,915	13,985	36,180



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



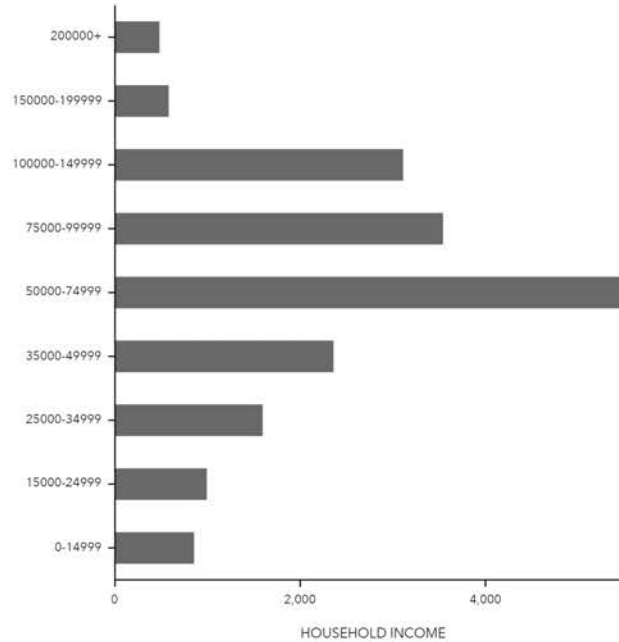
## INCOME



## Tapestry Segments



## KEY FACTS

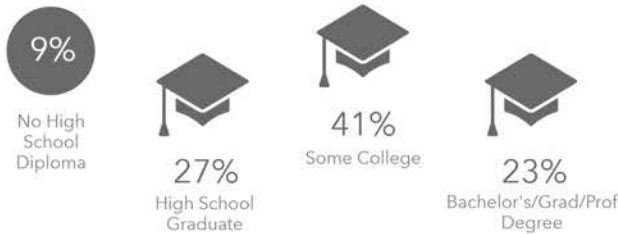


## Average Household Size for this area

**3.42** which is more than the average for United States

Area	Value	0.00	4.00
This area	3.42		
Pinal County	2.80		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

## EDUCATION



## EMPLOYMENT



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