

# FREESTANDING RETAIL BUILDING WITH DRIVE-THRU AVAILABLE

**CRE8**  
ADVISORS



4828 S. VAL  
VISTA DRIVE  
GILBERT, AZ

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# PROPERTY SUMMARY

4828 S. VAL VISTA DRIVE  
GILBERT, AZ



## PROPERTY OVERVIEW

- Fully built out retail medical building for lease
- Drive-thru opportunity
- Completely remodeled for a medical office use in 2021
- Located on the hard corner at Val Vista Drive (19,259 CPD) & Queen Creek Road (16,635 CPD), just 2 miles from Loop 202 Freeway
- Huge growth area with the surrounding intersection quickly developing
- Excellent demographics with more than 253,000 people within 5 miles and an average household income over \$130,000.

## PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
BUILDING AREA:	4,080 SF
LAND AREA:	1.03 ACRES
YEAR BUILT:	2007
APN:	304-72-930
ZONING:	CC

## PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2023 Population:	9,299	80,137	253,779
2028 Population:	9,975	84,811	264,574
2023 Total Households:	2,824	25,671	86,075
Average Household Income:	\$147,028	\$150,053	\$132,324

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

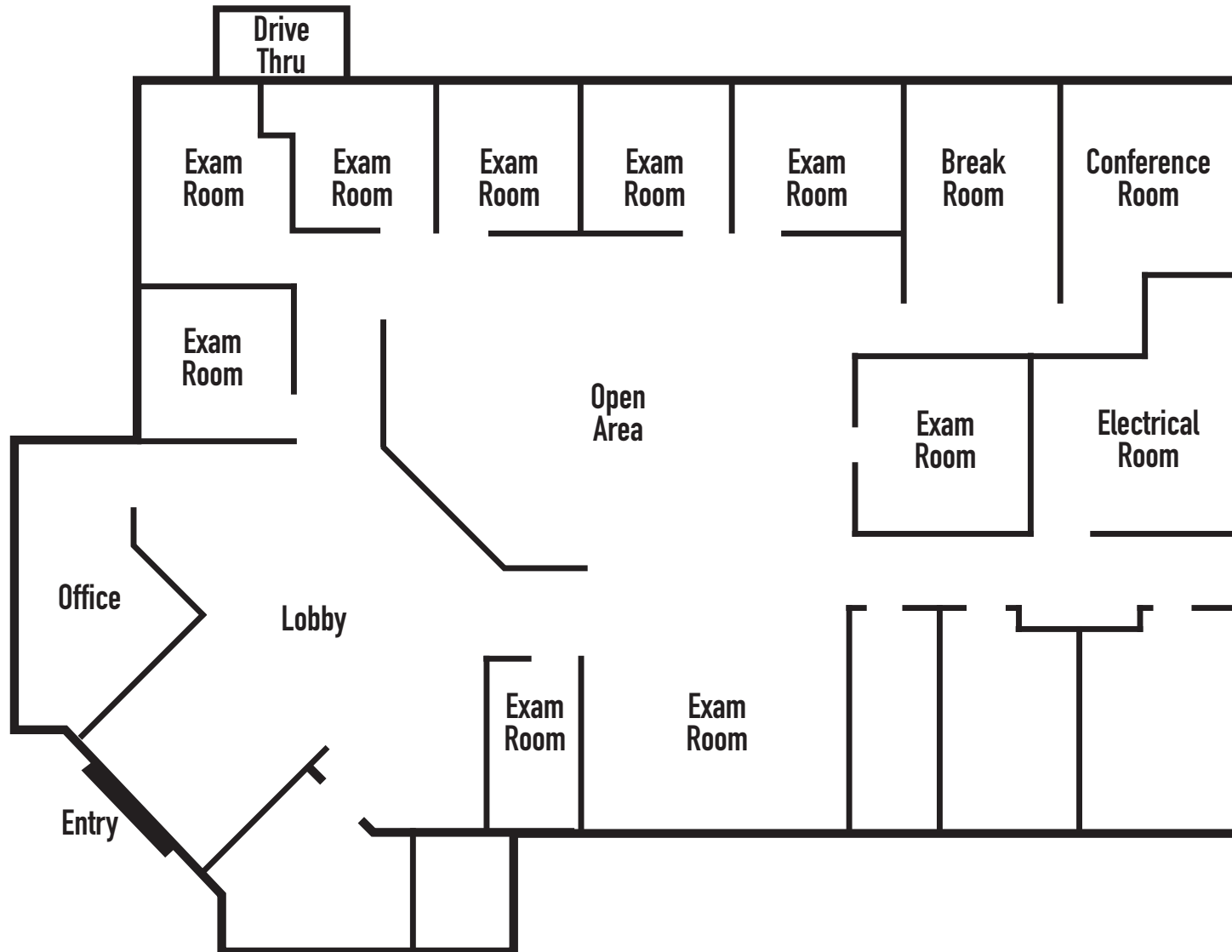
# INTERIOR PHOTOS

4828 S. VAL VISTA DRIVE  
GILBERT, AZ



# FLOORPLAN

4828 S. VAL VISTA DRIVE  
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# AERIAL OVERVIEW

4828 S. VAL VISTA DRIVE  
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StorQuest  
SELF STORAGE

KIDDIE  
ACADEMY  
EDUCATIONAL CHILD CARE

Walgreens

Proposed  
Shea Homes

QueenCreek Road (16,635 CPD)

Val Vista Drive (19,259 CPD)

LESLIE'S  
SUBWAY  
planet fitness  
Jack  
in the box

4,080 SF  
Available

BLACK ROCK  
COFFEE BAR  
MEQUITE  
SUPER STAR  
CAR WASH  
Little Caesars  
McDonald's  
VALERO

The Enclave  
at Gilbert  
SENIOR LIVING

Perry High  
School



The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', 'E', and the first '8' are black, while the second '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

# CRE8 ADVISORS

For Additional details contact the team  
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