

LOOP
202



S VAL VISTA DR

Dignity Health.



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



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

FOR SALE/GROUND LEASE

Prime Drive-Thru PAD

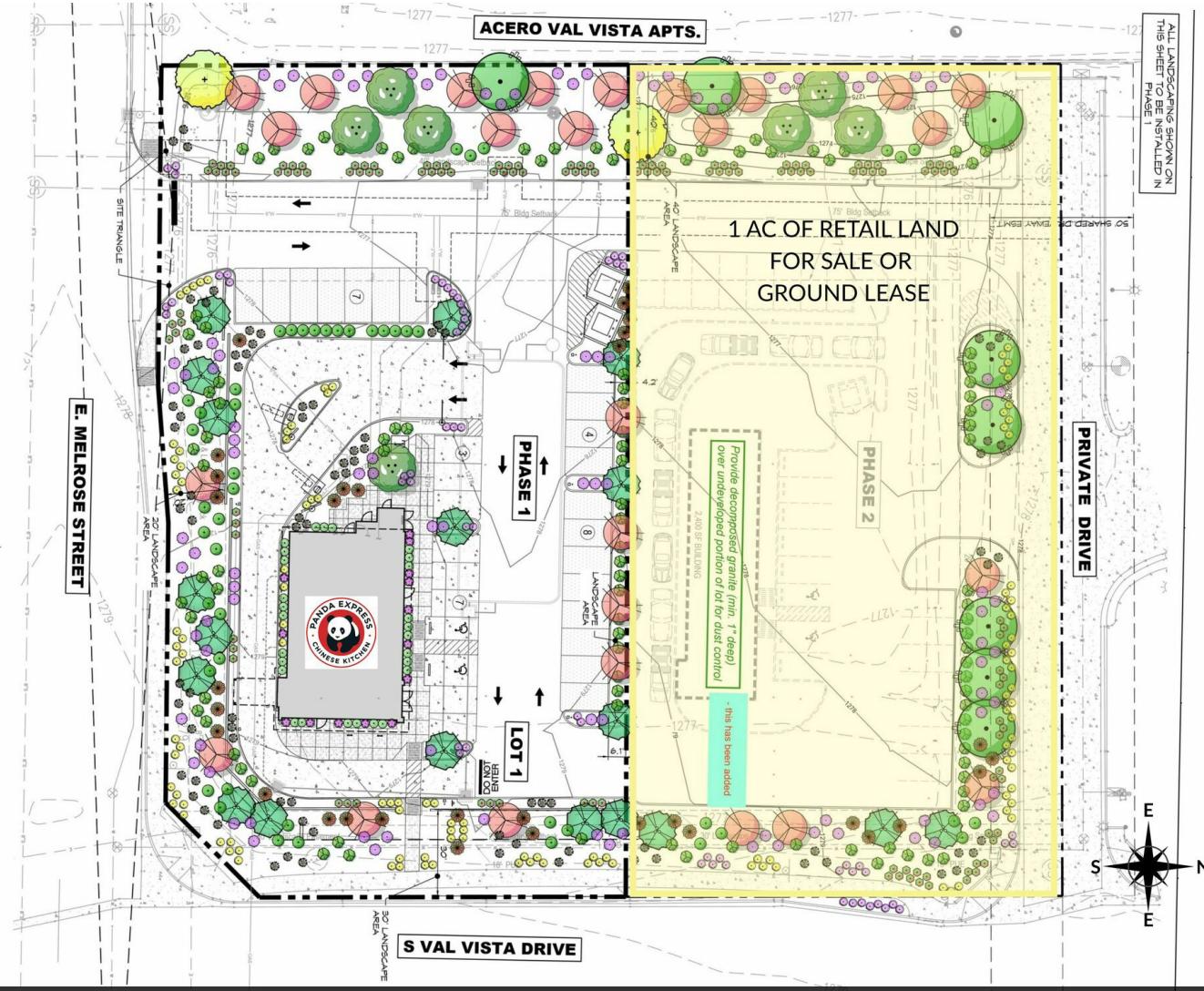
NWC of Melrose St and Val Vista Dr, Gilbert, AZ 85201



FOR SALE/GROUND LEASE

Prime Drive-Thru PAD

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



Site Plan

TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com

CoBE
REAL ESTATE ■■■

FOR SALE/GROUND LEASE

Prime Drive-Thru PAD

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

POPULATION

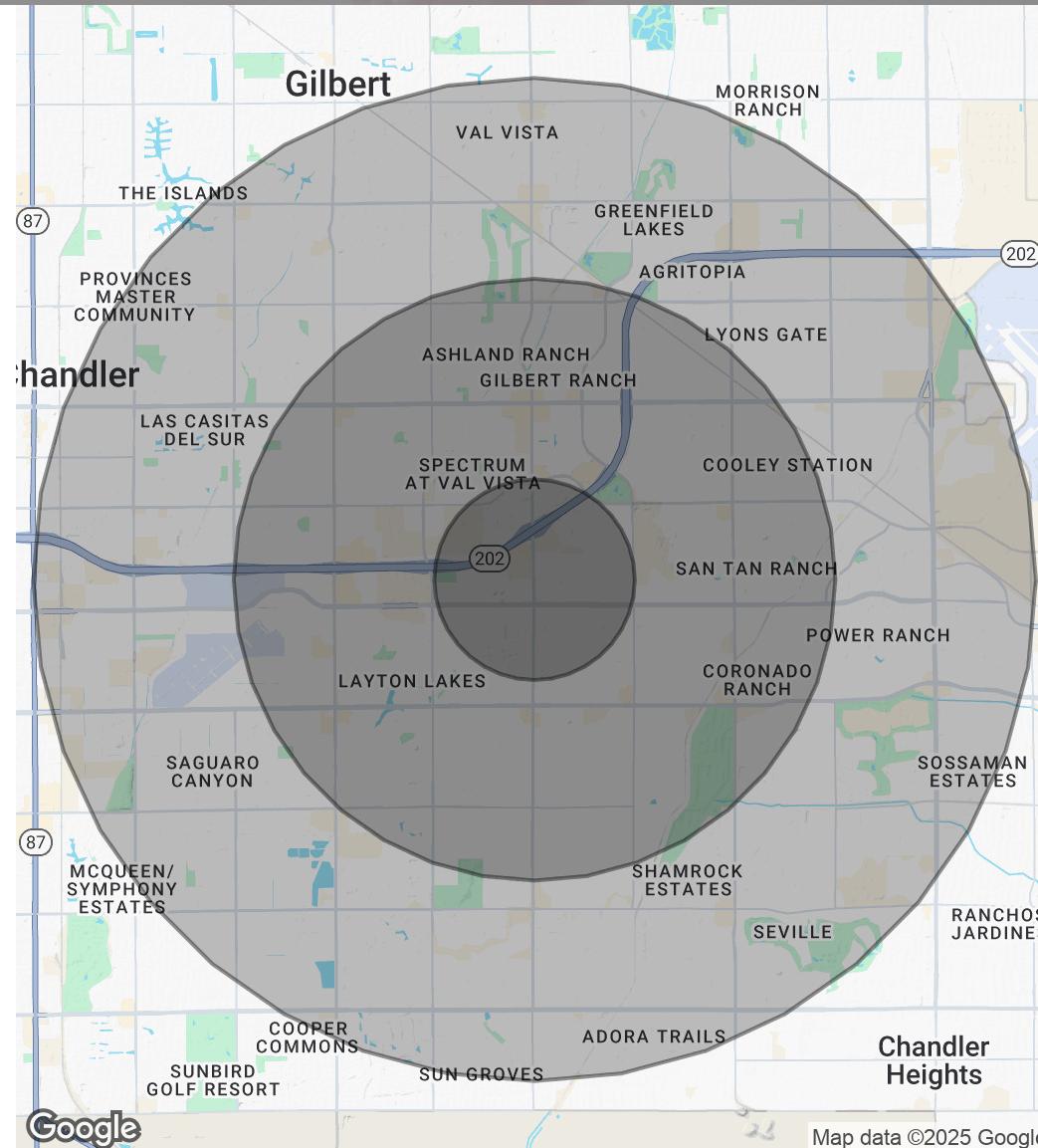
	1 MILE	3 MILES	5 MILES
Total Population	5,690	100,226	306,327
Average Age	37	35	36
Average Age (Male)	35	35	36
Average Age (Female)	38	36	37

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



TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com

CoBE
REAL ESTATE ■■■