

SEC Pecos Rd & Val Vista Dr Gilbert, Arizona 85295

Property Highlights

- Build to suit opportunities
- Ideal for corporate office
- ±23.66 acre site (divisible)
- Retail PAD sites available
- Hotel site
- MOB Site
- Freeway monument signage
- Parking up to 6:1,000

Traffic Counts (VPD)

Loop 202 (at Val Vista):	101,000+
S Val Vista Dr:	29,720
E Pecos Rd:	19,491



Greater Phoenix
ECONOMIC COUNCIL

valvistasquare.com

Lane G. Neville

602 393 6726

lane.neville@naihonorizon.com

Cole Neville

602 393 6606

cole.neville@naihonorizon.com

NAIHorizon
INVESTMENT SERVICES GROUP

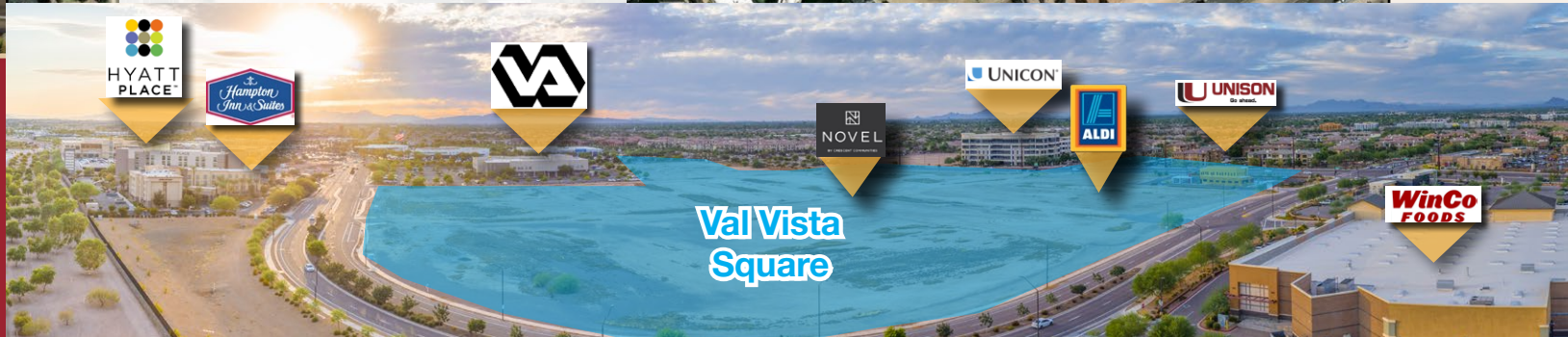
ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Val Vista Square offers a unique opportunity in Gilbert where land for this type of commercial, mixed-use, development is highly valued and scarce in the marketplace.

Conceptual Site Plan



VAL VISTA SQUARE



Val Vista Square offers a wide variety of medical facilities within easy reach, including private practice doctors and best-in-class medical centers and hospitals.



VAL VISTA
SQUARE

Medical Facilities



- **Gilbert Named 21st Happiest City in America**
(WalletHub, 2019)
- **20th Best City to Find a Job in the US** *(WalletHub, 2020)*
- **Gilbert Receives AAA Ranking from All 3 Major Rating Agencies** *(2020)*
- **Ranked #1 City Where Millennials are Buying Homes**
(SmartAsset, 2020)



Gilbert Features

- A younger, wealthier, more highly educated & skilled average population than the broader metropolitan area
- Within a 3-mile radius there are 107,658 people with an average household income of \$139,395
- Approximately 345,000 jobs fall within a 20-minute commute of the Subject site
- Estimated annual 2.0% growth between 2022-2027 within one mile of the Subject site

Demographics

	1 mile	3 mile	5 mile
Population			
2022	11,391	107,658	302,992
2027	12,518	114,444	315,042
Average HH Income	\$127,843	\$139,395	\$136,412
Median Age	32.0	33.4	34.1



VAL VISTA
SQUARE

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Val Vista Square is a special “one-of-a-kind” site for various high-end retail and employment uses including corporate headquarters, high-tech, medical and financial services.



Property Features

- City incentive for targeted sectors
- Full diamond interchange
- Corporate identification on Loop 202 freeway
- Immediate access to Loop 202 freeway
- Pedestrian friendly
- Available for parcel subdivision and development
- Infrastructure In-Place - “Shovel Ready”
- Zoning: Flexible Regional Commercial, up to six (6) stories by right
- Neighboring VA Health Clinic & Mercy Gilbert Hospital
- Premier retail shopping and dining in San Tan Village Mall
- 30 minutes to Downtown Phoenix



VAL VISTA SQUARE

SEC Pecos Rd & Val Vista Dr, Gilbert, AZ

For Leasing Information Contact:

Lane G. Neville

Executive Vice President

lane.neville@naihorizon.com

602 393 6726

Cole Neville

Associate

cole.neville@naihorizon.com

602 393 6606



2944 N 44th St, Suite 200
Phoenix, AZ 85018
602 955 4000
naihorizon.com