



DANA PARK SHOPS

NWC Baseline Rd & Val Vista Dr
Gilbert, Arizona

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RETAIL GROUP

DANA PARK AT VILLAGE SQUARE



◆ ±1,549 SF SPACE AVAILABLE

Property Highlights

- 1,549 SF former juice bar coming available, full buildout
- Average household income exceeds \$130,000 within a 1-mile radius
- Located at one of Gilbert's busiest intersections, with strong daily vehicle counts and high foot traffic from nearby retail and service businesses
- Located in Dana Park, one of the East Valley's most affluent, high-traffic shopping destinations, with over 2.5 million annual visits (per Placer.ai)

Traffic Counts

Baseline Rd	25,901 CPD
Val Vista Dr	34,111 CPD
US 60	180,570 CPD
Total	240,582 CPD

Demographics

Estimated Population	1 mi	3 mi	5 mi
Estimated Households	14,983	138,456	366,801
Avg Household Income	5,813	54,757	139,049
Daytime Population	\$135,356	\$115,677	\$122,186

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



STE	TENANT	SF
101	Panda Express	±1,800
102	Yogurtland	±1,539
103	AVAILABLE	±1,549
104	Chipotle	±2,260
105	Dentist	±3,273

BASELINE ROAD 25,901 CPD



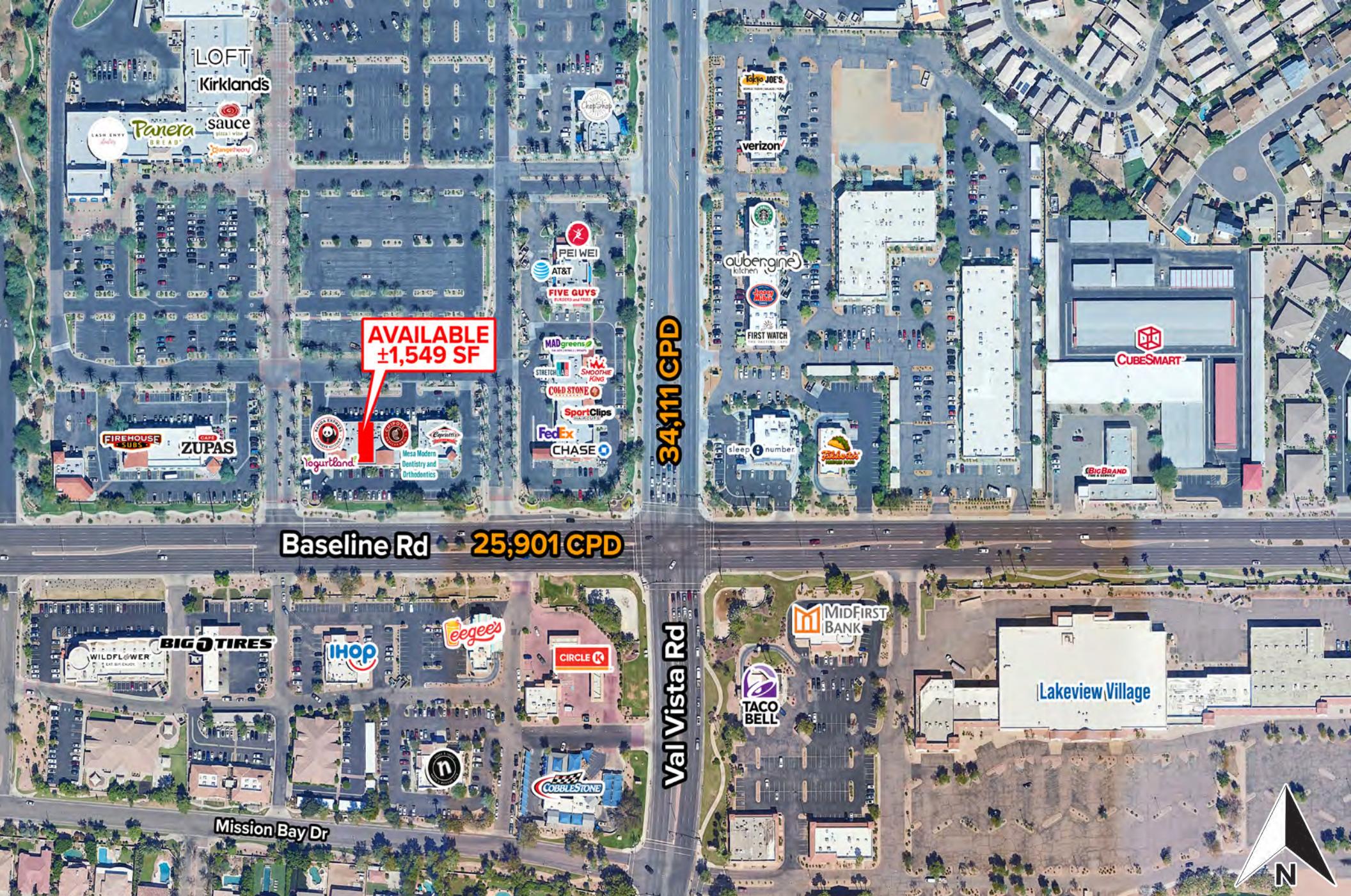
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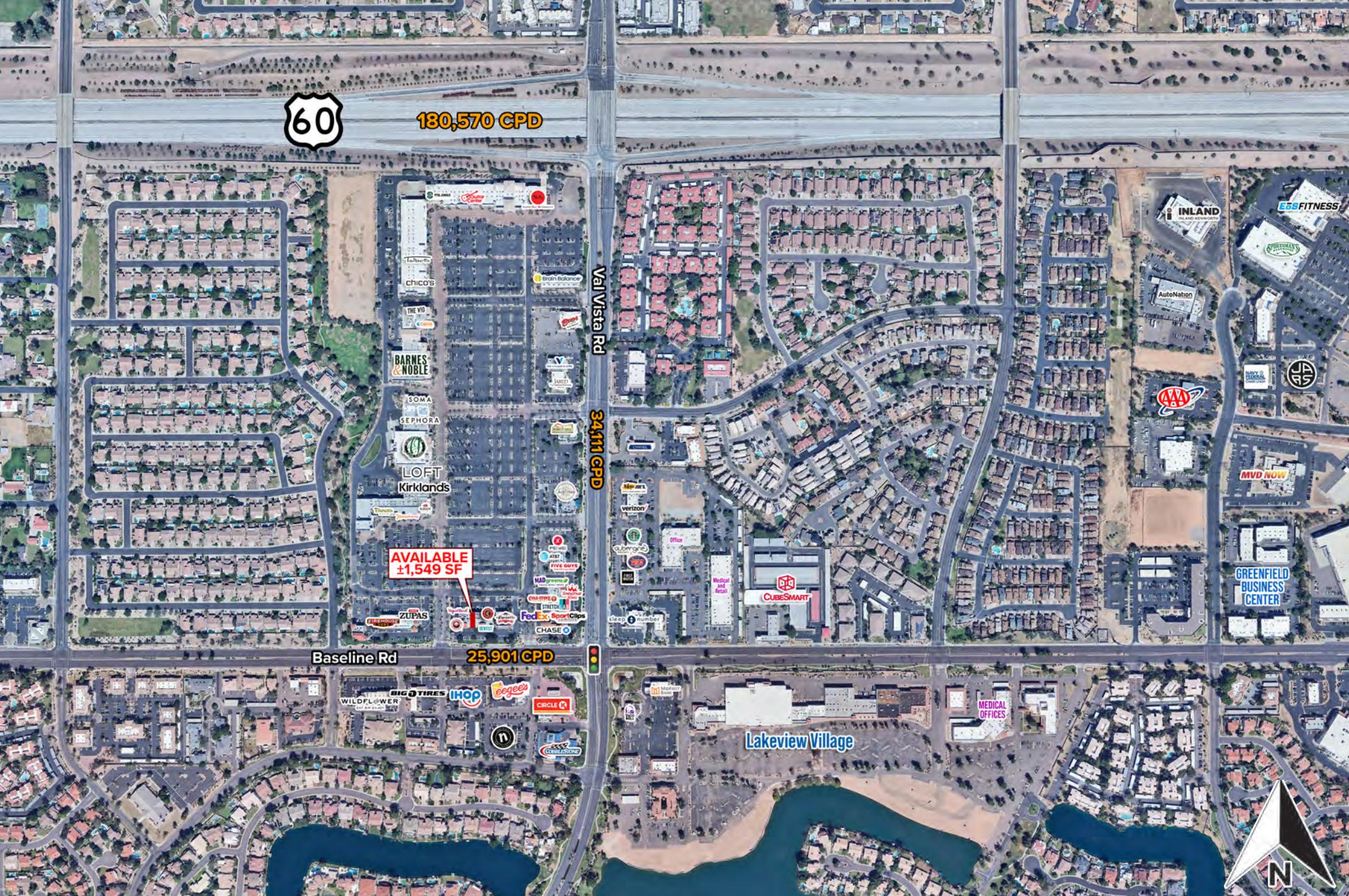
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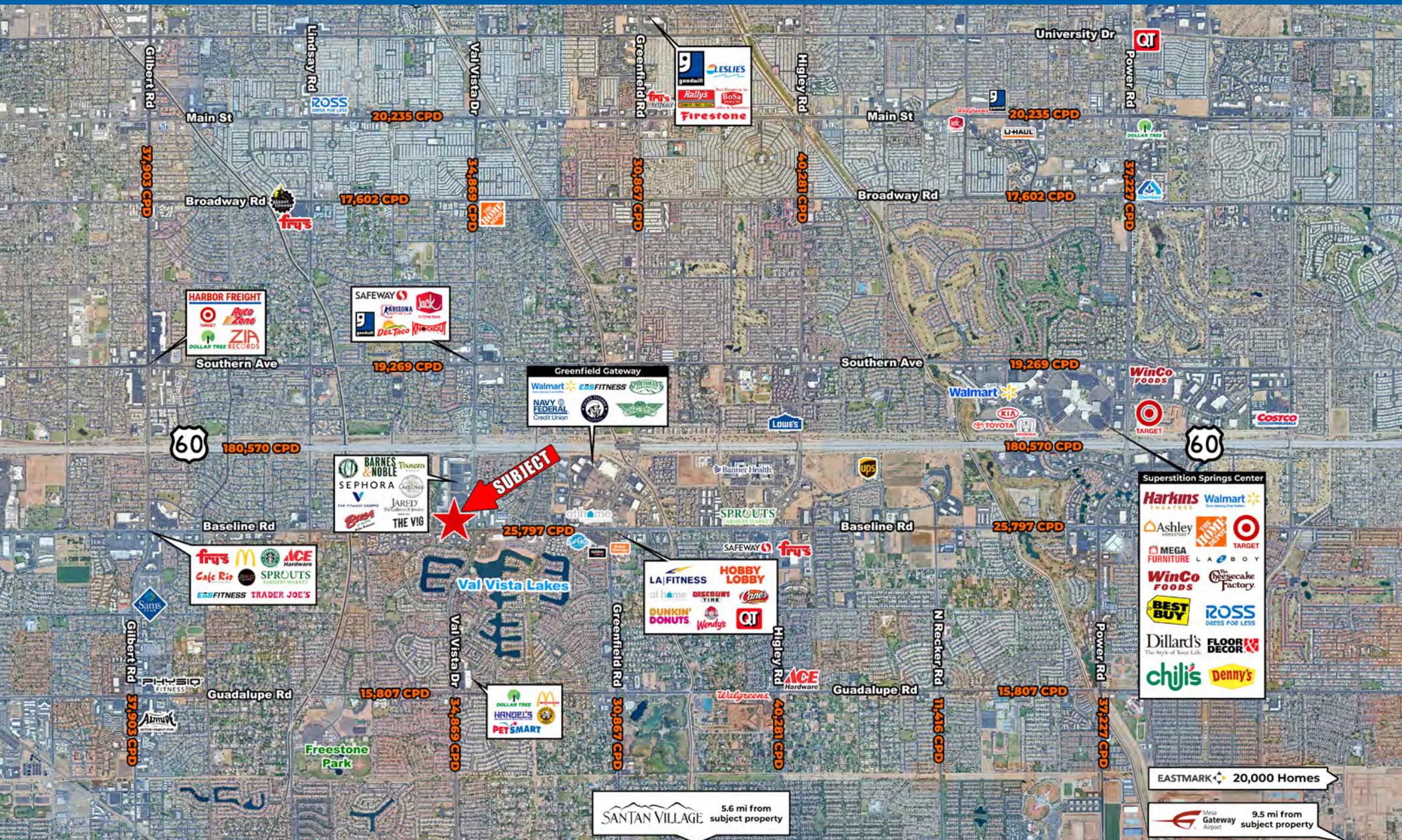
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TRADE AREA



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
 2026 TOTAL POPULATION	114,983	138,456	366,801
 2026 TOTAL HOUSEHOLDS	5,813	54,757	139,049
 MEDIAN HOUSEHOLD INCOME	\$135,356	\$115,677	\$122,186
 2026 MEDIAN HOME VALUE	\$477,742	\$391,211	\$426,948
 2026 TOTAL EMPLOYEES	6,260	38,399	114,824
 2026 TOTAL BUSINESSES	1,346	6,799	17,108



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