

# SEC Pecos Rd & Val Vista Dr Gilbert, Arizona 85295

## Property Highlights

- Build to suit opportunities
- Ideal for corporate office
- ±23.66 acre site (divisible)
- Retail PAD sites available
- Hotel site
- MOB Site
- Freeway monument signage
- Parking up to 6:1,000

### Traffic Counts (VPD)

Loop 202 (at Val Vista):	101,000+
S Val Vista Dr:	29,720
E Pecos Rd:	19,491



Greater Phoenix  
ECONOMIC COUNCIL

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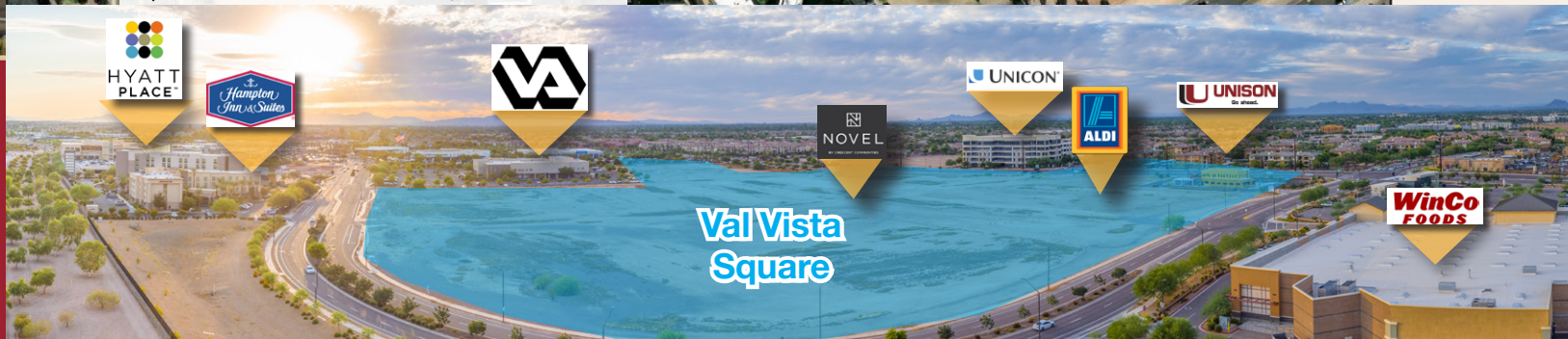
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**Val Vista Square** offers a unique opportunity in Gilbert where land for this type of commercial, mixed-use, development is highly valued and scarce in the marketplace.

Conceptual Site Plan



**VAL VISTA SQUARE**



**Val Vista Square** offers a wide variety of medical facilities within easy reach, including private practice doctors and best-in-class medical centers and hospitals.



**VAL VISTA**  
SQUARE

**Medical Facilities**



- **Gilbert Named 21st Happiest City in America**  
*(WalletHub, 2019)*
- **20th Best City to Find a Job in the US** *(WalletHub, 2020)*
- **Gilbert Receives AAA Ranking from All 3 Major Rating Agencies** *(2020)*
- **Ranked #1 City Where Millennials are Buying Homes**  
*(SmartAsset, 2020)*



## Gilbert Features

- A younger, wealthier, more highly educated & skilled average population than the broader metropolitan area
- Within a 3-mile radius there are 107,658 people with an average household income of \$139,395
- Approximately 345,000 jobs fall within a 20-minute commute of the Subject site
- Estimated annual 2.0% growth between 2022-2027 within one mile of the Subject site

## Demographics

	1 mile	3 mile	5 mile
Population			
2022	11,391	107,658	302,992
2027	12,518	114,444	315,042
Average HH Income	\$127,843	\$139,395	\$136,412
Median Age	32.0	33.4	34.1



Val Vista Square is a special “one-of-a-kind” site for various high-end retail and employment uses including corporate headquarters, high-tech, medical and financial services.



## Property Features

- City incentive for targeted sectors
- Full diamond interchange
- Corporate identification on Loop 202 freeway
- Immediate access to Loop 202 freeway
- Pedestrian friendly
- Available for parcel subdivision and development
- Infrastructure In-Place - **“Shovel Ready”**
- Zoning: Flexible Regional Commercial, up to six (6) stories by right
- Neighboring VA Health Clinic & Mercy Gilbert Hospital
- Premier retail shopping and dining in San Tan Village Mall
- 30 minutes to Downtown Phoenix



# VAL VISTA SQUARE

SEC Pecos Rd & Val Vista Dr, Gilbert, AZ

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