

RESTAURANT SUBLEASE OPPORTUNITY

2450 S Val Vista Dr., Suite D104-105, Gilbert, AZ 85296

±3,502 SF AVAILABLE

YOUR SIGN
HERE

CAMCRE.

VALORIE MARTIN
602.525.7661
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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE ±3,502 SF RESTAURANT SPACE

- Suite: Shops D 104-105
- Total SF Available: 3,502 SF
- Quoted Rate: \$negotiable/RSF
- Expiration: 2/28/2034
- Class A retail center located in Gilbert, AZ

SPACE DETAILS

- Full size bar
- Full kitchen
- Walk in cooler & freezer
- 2 restrooms
- ±400 SF outside patio



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INTERIOR PHOTOS



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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	17,030	122,636	330,571
Current Year	15,511	112,726	305,332
2020 Population	13,848	106,677	297,492
Growth Current Year - 2029	2.0%	1.8%	1.7%
Growth 2020 - Current Year	3.0%	1.4%	0.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,358	40,772	109,665
Current Year	5,752	37,408	101,175
2020 Population	4,970	35,432	99,083
Growth Current Year - 2029	2.1%	1.8%	1.7%
Growth 2020-Current Year	5.6%	2.3%	1.2%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$131,502	\$135,829	\$129,589
Median Household Income	\$102,060	\$114,160	\$106,704

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