

# REALM, in Partnership with Pennant Development, Acquires Skyline Ranch Marketplace in Arizona's Fast-Growing San Tan Valley



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## ***Phased Retail Development Features Premier National Tenants Amid Rapid Area Growth***

PHOENIX, Aug. 5, 2025 /PRNewswire/ -- **REALM**, in partnership with **Pennant Development**, has acquired **Skyline Ranch Marketplace**, a 31-acre site in San Tan Valley, Arizona, within the Phoenix metropolitan area (MSA), with plans to develop a 165,500 square-foot retail shopping center. Pennant Development was formed in January 2015 and is focused on developing and investing in neighborhood shopping centers in the Southwest, with multiple retail properties currently under development in Arizona and Nevada.



SKYLINE RANCH MARKETPLACE, N.E.C. Hunt Hwy & Gary Rd, Pinal County, Arizona

San Tan Valley is among the fastest-growing submarkets in the Phoenix MSA, with a projected population exceeding 110,000 by 2025 and an annual growth rate of around 2.6%. This expanding population, along with ongoing housing developments, results in rising household incomes, averaging over \$84,700 in the trade area, and supports significant demand from an underserved retail market in the Southeast Valley.

"REALM is thrilled to be partnering again with Pennant Development on this important retail project," said Travis King, Founder and CEO of REALM. "We are confident in the sustained growth of Phoenix and San Tan Valley and look forward to deepening our presence in this high-growth market."

The centerpiece of the site will be anchored by a newly constructed WinCo Foods, scheduled to open in 2025. Other established retailers currently operating onsite include The Home Depot, Panda Express, and Freddy's Frozen Custard & Steakburgers. Leases have been signed with key national tenants, including Ulta Beauty, Marshalls, HomeGoods, PetSmart, and Five Below. Junior anchor tenants are slated to open over multiple construction phases through 2026, with project completion targeted for 2027.

The site benefits from strong local consumer spending potential, with a high-traffic Walmart store across the street ranking in the top 10 for customer count in the Phoenix metro area. Rising traffic volumes and expanding residential neighborhoods further enhance the project's favorable positioning.

REALM is an exclusive investment collective consisting of 100+ ultra-high-net-worth individuals, family offices, and foundations dedicated to direct real estate investing. An invite-only platform, REALM leverages the substantial relationships, experience, and capital of its members to access, assess, and execute exceptional real estate investments that offer superior risk-adjusted returns.

With over \$6 billion of real estate transaction experience, REALM's principals have a proven track record of investing successfully across a variety of property types, geographies and investment cycles. REALM invests, both directly and alongside operating partners, in all types of commercial and residential real estate located in dynamic submarkets throughout the U.S. <https://www.realmip.com/>

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