

CIRCLE CROSS RANCH | SAN TAN VALLEY, AZ



Encanterra
COUNTRY CLUB
EST. 2007

Banner
Ironwood
Medical Center

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.



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

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



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

AERIAL MAP



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets

Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod

Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer

Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



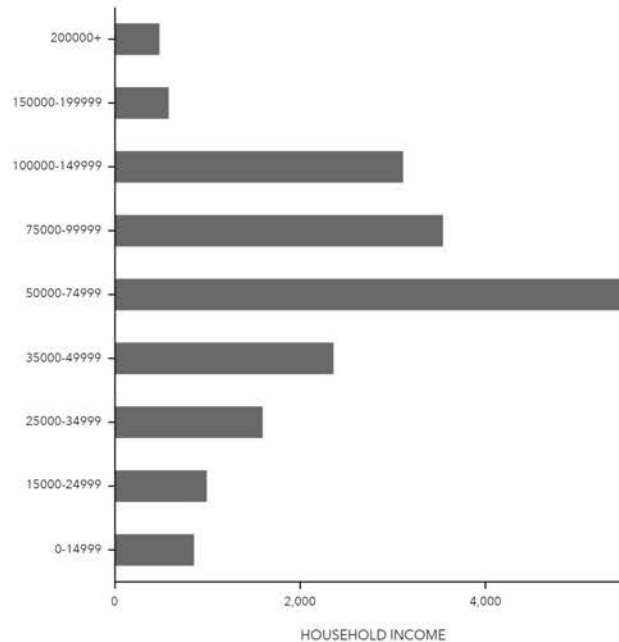
INCOME



Tapestry Segments



KEY FACTS

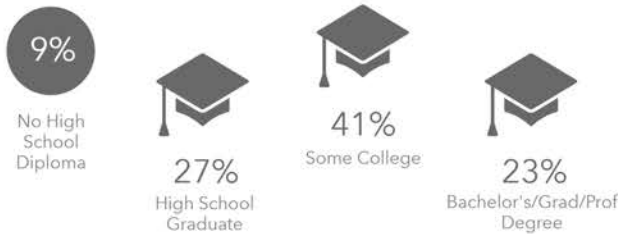


Average Household Size for this area

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



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets
Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com