



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



RETAIL/MEDICAL PROPERTY FOR SALE OR LEASE/GL

# FREESTANDING FORMER BANK DRIVE THRU OPPORTUNITY

77 S Val Vista Dr Gilbert, AZ 85296

**MFG CRE**  
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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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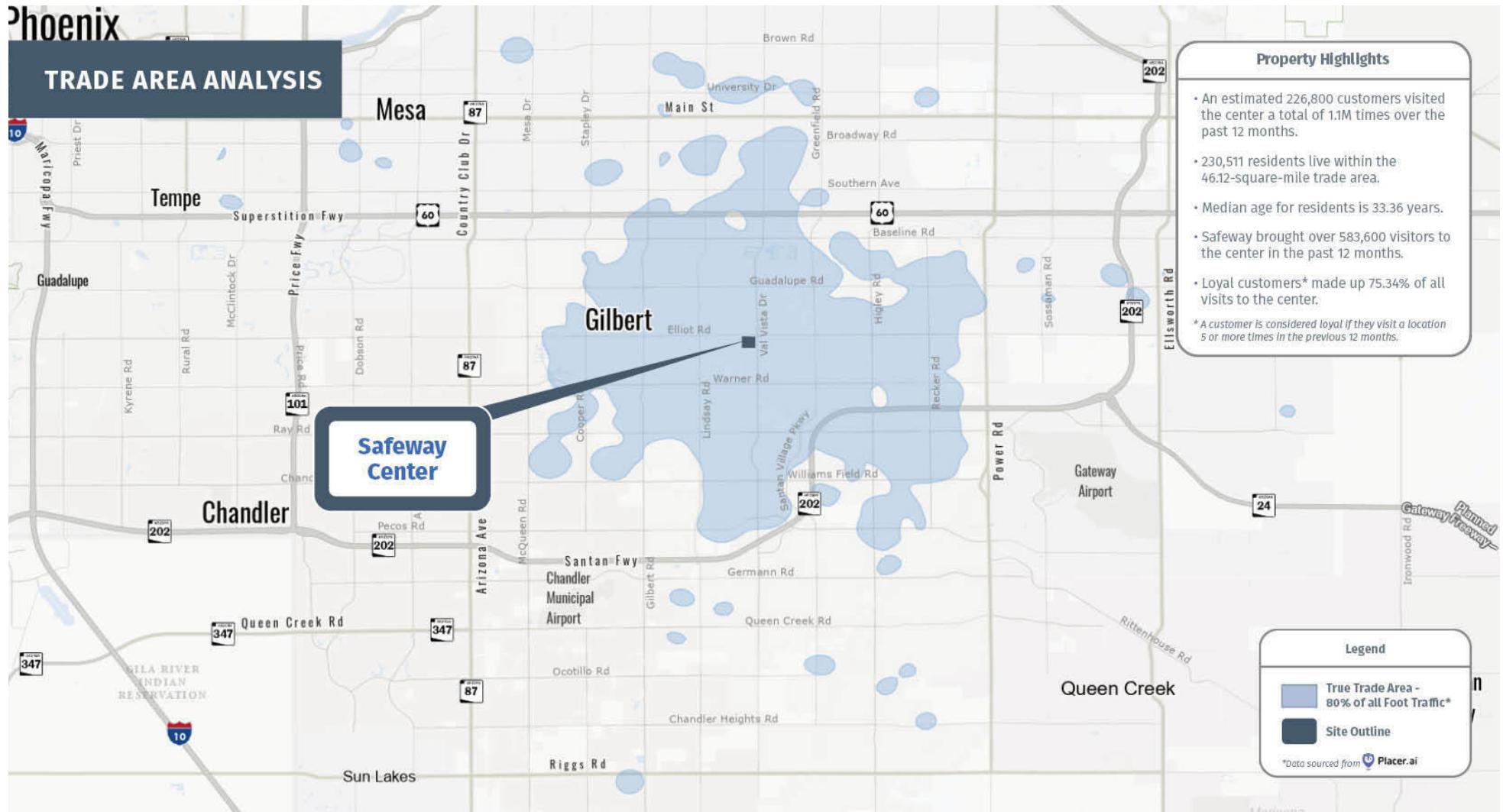






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<div>POPULATION</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>13,354</td><td>128,428</td><td>345,690</td></tr><tr><td>Median Age</td><td>38.3</td><td>36.2</td><td>36.8</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	13,354	128,428	345,690	Median Age	38.3	36.2	36.8	<div><div></div><div>HOUSEHOLD INCOME</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$120,395</td><td>\$119,949</td><td>\$106,290</td></tr><tr><td>Average</td><td>\$154,230</td><td>\$150,167</td><td>\$133,958</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$120,395	\$119,949	\$106,290	Average	\$154,230	\$150,167	\$133,958	<div><div></div><div>DAYTIME WORKFORCE</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>233</td><td>4,293</td><td>11,063</td></tr><tr><td>Employees</td><td>2,039</td><td>42,070</td><td>122,004</td></tr><tr><td>Daytime Population</td><td>9,644</td><td>115,813</td><td>324,987</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	233	4,293	11,063	Employees	2,039	42,070	122,004	Daytime Population	9,644	115,813	324,987
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\*2025 Demographic data derived from ESRI

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