

### NEC VAL VISTA AND RIGGS

VAL VISTA DRIVE AND RIGGS ROAD GILBERT, AZ 85298

#### Mary Nollenberger Director of Leasing and Retail Investment Sales 480.425.5520 mary.nollenberger@svn.com

#### Nicole Ridberg Senior Advisor 480.425.5514 nicole.ridberg@svn.com



#### Property Summary





#### **OFFERING SUMMARY**

Available SF: 1,200 - 6,444 SF

Lease Rate: \$34.00 - 40.00 SF/yr

(NNN)

Lot Size: 0 Acres

Year Built: 2018

Building Size: 25,083 SF

Zoning: SC Town of Gilbert

Market: Phoenix

Submarket: Gilbert Retail

#### **PROPERTY OVERVIEW**

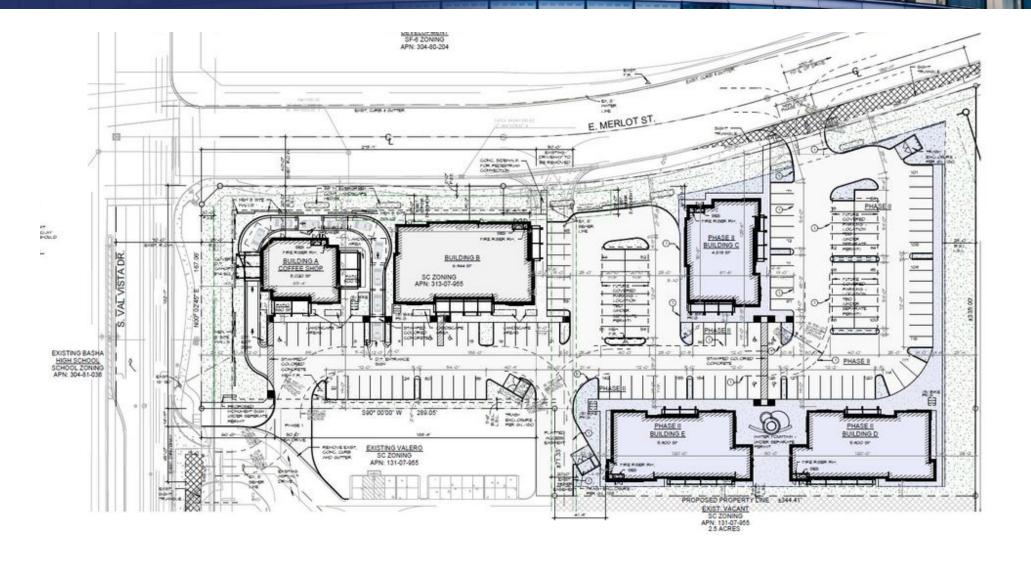
New Retail Shops available in Upscale Gilbert trade area. Highly sought after and growing community surrounded by above average income and vibrant community appeal. Surrounding demographics Average Income \$141,095. Home Value: \$291,858

Household Net Worth: \$1,619,313 Retail Opportunities from 1,200 SF to 5,400 SF available with custom space planning

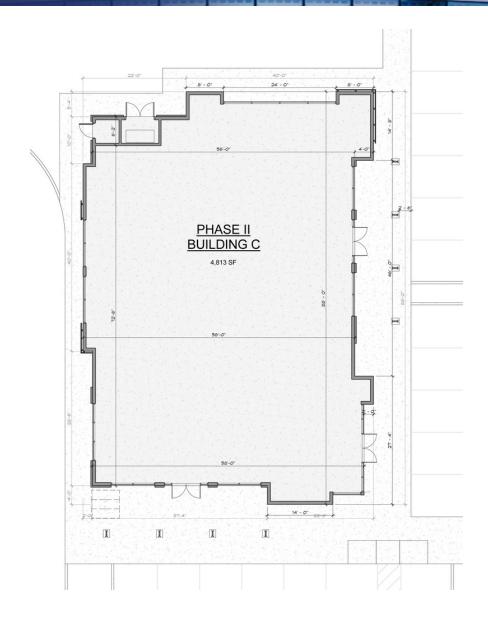
#### PROPERTY HIGHLIGHTS

- New Retail Development
- Retail Space available in desirable Gilbert Community
- Suites available from 1,200 to 5,400 Square Feet
- Excellent Visibility and Access
- Surrounded by New Vibrant Residential Communities
- Average Income: \$141.095.00
- Average Home Value: \$291,858.00

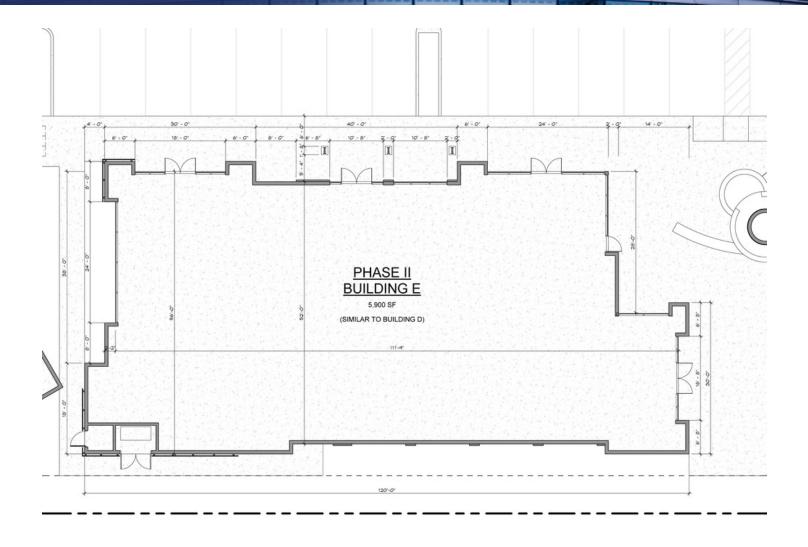
### Property Site Plan



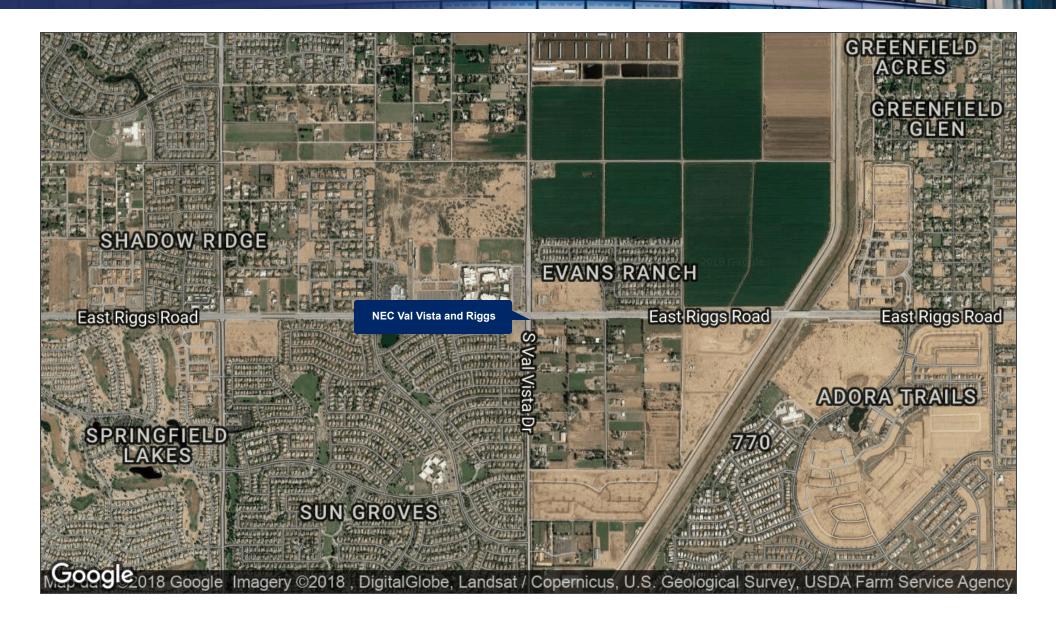
# Building C Plan



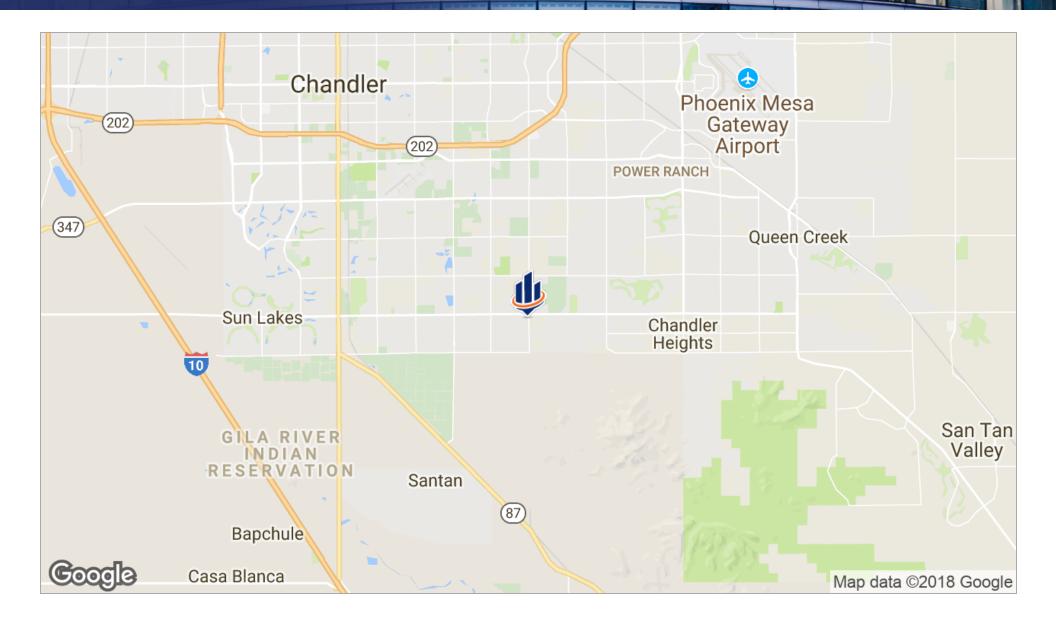
# Building E Plan



#### Aerial Map



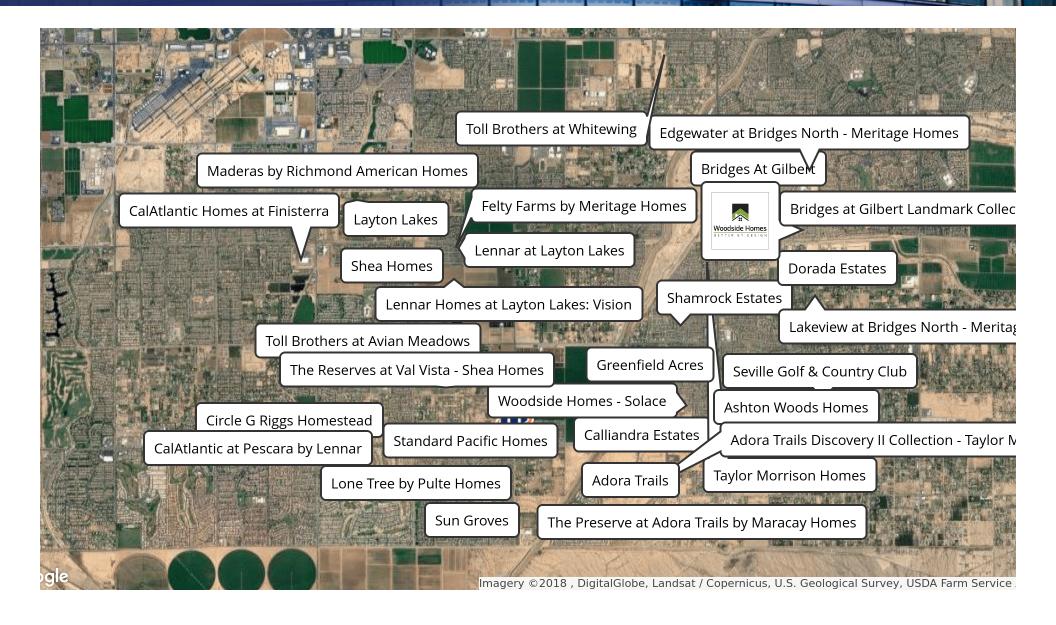
### Location Maps



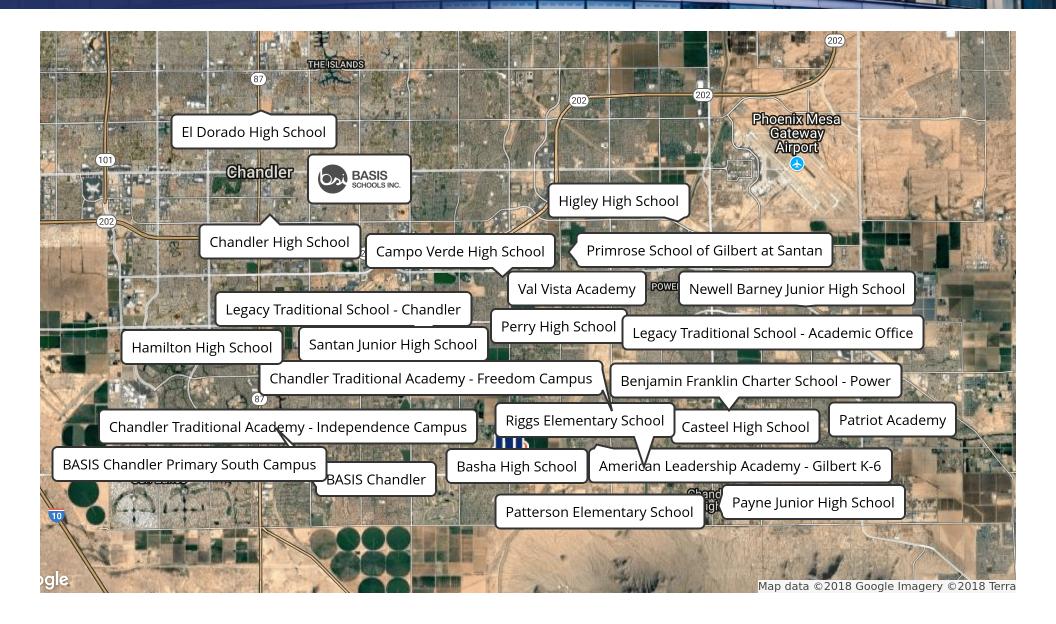
#### Retailer Map



### Neighboring Home Communities



### Neighboring Schools



# Demographics

East Riggs Road  1 mi radius  Gilbert, AZ							
		S	3 mi radius		5 mi radius		
Population				-			
Estimated Population (2017)	8,938		50,669		111,686		
Projected Population (2022)	9,701		55,097		121,416		
Census Population (2010)	7,782		37,653		87,907		
Census Population (2000)	223		5,535		13,824		
Projected Annual Growth (2017 to 2022)	763	1.7%	4,428	1.7%	9,731	1.7%	
Historical Annual Growth (2010 to 2017)	1,156	2.1%	13,016	4.9%	23,779	3.9%	
Historical Annual Growth (2000 to 2010)	7,559	339.4	32,118	68.0%	74,083	53.6%	
Estimated Population Density (2017)	2,845 p	2,845 psm		1,793 <i>psm</i>		1,423 psm	
Trade Area Size	3.14 5	3.14 sq mi		28.27 sq mi		78.51 <i>sq mi</i>	
Households							
Estimated Households (2017)	2,724		16,039		36,707		
Projected Households (2022)	2,865		16,887		38,630		
Census Households (2010)	2,341		12,070		28,691		
Census Households (2000)	64		2,180		5,333		
Estimated Households with Children (2017)	1,420	52.1%	7,506	45.8%	16,221	44.2%	
Estimated Average Household Size (2017)	3.28		3.16		3.04		
Average Household Income					*		
Estimated Average Household Income (2017)	\$141,095		\$137,103		\$128,070		
Projected Average Household Income (2022)	\$166,260		\$167,366		\$153,131		
Estimated Average Family Income (2017)	\$148,649		\$150,042		\$140,520		

#### SVN Real Estate Team



# MEET THE TEAM

#### Mary Nollenberger Director Of Leasing And Retail Investment Sales



Nicole Ridberg Senior Advisor

Biography

Mary Nollenberger began her career in the commercial real estate industry over 15 years ago, and joined SVN in 2007. She serves as the Director of Leasing and Retail Investment Sales for the largest SVN office in Arizona. Mary's focus is retail tenant representation Landlord representation in ground up development, re-development, acquisition and disposition of assets.

Mary's expertise lies in trade area feasibility, brand development, and strategic expansion. She has represented area developers and landlords over many years. Mary has been responsible for site selection for local and national retail tenants including regional and national roll out and expansion strategies Mary has an extensive background with trade area research, analysis and development of a viable market plan and strategies for targeted marketing efforts, contract negotiation, execution, and reporting procedures.

She prides herself in establishing trustworthy and long-term business relationships with her clients by providing an unprecedented level of customer service that exceeds expectation. Since joining SVN, she has been a recipient of the SVN's "Achiever Award" from 2011 through 2016 and ranks in the top 100 producers nationally and in the top team position for 2014 and 2016. In 2015, Mary was selected as an award recipient for the "Women of Influence: Southwest" awarded by the Real Estate Forum Magazine, a national publication that recognizes individual achievements and contributions in their industry. Mary is a member of the 2015 and 2016 "Ten Million Dollar Club" for exceeding over \$10M in deal transactions for the year. Most recently in April of 2016, Mary was also selected as the only women in commercial real estate that received an award for "Outstanding Women in Business" by the Phoenix Business Journal for trail-blazing her way in the valley's business community, as a mentor and visionary.

She has been awarded the 2016 "Project of the Year Award" at SVN Desert Commercial Advisors for her role in successfully leasing the Chandler Crossings re-development project in Chandler. The project, an abandoned development has evolved from dirt to the community's destination for lifestyle and entertainment. Just recently, she was acknowledged by AZRE magazine for the 2017 list of Most Influential Women in Commercial Real Estate.

mary.nollenberger@svn.com 480.425.5520 Nicole Ridberg joined SVN Advisors, along with her team members, in 2007. She has worked in the industry for eleven years, learning and mastering every stage of the commercial process. She worked alongside of her father Rick Ridberg MD, for seven years in the area of medical real estate, doing all of the aspects of both leases and sales. She has been an integral member of development teams that have built over 500,000 square feet of award winning multi-tenant projects. She handled due diligence, escrow and title work, marketed properties, and joined her team in closing many transactions.

Through the years, she has gained experience in medical office, general office, disposition and acquisition of distressed and REO sales. She is proficient in multiple real estate software programs, data-base building, graphic design, researching site selection, evaluating comps, and producing investment packages.

She has co-listed or assisted in the sale and leasing of over 600,000 square feet of office space, with over \$50 million dollars of cumulative value. She and her team have worked at companies with both a local boutique specialty as well as those, like SVN, with a national platform. She has become involved in charitable organizations both in real estate [AWEE] and in fostering women's and children's issues. She is a Phoenix native, and attended both high school and college locally

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