

# WESTERN SKIES VILLAGE CENTER

1534 East Ray Road | Gilbert, Arizona 85296

**NWC RAY ROAD & VAL VISTA DRIVE**



**AVAILABLE  
SUITE 110**

**AVAILABLE  
SUITE 101**

Availability:

**3,124 - \*3,403 SF**  
**\*Fully Equipped Restaurant**

» **End Cap Retail & Fully Equipped Restaurant** available in **Gilbert, Arizona**

Lease Rate:

**Call for Pricing**

» Shadow-Anchored by Dunn Edwards, Discount Tire, and Circle K

GBA:

**24,128 SF**

» **Close Proximity to Loop-202, SanTan Village Marketplace, and Dignity Health Mercy Gilbert Medical Center (212 beds)**

Year Built:

**2002**

Lease Type:

**NNN**

» **Affluent Trade Area with High Average Household Incomes (\$162,048 w/in 3 mile radius)**

Traffic Counts:

**Ray Road: 17,255 VPD**  
**Val Vista Drive: 29,473 VPD**

*Please Contact Agents for More Information:*

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**ORION INVESTMENT REAL ESTATE**

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SUITE:	TENANT:	SIZE	SUITE:	TENANT:	SIZE
<b>101</b>	<b>AVAILABLE</b>	<b>3,124 SF</b>	115	Red Canyon Dentistry	2,009 SF
104	Spoooner Gilbert Physical Therapy	3,060 SF	116/117	QPolish Nails & Spa	2,702 SF
107	Lee's ATA Martial Arts	2,040 SF	118	Petro's Pro Performance LLC	1,360 SF
109	Unstoppable Martial Arts	2,000 SF	119	Matthew Jones Orthodontics	2,040 SF
<b>110</b>	<b>AVAILABLE</b> <i>*Fully Equipped Restaurant</i>	<b>*3,403 SF</b>	121	Timberfall's Pediatric Dentistry	2,352 SF
<b>TOTAL SPACE</b>				<b>24,108 SF</b>	

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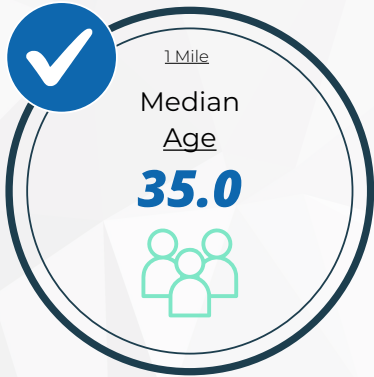
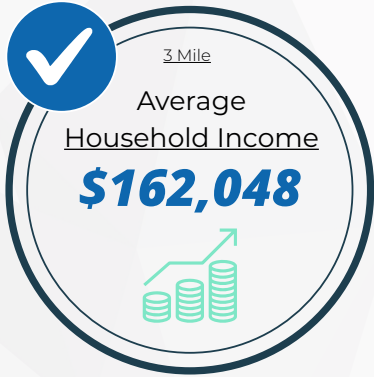


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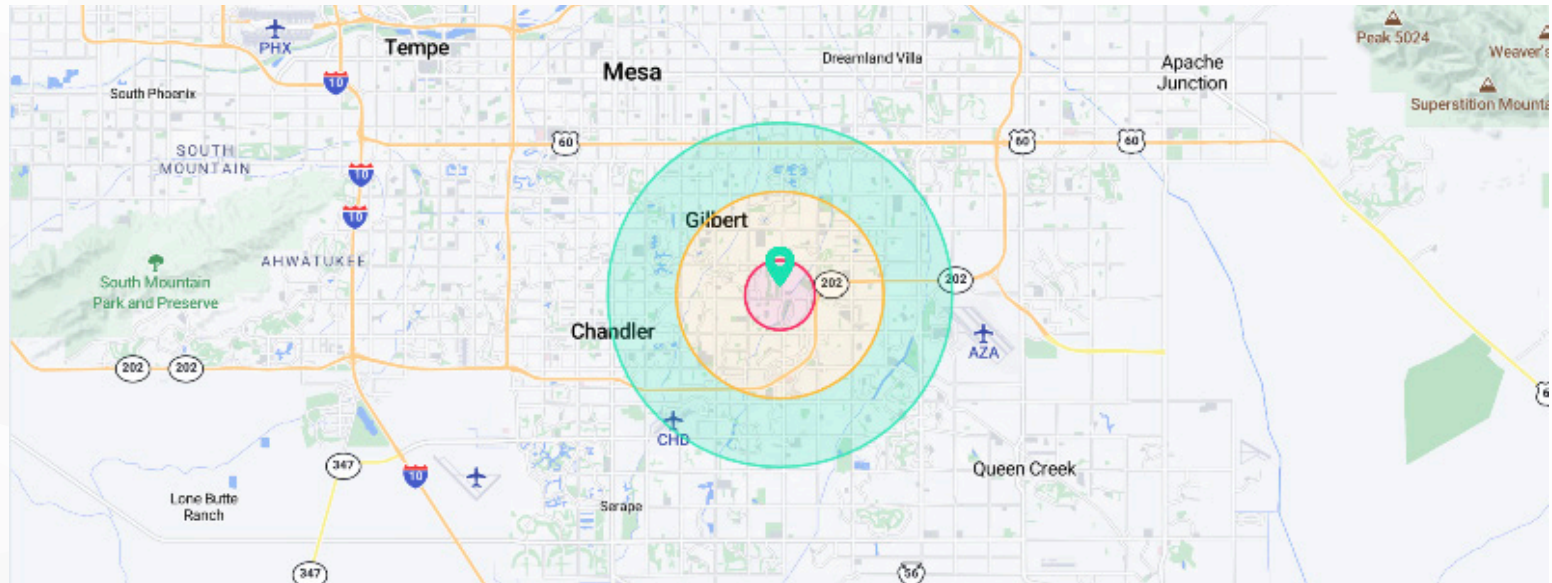
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2023 SUMMARY (SitesUSA)	1 MILE	3 MILE	5 MILE
Daytime Population:	17,657	148,178	414,872
Residential Population:	15,017	119,803	325,048
Average Household Income:	\$132,699	\$162,048	\$147,902
Median Age:	35.0	35.7	34.7
Average Household Size:	3.0	2.9	2.9
Annual Retail Expenditures:	\$204.21 M	\$1.92 B	\$4.9 B
Total Households:	5,034	40,601	111,343
Total Housing Units:	5,295	43,048	118,185
Total Employees:	2,640	28,375	89,824



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