

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)

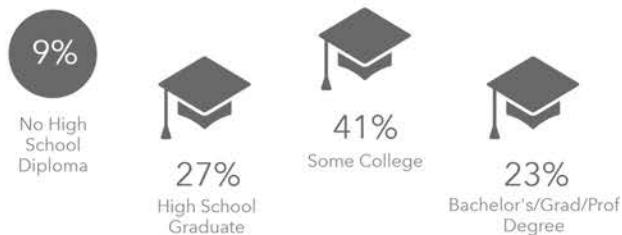
ANNUAL HOUSEHOLD SPENDING



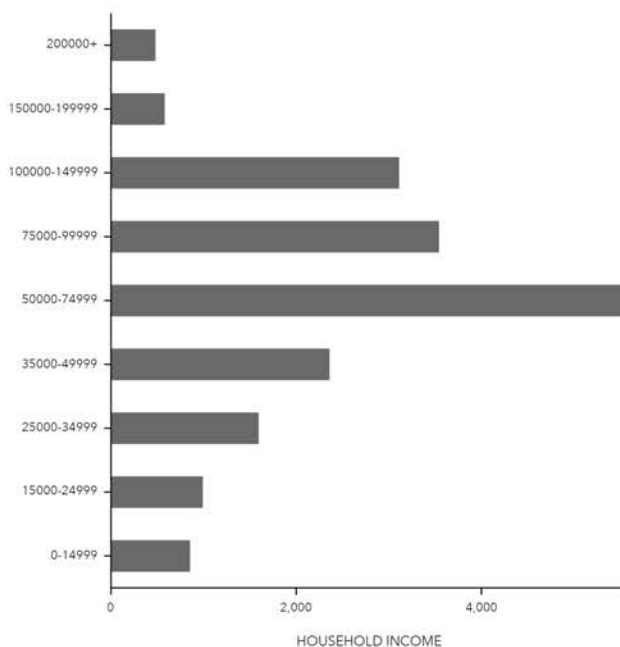
KEY FACTS



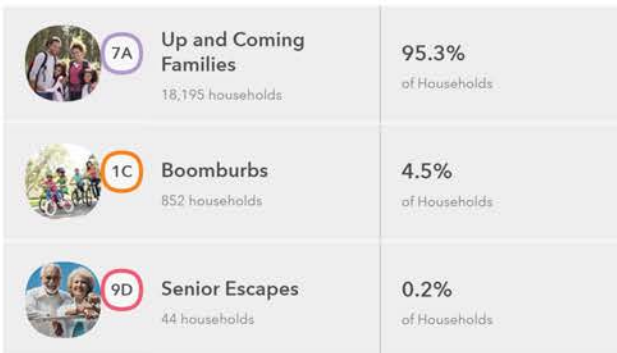
EDUCATION



INCOME



Tapestry Segments



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		

EMPLOYMENT



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