

SoVal Ranch

NEC

**VAL VISTA DR &
CHANDLER HEIGHTS RD**

Gilbert, Arizona 85298

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FOR LEASE
SHOPS & DRIVE THRU PADS
121,450 SF OF RETAIL AVAILABLE



ORION
INVESTMENT REAL ESTATE

NEW GROUND-UP RETAIL DEVELOPMENT

- **New Anchored Retail Center - ±1,200-25,000 SF** available
- **Multiple Drive-thru Opportunities** available
- High Income Demographics: **\$290,303** Average Household Income within 1 mile
- **Affluent Area** surrounded by homes ranging in value from **\$500,000 up to \$7,500,000**
- Minutes from **Basha High School** (±2,632 students enrolled)



NEC Val Vista Drive & Chandler Heights Road - Chandler, Arizona



AVAILABILITY:

Min: ±1,200 SF

Max: ±25,000 SF



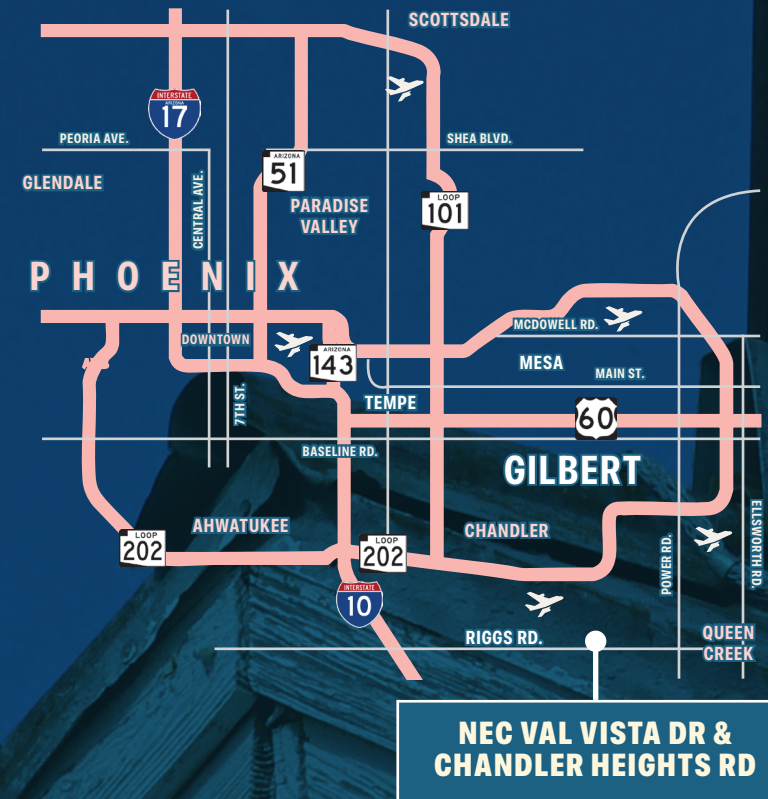
LEASE RATE:

Contact Broker



GLA:

±121,450 SF



CONCEPTUAL SITEPLAN

AVAILABILITY

TENANT TYPE	BUILDING#	BUILDING AREA (SF)	PARKING RATIO
Entertainment & Recreation, Indoor	BLDG-1	23,632	1 space per 150 SF of indoor area
Retail, General	BLDG-2	20,664	1 space per 250 SF
Day Care Center	BLDG-3	11,500	1 space per 300 SF
QSR BUILDING	BLDG-4	2,501	1 space per 300 SF
Animal Grooming	BLDG-5	9,600	1 space per 250 SF
Medical Office Building	BLDG-6	6,074	1 space per 150 SF
Retail Shops Building (2)	BLDG-7	14,400	1 space per 250 SF 1 space per 100 SF
Restaurant (Brewery)	BLDG-8	5,000	1 space per 75 SF
Restaurant	BLDG-9	3,000	1 space per 75 SF
Coffee Drive-Up	BLDG-10	1,276	1 space per 75 SF
Retail	BLDG-11	9,600	1 space per 250 SF
ATM Drive Thru Bank	BLDG-12	1,200	1 space per 250 SF

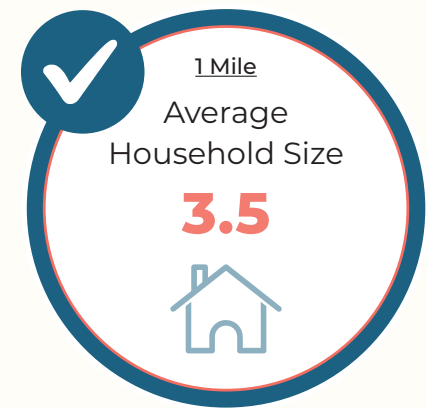
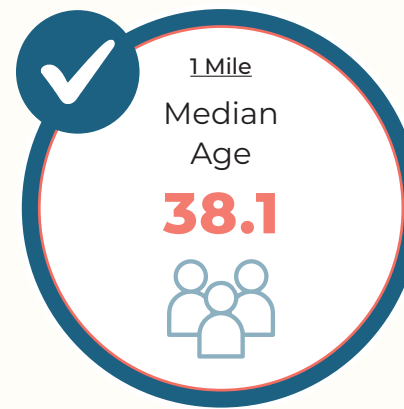
VAL VISTA DR



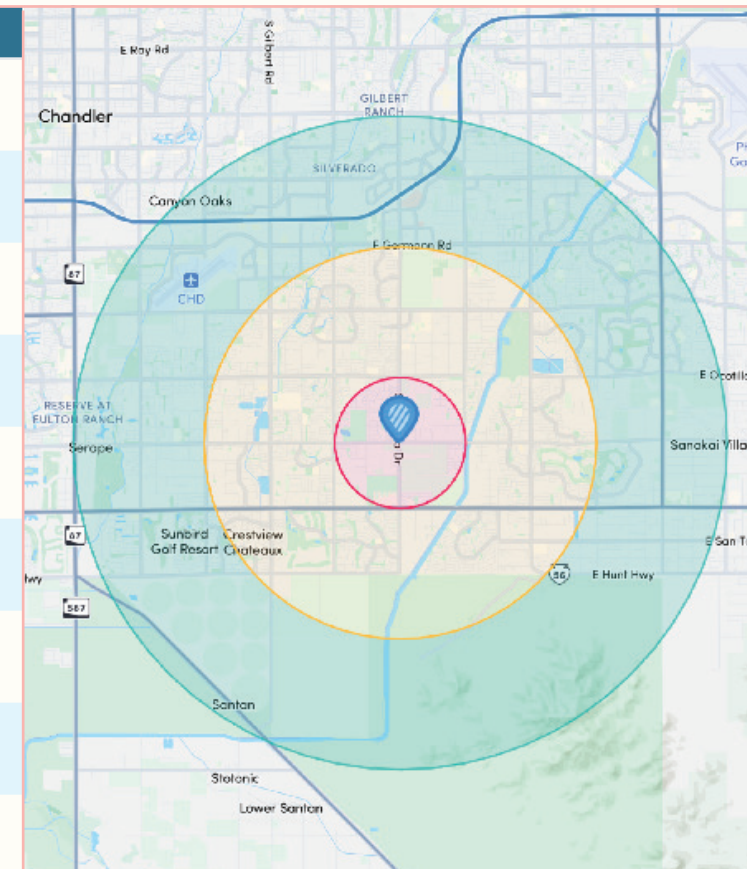
DISTANT AERIAL VIEW



AREA DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	3,303	85,844	208,087
Estimated Population:	2,802	76,471	174,264
Average Household Income:	\$290,303	\$207,319	\$189,832
Median Age:	38.1	38.3	38.4
Average Household Size:	3.5	3.2	3.0
Total Annual Retail Expenditures:	\$58.78 M	\$1.34 B	\$3.03 B
Housing Units:	847	25,456	62,105
Total Households:	792	23,831	57,873
Total Employees:	501	9,373	33,823



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