

Spectrum Falls | For Lease

2680 S. Val Vista Drive, Suite 183, Gilbert, AZ 85295



- +/- 2,368 SF
- Suite 183
- Built-Out Medical Office Space
- For Lease: \$28.00/PSF/ plus NNN
- NNN - \$8.10/SF
- Available 2/1/2027
- Parking ratio: 5.5 per 1,000
- 1 Mile North of Loop 202 Freeway
- Located within one mile of Mercy Gilbert Medical Center, SanTan Village Power Center

www.menlocre.com/property

Jason Triano, CCIM

Vice President

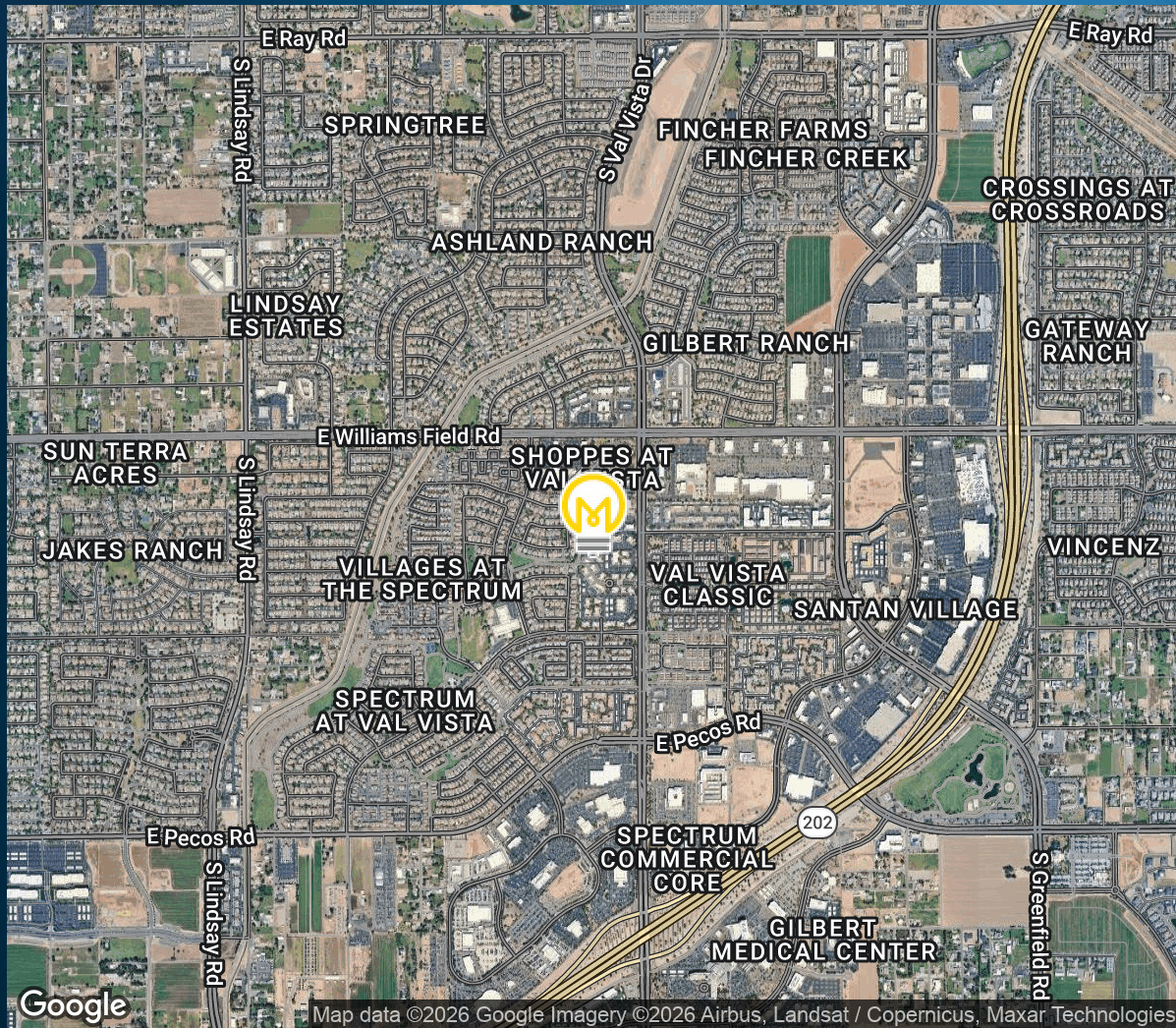
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www.menlocre.com

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2680 S Val Vista Drive Bldg. 15, Units 183, Gilbert, AZ 85295



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Vice President

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Menlo Group Commercial Real Estate



Menlo Group
COMMERCIAL REAL ESTATE

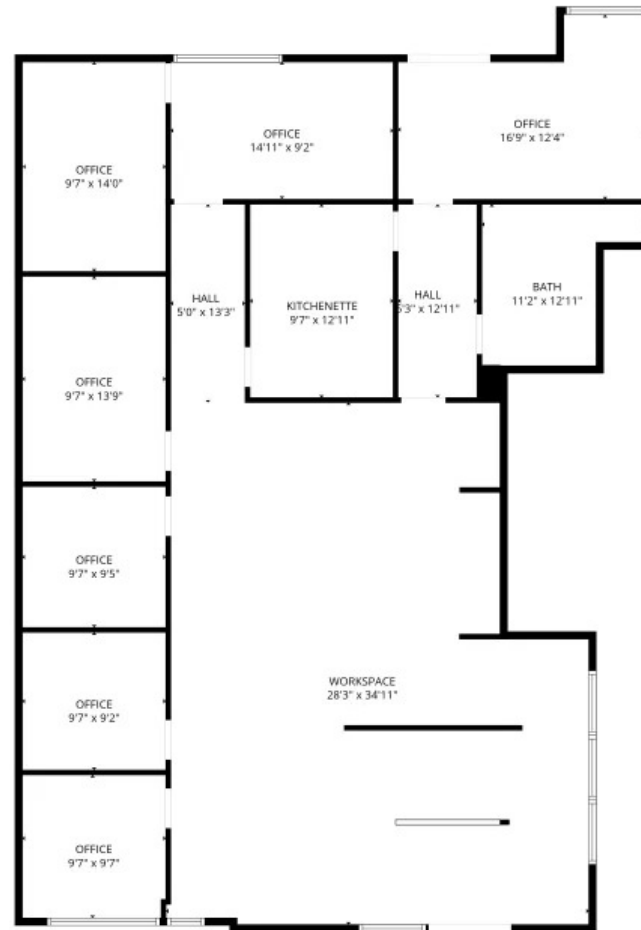
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Floor Plan

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Site Plan

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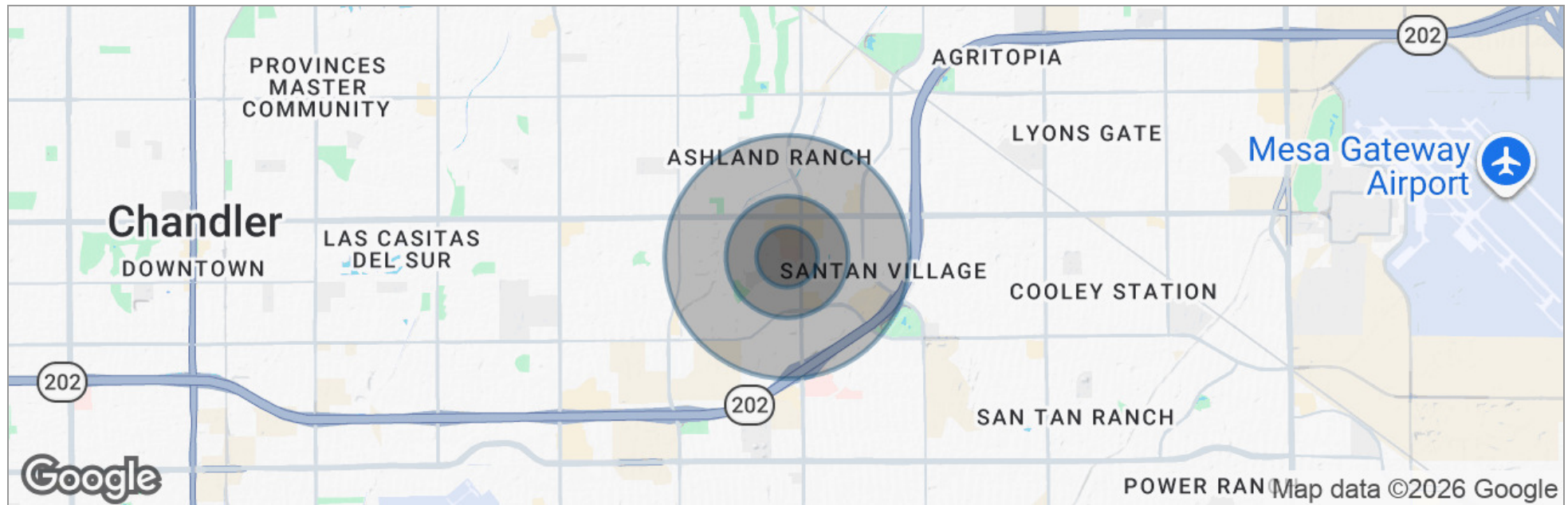


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Demographics Map

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	0.25 Miles	0.5 Miles	1 Mile
Total Population	971	3,923	14,378
Population Density	4,945	4,995	4,577
Median Age	26.9	29.3	32.5
Median Age (Male)	24.1	27.2	31.4
Median Age (Female)	32.6	32.8	33.4
Total Households	354	1,531	5,461
# of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$115,795	\$116,391	\$132,694
Average House Value	\$441,482	\$461,179	\$527,652

* Demographic data derived from 2020 ACS - US Census

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Additional Photos

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