



# THE RESERVE

AT SAN TAN

355 & 365 EAST GERMANN ROAD



Owned and Managed by  
West Valley Properties

**NEWMARK**



West Valley Properties, Inc.

# PROPERTY FEATURES



## 45 ACRE MASTER PLANNED

Business Park



## 5.0 / 1000 SF PARKING RATIO

With Covered Parking Available



## PROMINENT FRONTAGE

on Germann Road



## MONUMENT SIGNAGE

Available for Larger Tenants



## CREATIVE SPEC SUITES

With Modern Finishes Available



## FULL DIAMOND INTERCHANGE

At Loop 202/Gilbert & Cooper Rd



# THE #RST LOUNGE

 **STAY CONNECTED WITH FREE WIFI**



 **CONFERENCE & TRAINING ROOM**



 **COLLABORATIVE WORKSPACE**



  
**PRESS**  
• COFFEE ROASTERS •



Arizona Financial. OASIS BAY  
 JCPenney bullfrog spas  
 COSMO PROF ISLAND VINE ISLAND BONE  
 McDonald's  
 Motards Dignity Health.

DEL TACO CHASE Jollibee  
 BETTER MEX  
 IN-N-OUT BURGER Olive Garden Village Inn  
 Panera Bread Chick-fil-d Sola  
 THE HOME DEPOT Walmart Broken Yolk

WILDFLOWER EAT. SIP. ENJOY.  
 ISAGENIX MOUNTAINSIDE FITNESS  
 MOUNTAIN AMERICA CREDIT UNION

Pepper's Famous Footwear T.J. Maxx Ross  
 Pizza Hut Target  
 PEAK Panda Express Jamba Starbucks  
 five BELOW  
 Michaels maurices  
 Hall of frames MUSIC & ARTS

CHANDLER-GILBERT COMMUNITY COLLEGE  
 A MARICOPA COMMUNITY COLLEGE

CHANDLER AIRPORT

Arizona Bank & Trust Pollo Pasa Carl's Jr.  
 JACKSONS BOOT BARN  
 HOBBY LOBBY

GILBERT ROAD

TO GILBERT HERITAGE DISTRICT (5 MILES NORTH)

THE RESERVE AT SAN TAN  
 BUILDING 6 | PHASE II  
 365 EAST GERMANN ROAD

PARK LUCERO  
 Trammell Crow Company

PRESS COFFEE

PARK LUCERO V ARTS REIT  
 Trammell Crow Company

CURVE AT GILBERT

GILBERT CROSSROADS BUSINESS PARK  
 EASTGROUP PROPERTIES

GERMANN ROAD

AMENITY RICH

WITHIN A 3 MINUTE DRIVE/5-10 MINUTE WALK



40 DINING LOCATIONS



1.2 MILLION SQUARE FEET OF RETAIL

# TOWN OF GILBERT



**BEST CITY FOR  
BUSINESS IN ARIZONA**

(ARIZONA CHAMBER OF  
COMMERCE, 2019)



**ARIZONA'S FASTEST  
GROWING CITY**

(WALLETHUB, 2018)



**#1 SAFEST CITY IN AZ  
#6 IN THE COUNTRY**

(WALLETHUB, 2018)



**7TH BEST U.S. CITY  
TO RAISE A FAMILY**

(WALLETHUB, 2019)



**4TH BEST SCHOOL  
DISTRICT IN AMERICA**

(WALLETHUB, 2018)



**#1 ECONOMIC  
RECOVERY AFTER  
RECESSION**

(ECONOMIC INNOVATION  
GROUP, 2018)



“The Town of Gilbert  
**RANKED #1** as  
Best Phoenix Suburb  
for Millennials”

Ranked by Movoto



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Owned and Managed by  
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**NEWMARK**



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