

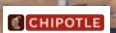
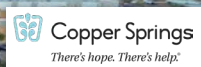
DIRECT
FREEWAY
ACCESS



S. MERCY ROAD



FUTURE BUSINESS PARK



E. MELROSE STREET



S. ROME STREET

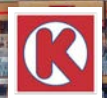


CLAXTON STREET

SUBJECT: 304-53-131B



EASEMENT ACCESS



E. GERMAN ROAD: 17,625 VPD



THE Gilmore

35-Acre Mixed-Used
Development
DELIVERS
Q2 2024

S. VAL VISTA DRIVE: 45,238 VPD

DEVELOPMENT OPPORTUNITY

Proposed Uses: Office, Daycare, Dance Studio, Storage Facility, Retail

- High Growth Area in Gilbert Submarket
- Close Proximity to Dignity Health Mercy Gilbert Medical Center, San Tan Village, and more
- One of the Most Flexible Zoning Designations in Phoenix MSA
- Paved Access Easement from Val Vista Road Entrance
- Offsites are at or within 350 ft. of the site

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY

NEC Val Vista Drive & Germann Road | Gilbert, Arizona 85295

Property Address: **3941 South Val Vista Drive
Gilbert, Arizona 85295**

Sale Price: **\$1,351,020**

Price Per SF: **\$23.00/SF**

Lot Size: **± 1.35 Acres (± 58,740 SF)**

Zoning: **CC, City of Gilbert
(Flexible Designation)**

Parcel/APN: **304-53-131B**

Proposed Uses: **Office, Daycare, Dance Studio,
Storage Facility, Retail**



PARCEL VIEW / EASEMENT ACCESS

NEC Val Vista Drive & Germann Road | Gilbert, Arizona 85295



OrthoArizona

CLAXTON STREET

304-53-131B

EASEMENT ACCESS



GRAVITY COFFEE

S. VAL VISTA DRIVE: 45,238 VPD

E. GERMANN ROAD: 17,625 VPD

OBLIQUE VIEWS

NEC Val Vista Drive & Germann Road | Gilbert, Arizona 85295



SURROUNDING DEVELOPMENT

NEC Val Vista Drive & Germann Road | Gilbert, Arizona 85295



THE Gilmore

Located directly adjacent of the opportunity, at the NWC of Val Vista Drive and Germann Road, is Thompson Thrift's 35-acre mixed-use development, The Gilmore.

The Gilmore will be comprised of both residential apartment homes and commercial retail space. The development will provide residents and visitors with a variety of shopping, dining, and living options. Construction will begin Q2 2024.

LEARN MORE: <https://www.thegilmorelife.com/>





GILBERT

Gilbert, Arizona is located in the southeast valley of the Phoenix metropolitan area and has seen an influx of world-class facilities, talents, innovations, and public private partnerships.

World-Class Companies choose Gilbert because of the access to an educated and diverse workforce, a pipeline of emerging technologies from statewide universities, ease of market access, and an unbeatable quality of life. The development of intellectual property led Gilbert to being named one of the nation's Top 20 Thriving Cities with an average of 259 patents per year.

From startups to globally reaching companies, Gilbert is leading industries into the future through innovation.



DEMOGRAPHIC HIGHLIGHTS

NEC Val Vista Drive & Germann Road | Gilbert, Arizona 85295

✓

5 Mile
Daytime
Population

339,813

✓

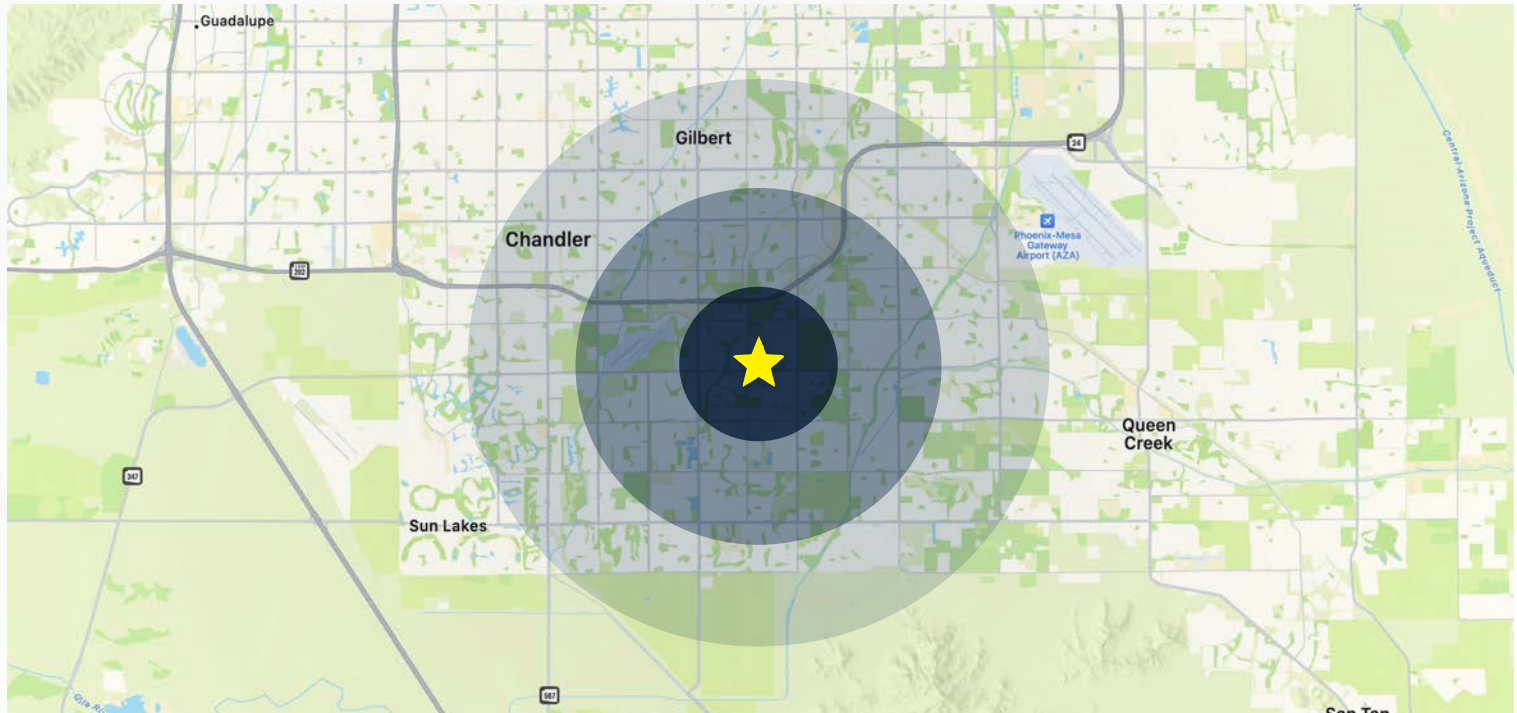
3 Mile
Average
Household Income

\$169,835

✓

3 Mile
Median
Age

33.9



2023 Summary (Sites USA)	1 Mile	3 Mile	5 Mile
Daytime Population:	9,367	114,832	339,813
Residential Population:	7,092	93,372	286,958
2028 Proj. Residential Population:	9,340 (6.3%)	109,620 (3.5%)	319,662 (2.3%)
Average Household Income:	\$128,596	\$169,835	\$162,088
Annual Health Care Expenditures:	\$13.33 M	\$244.74 M	\$756.17 M
Median Age:	34.9	33.9	34.7
Average Household Size:	3.5	3.1	3.0
Total Businesses:	311	3,595	9,428
Total Employees:	2,275	21,460	52,855

DEVELOPMENT OPPORTUNITY

Proposed Commercial Uses: Office, Medical Office, Storage Facility, Retail

3941 South Val Vista Drive
Gilbert, Arizona 85295

DISCLAIMER:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate Makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

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