



RETAIL/MEDICAL PROPERTY FOR SALE OR LEASE/GL

FREESTANDING FORMER BANK DRIVE THRU OPPORTUNITY

77 S Val Vista Dr Gilbert, AZ 85296

MFG CRE
DEVELOPMENT - INVESTMENT - CONSULTING

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**3,439 SF BUILDING
41,793 SF PAD**

W WESTERN
RETAIL ADVISORS

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LOCATION DESCRIPTION

SEC Val Vista Dr & Elliot Rd

PROPERTY HIGHLIGHTS

- FREESTANDING FORMER BANK DRIVE THRU OPPORTUNITY FOR SALE OR LEASE/GL
- BUILDING SIZE 3,439 SF - PAD SIZE 41,793 SF
- PAD ZONING - 18 PARKING SPOTS (5/1,000) +5 BAY DRIVE THRU
- ACROSS FROM SAFEWAY ANCHORED SHOPPING CENTER
- Total Population \$345,690 in 5 miles
- Average HH income \$154,230 in 1 mile (Phoenix is \$77,041)

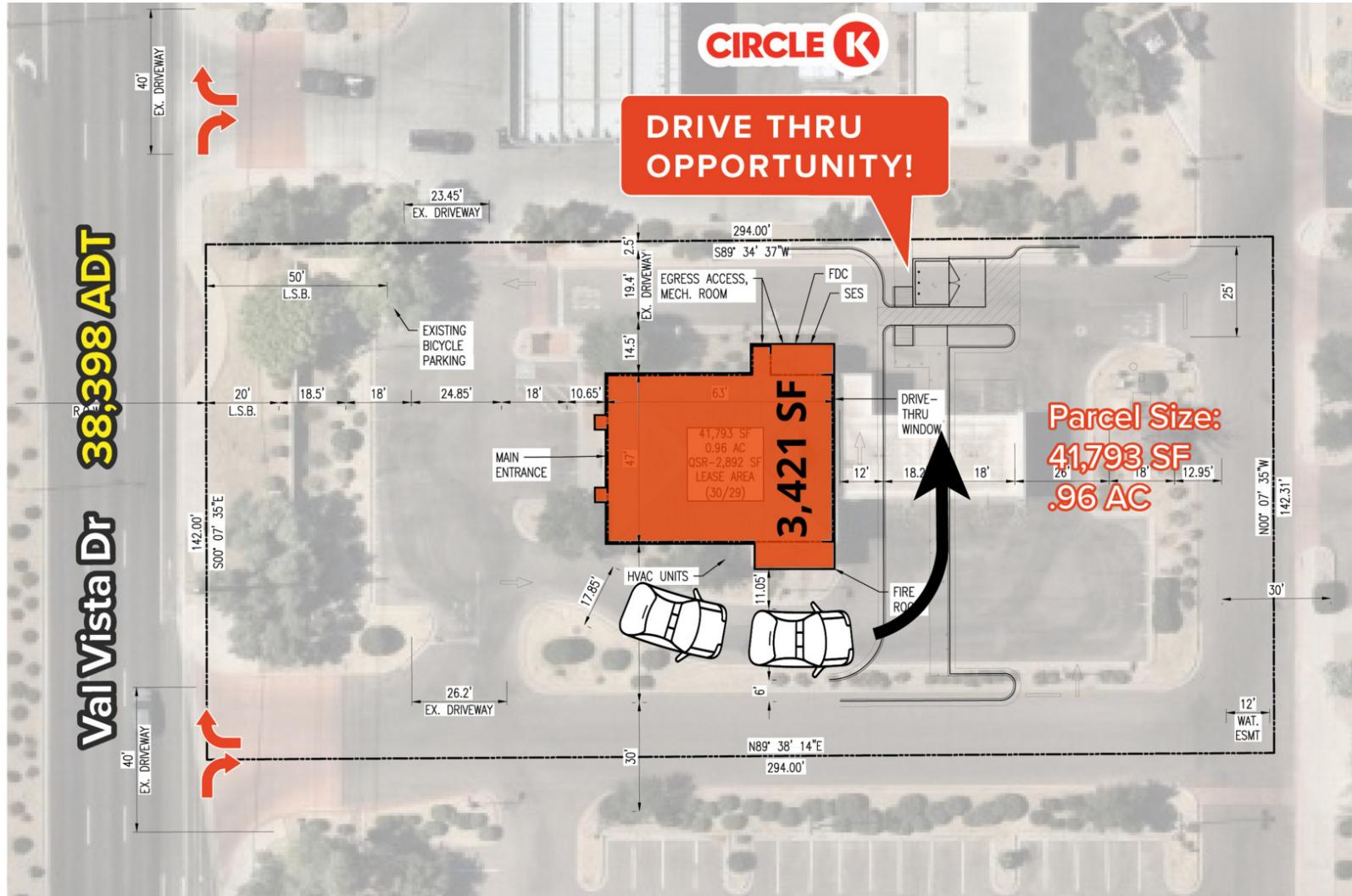
AREA CO-TENANTS



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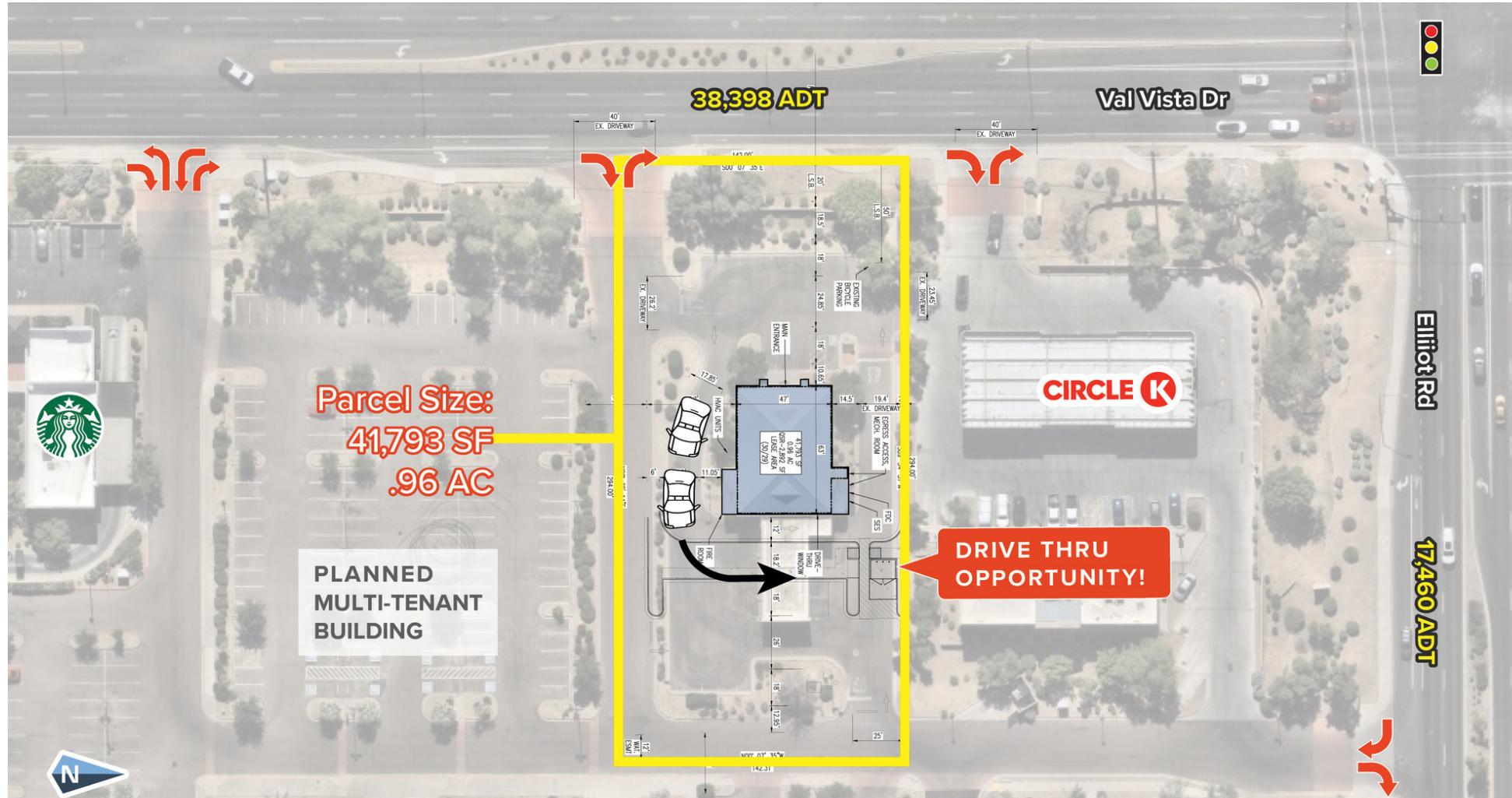
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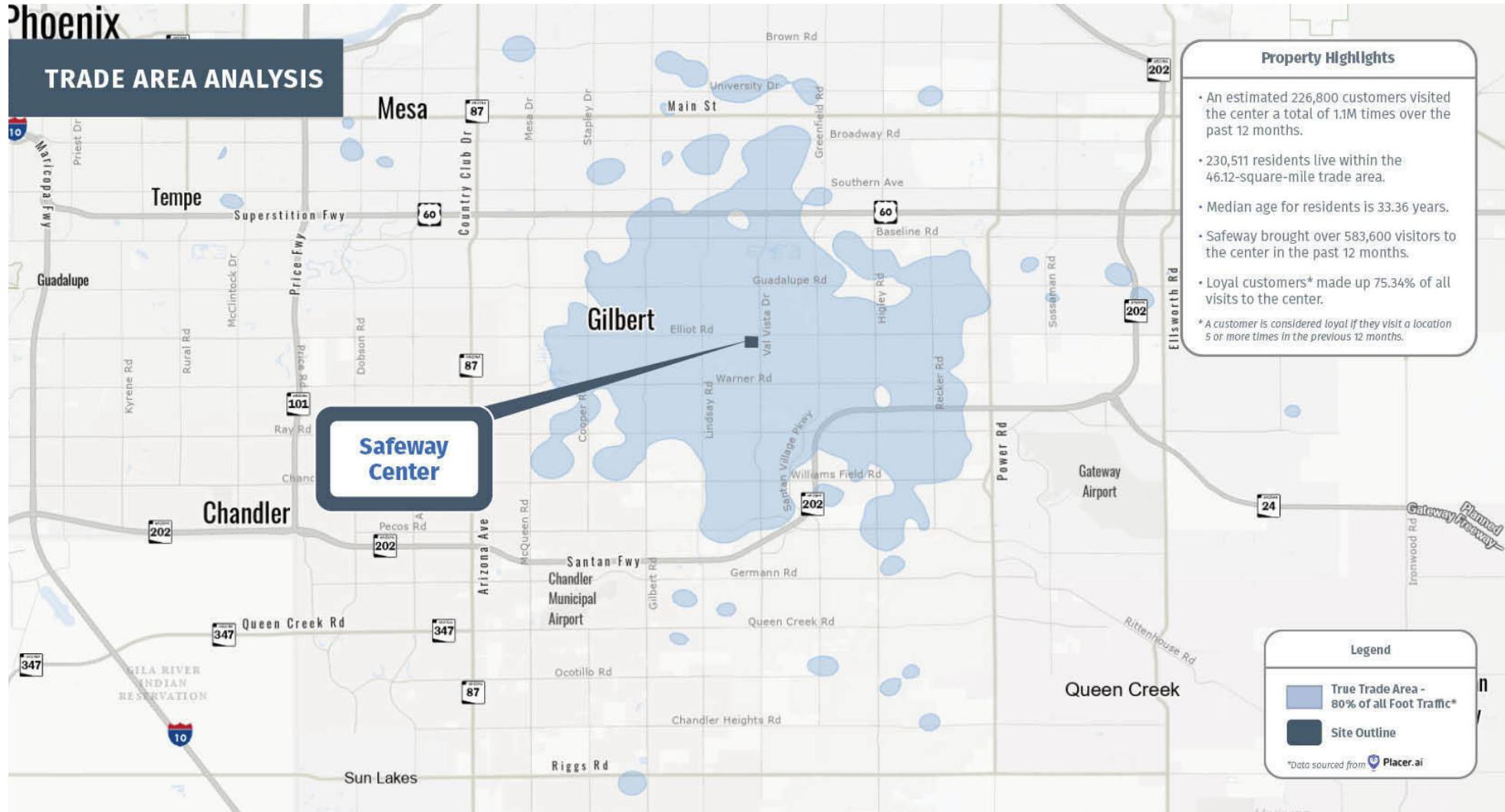
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 POPULATION			 HOUSEHOLD INCOME			 DAYTIME WORKFORCE					
Area Total	13,354	128,428	345,690	Median	\$120,395	\$119,949	\$106,290	Total Businesses	233	4,293	11,063
Median Age	38.3	36.2	36.8	Average	\$154,230	\$150,167	\$133,958	Employees	2,039	42,070	122,004
								Daytime Population	9,644	115,813	324,987
 EDUCATION			 EMPLOYMENT			 HOUSEHOLD STATISTICS			1 MILE	3 MILES	5 MILES
Percentage with Degrees	59.7%	58.2%	53.3%	White Collar	74.7%	73.5%	70.4%	Households	4,537	45,334	126,320
				Services	12.7%	12.8%	14.1%	Median Home Value	\$545,558	\$538,660	\$486,367
				Blue Collar	12.6%	13.8%	15.5%				

*2025 Demographic data derived from ESRI