

LOOP  
202

SKY RIDGE

VERENA AT  
GILBERT

QUARTZ HILL  
ELEMENTARY

AERO VAL VISTA  
APARTMENTS

Campo Verde  
High School

PROPOSED  
TENANTS

J&A  
easy

nook  
kitchen

FOOD  
HALL

Better  
Buzz

SAFeway

HEARTLAND

PLANNED  
THE  
Gilmore

Culver's

Dutch Bros

QT

PANDA EXPRESS  
CHINESE KITCHEN

Starbucks

Bell  
Bank

Speedway

Freddy's  
STEAKBURGER

Bojangles

Bojangles

PRECISION DENTAL  
GENERAL & COSMETIC DENTISTRY

Dignity Health.

Residence  
Inn  
Marriott

THE OAKS  
SENIOR LIVING  
A Stellar Living Community

FOR SALE OR  
GROUND LEASE

PANDA EXPRESS  
CHINESE KITCHEN

E MELROSE ST

50,000+ VPD

FOR SALE/GROUND LEASE

PRIME DRIVE-THRU PAD

NWC of Melrose St and Val Vista Dr, Gilbert, AZ 85201

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com

PLANNED **frut's** CENTER

FUTURE  
±1,700  
DWELLING  
UNITS

CoBE  
REAL ESTATE

coberealestate.com



FOR SALE/GROUND LEASE

# Prime Drive-Thru PAD

NWC of Melrose St and Val Vista Dr, Gilbert, AZ 85201



## PROPERTY SUMMARY

Sale Price:	Contact Broker
Lease Price:	Contact Broker
Lot Size:	1.0 Acres
APN #:	304-54-472
Cross Streets:	Northwest corner of Melrose St and Val Vista Dr
Class:	A

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Gilbert, AZ! This strategically-located pad at the NWC of Melrose St and Val Vista Dr is surrounded by active and upcoming national tenants. With easy access to Loop 202 and a dense population of approximately 103,000 employees and three high schools with around 6,000 students within 5 miles, this property is positioned for success in a thriving commercial hub.

## PROPERTY HIGHLIGHTS

- Population of >100,000 and household income of >\$171k within 3 miles
- Surrounded by national tenants, like Chipotle, QuikTrip, and more!
- Located in sought-after Mercy Gilbert Employment Corridor
- Over 50k VPD on Val Vista
- 3 local high schools with 6,000 students within 5 miles

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# Prime Drive-Thru PAD

**ACERO VAL VISTA APTS.**

**E. MELROSE STREET**

**S VAL VISTA DRIVE**

**PRIVATE DRIVE**

**PHASE 1**

**PHASE 2**

**LOT 1**

**PANDA EXPRESS CHINESE KITCHEN**

**LANDSCAPE AREA**

**79' Bldg Setback**

**2,600 SF BUILDING**

**Provide decomposed granite (min. 1" deep) over underlaid portion of lot for dust control**

**- this has been added**

**ALL LANDSCAPING SHOWN ON THIS SHEET TO BE INSTALLED IN PHASE 1 & 2 ONLY**

**N**

**E**

**S**

**W**

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FOR SALE/GROUND LEASE

# Prime Drive-Thru PAD

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## POPULATION

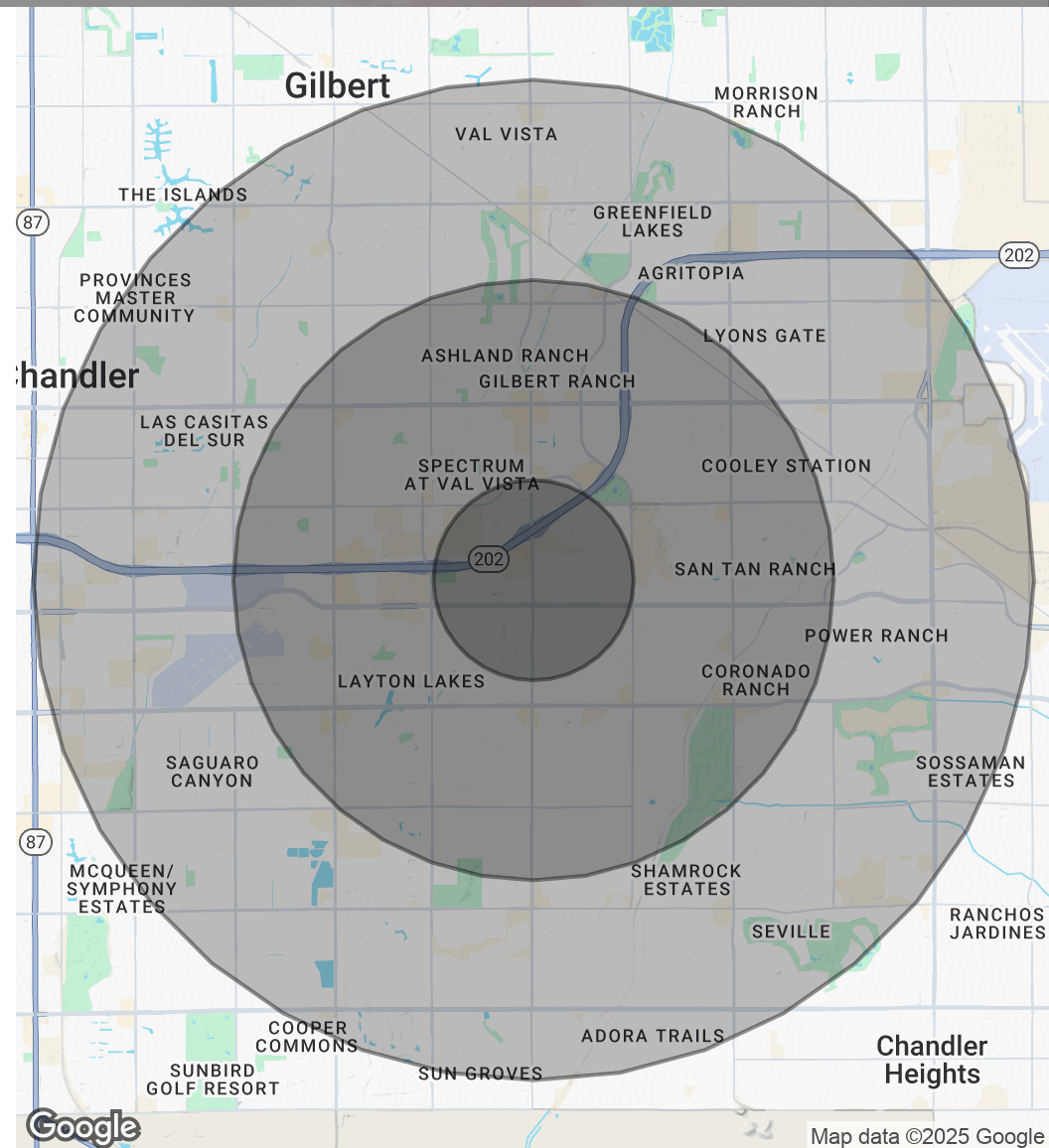
	1 MILE	3 MILES	5 MILES
Total Population	5,690	100,226	306,327
Average Age	37	35	36
Average Age (Male)	35	35	36
Average Age (Female)	38	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,677	31,542	100,923
# of Persons per HH	3.4	3.2	3
Average HH Income	\$178,625	\$171,629	\$158,646
Average House Value	\$685,138	\$627,583	\$602,357

Property is listed by owner-agent

Demographics data derived from AlphaMap



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