

WESTERN SKIES VILLAGE CENTER

1534 East Ray Road | Gilbert, Arizona 85296

NWC RAY ROAD & VAL VISTA DRIVE



**AVAILABLE
SUITE 110**

YOUR SIGN HERE

- | | | |
|-----------------|---|--|
| Availability: | *3,403 SF
*Fully Equipped Restaurant | » Fully Equipped Restaurant available in Gilbert, Arizona |
| Lease Rate: | Call for Pricing | |
| GBA: | 24,128 SF | » Shadow-Anchored by Dunn Edwards, Discount Tire, and Circle K |
| Year Built: | 2002 | » Close Proximity to Loop-202, SanTan Village Marketplace, and Dignity Health Mercy Gilbert Medical Center (212 beds) |
| Lease Type: | NNN | |
| Traffic Counts: | Ray Road: 19,037 VPD
Val Vista Drive: 30,731 VPD | » Affluent Trade Area with High Average Household Incomes (\$158,478 w/in 3 mile radius) |

Please Contact Agents for More Information:

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ORION INVESTMENT REAL ESTATE

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SUITE:	TENANT:	SIZE	SUITE:	TENANT:	SIZE
101	The Musik Box	3,124 SF	115	Red Canyon Dentistry	2,009 SF
104	Spooner Gilbert Physical Therapy	3,060 SF	116/117	QPolish Nails & Spa	2,702 SF
107	Lee's ATA Martial Arts	2,040 SF	118	Petro's Pro Performance LLC	1,360 SF
109	Unstoppable Martial Arts	2,000 SF	119	Matthew Jones Orthodontics	2,040 SF
110	AVAILABLE <i>*Fully Equipped Restaurant</i>	*3,403 SF	121	Timberfall's Pediatric Dentistry	2,352 SF
			TOTAL SPACE		24,108 SF

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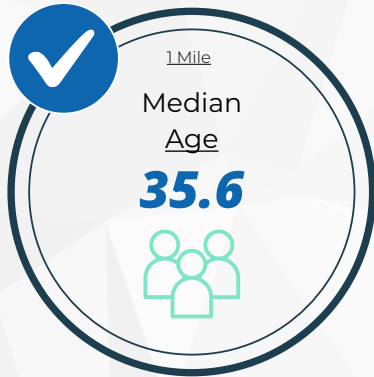


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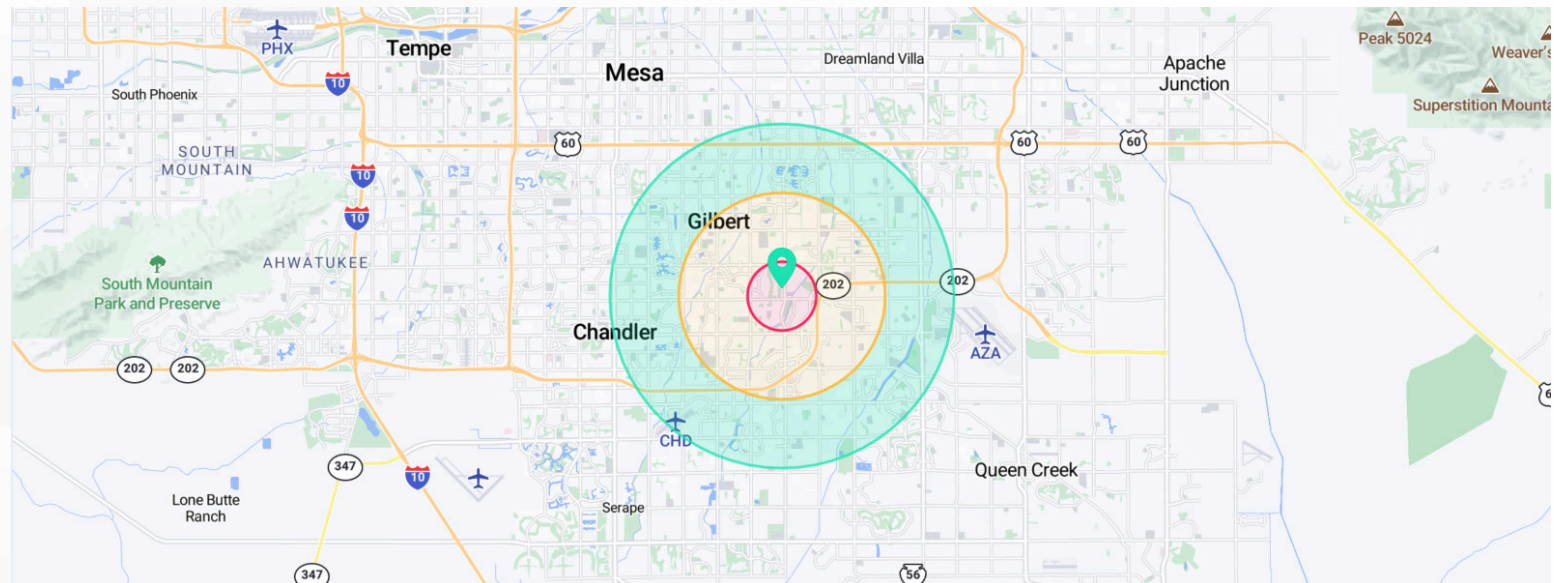
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2025 SUMMARY (SitesUSA)	1 MILE	3 MILE	5 MILE
Daytime Population:	15,324	145,509	414,050
Residential Population:	12,515	115,399	321,622
Average Household Income:	\$139,062	\$158,478	\$148,995
Median Age:	35.6	36.3	35.3
Average Household Size:	2.7	2.8	2.8
Annual Retail Expenditures:	\$277.51 M	\$2.56 B	\$6.96 B
Total Households:	4,618	40,518	113,170
Total Housing Units:	4,618	43,341	121,356
Total Employees:	2,809	30,110	92,428



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