

SKYLINE RANCH MARKETPLACE



THE LOCATION

NEC Hunt Hwy & Gary Rd

SAN TAN VALLEY, AZ



Newly incorporated city
with strong future growth

azBEX.com, 2024



Over \$120,000
Avg. HH Income within 3mi

esri.com, 2024



Rapid Population Growth:
105K+ residents
median age 35

DataUSA 2024



Economic Anchors
\$5.5B LG Plant

AZcentral.com, 2024

Skyline Ranch Marketplace is at the heart of San Tan Valley's rapid evolution—from a largely residential community into a dynamic hub for retail and lifestyle. Anchored by major tenants like WinCo Foods, The Home Depot, and EoS Fitness, the 50-acre center is capitalizing on strong population growth, rising household incomes, and high daily traffic along Hunt Highway. Surrounded by expanding master-planned neighborhoods and benefiting from San Tan Valley's new city status, Skyline Ranch is positioned as a premier retail destination in one of Arizona's fastest-growing regions.

Sources: PRNewswire (2024))

SKYLINE RANCH MARKETPLACE



AVAILABLE
FREESTANDING RESTAURANTS
PADS & SHOPS



KEY PROPERTY HIGHLIGHTS

- New 50 Acre Power Center in San Tan Valley, AZ
- Five Below, Home Depot, ULTA and WinCo Foods - Now Open
- Junior Anchors & EoS Fitness - Under Construction
- High volume Walmart across the street - Ranks in the top 10 (customer count) for Phoenix Metro **Source: Placer.ai**
- Excellent visibility at the signalized intersection of Hunt Hwy & Gary Rd
- High-traffic corridor with daily counts exceeding 64,000 vehicles

TRAFFIC COUNTS (2025)

source: ADOT

38,421 VPD 26,613 VPD
Hunt Hwy Gary Rd

FOR RATES

please contact broker directly.

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SITE PLAN

THE ZONE AT SKYLINE RANCH MARKETPLACE

-  NOW OPEN
-  UNDER CONSTRUCTION
-  COMING SOON

SHOPS L



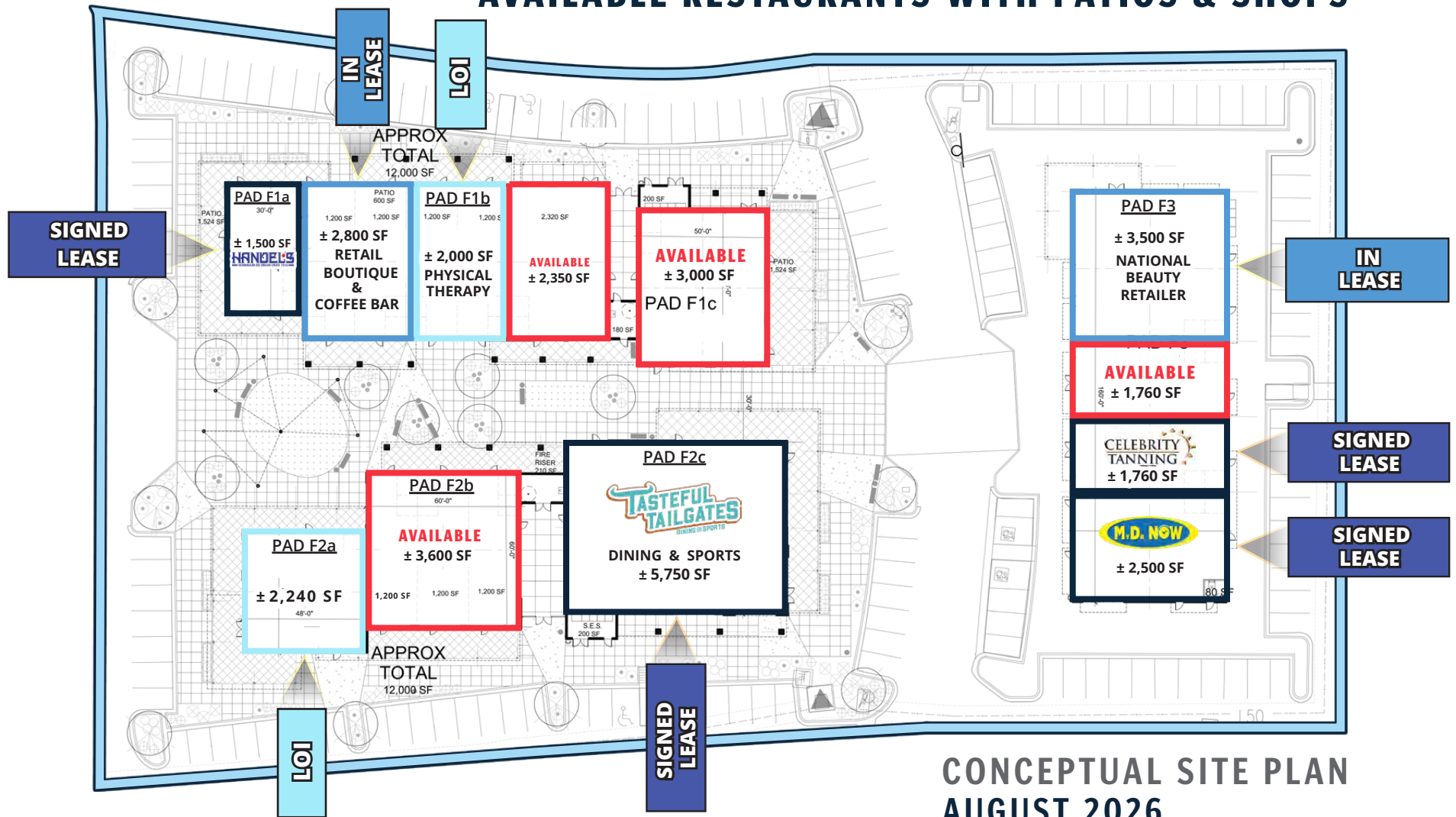
SHOPS M



NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



AVAILABLE RESTAURANTS WITH PATIOS & SHOPS



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THE ATMOSPHERE

The Zone at Skyline Ranch Marketplace is envisioned as a vibrant community—park-like destination where families can relax, connect, and enjoy restaurant dining and the surrounding amenities. Designed with a welcoming, family-friendly atmosphere, expansive restaurant patios offering shaded areas, open green spaces, and comfortable seating that invite people to linger and engage. The Zone blends the energy of a contemporary retail center and restaurant hub with the comfort of a community park—delivering a lively, walkable environment that celebrates the spirit of San Tan Valley.





AERIAL PHOTO - 05.06.2026



NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



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SAN TAN VALLEY

offers a variety of everyday conveniences, anchored by the newly opened WinCo Foods at Skyline Ranch Marketplace. Local dining favorites and nearby centers add additional retail and services, while parks, golf courses, and community recreation enrich the lifestyle. Families benefit from proximity to schools and healthcare, with easy access to Hunt Highway and Ellsworth Road ensuring connectivity to the broader Phoenix metro.



SURROUNDING RETAIL

WinCo
FOODS



EoS

Walmart
Supercenter

FIVE BELOW

HomeGoods

ULTA
BEAUTY

PETSMART

Michaels

Marshalls

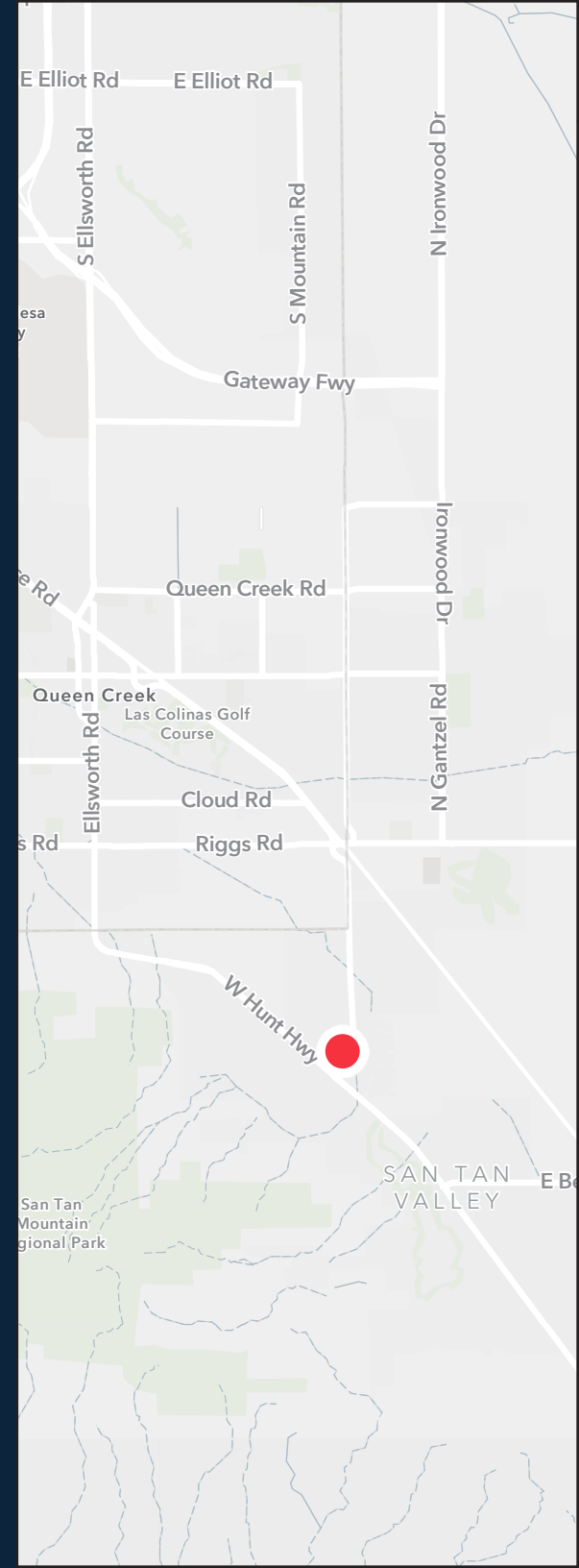


verizon



GOODWILL

SALLY



TRADE AREA DEMOGRAPHICS

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



2026 TOTAL POPULATION
±204,852

PLACER.AI TRADE AREA

2026 - 204,852

2031 - 228,125



2026 DAYTIME POPULATION
±145,496

PLACER.AI TRADE AREA

WORKERS - 37,850

RESIDENTS - 108,096



2026 AVERAGE HH INCOME
\$142,728

PLACER.AI TRADE AREA

Median HH Income - \$110,232



2026 MEDIAN HOME VALUE
\$445,706

PLACER.AI TRADE AREA

2026 - \$445,706

2031 - \$544,742



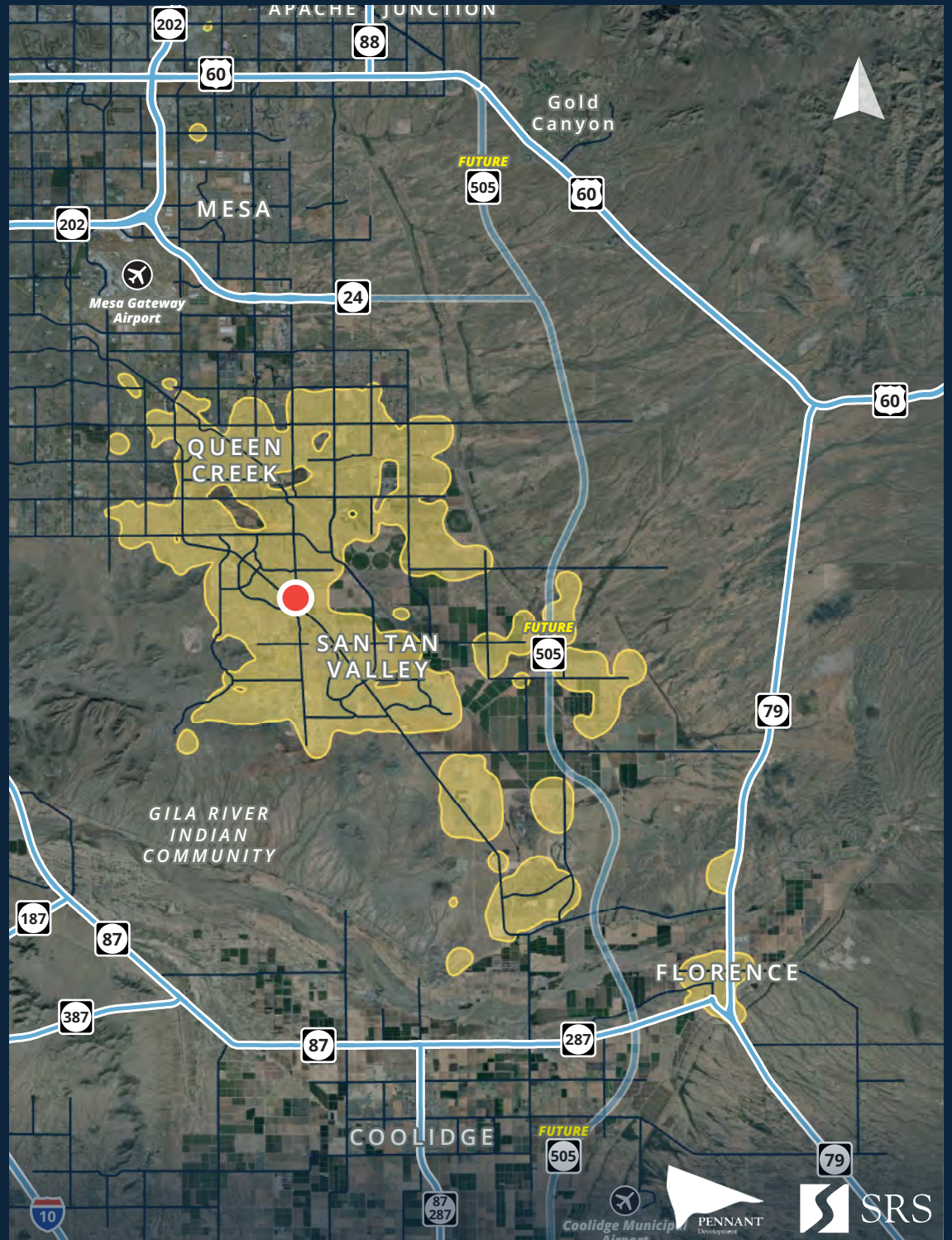
2026 MEDIAN AGE
35.5

PLACER.AI TRADE AREA

2026 - 35.5 Years Old

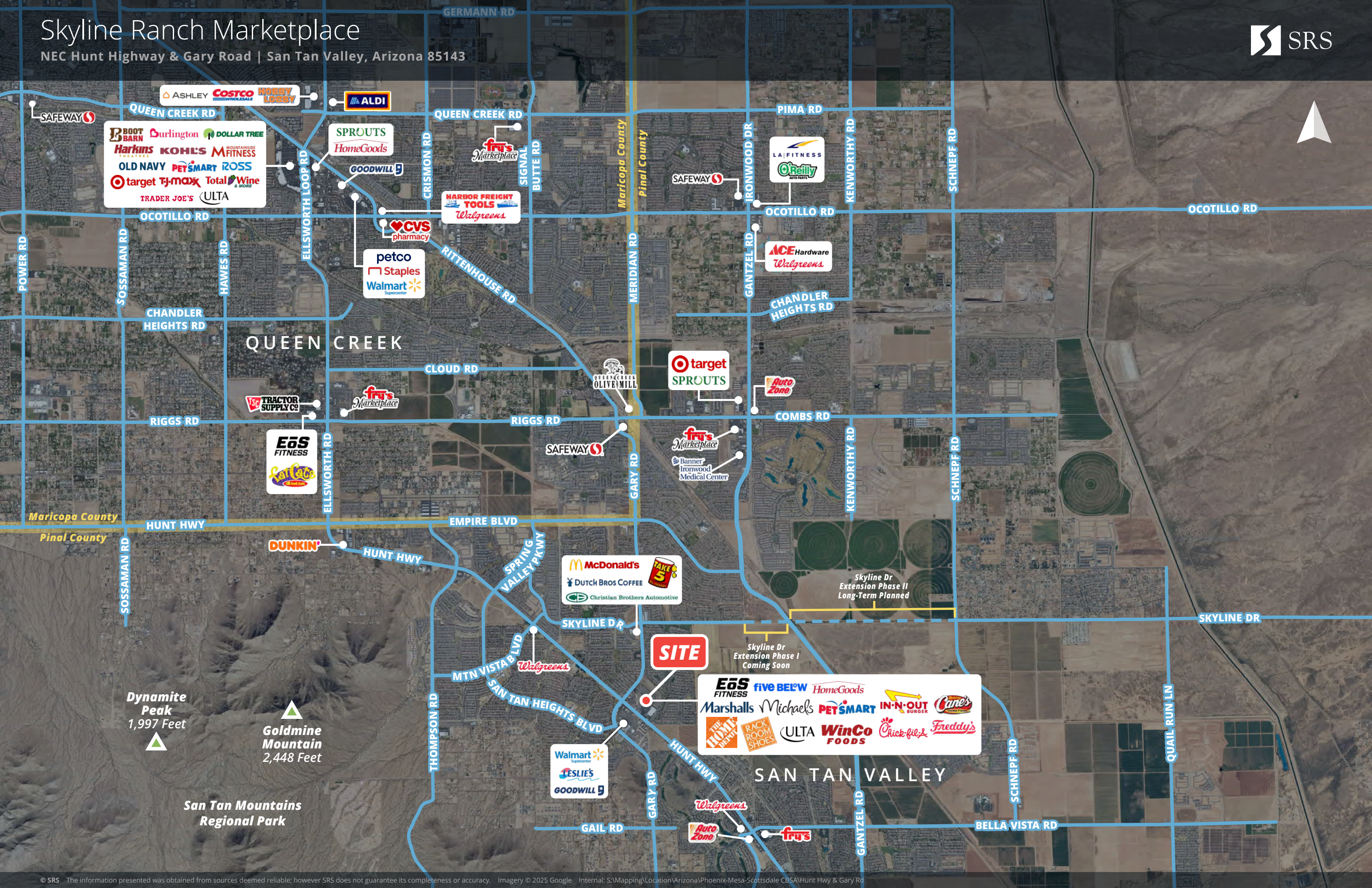
2031 - 35.9 Years Old

Sources: Esri / Placer.ai (2026)



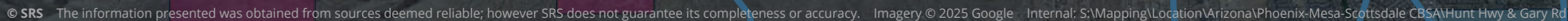
Skyline Ranch Marketplace

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-  Active Housing Developments
-  Future Housing Developments
-  State Trust Land
-  Gila River Indian Reservation



Skyline Ranch Marketplace

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SITE

FUTURE
505

FUTURE
505

79

- Active Housing Developments
- Future Housing Developments
- State Trust Land
- Gila River Indian Reservation

THE
ZONE
AT SKYLINE RANCH MARKETPLACE

FOR LEASE RESTAURANTS & SHOPS

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