

San Tan Commons

3345 S. Val Vista Drive | Gilbert, AZ

Office Condo Opportunity



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Office Condo Opportunity

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Office Condo Opportunity > Executive Summary



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Project Summary

Address	3344 S. Val Vista Drive Gilbert, AZ 85297
Offering	Third Floor of a ±90,000 SF Multi-Tenant Office Condo Building
Sale Price	\$5,400,000
Price / SF	\$159.00
SF For Sale (Rentable)	Approx. 34,000
Year Built	2009
Zoning	RC, Gilbert
Parcel #	304-52-894
Parking Ratio	4/1,000 SF



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Office Condo Highlights



- Owner/User Office Condo Opportunity
- Suite 300 available: ±34,000 SF (entire 3rd floor)
- Price: \$5,400,000
- APN: 304-52-894 (2018 taxes \$86,686.00)
- 136 parking spaces (including 32 covered spaces)
- Cubicles available for bull pen areas
- Multiple signage options: freeway monument (both sides), building top facing Loop 202, and ground level exterior building
- Mountainside Fitness located in project
- Located at Loop 202 & Val Vista full diamond interchange with excellent visibility
- Nearby amenities include Home2 Suites, Hyatt Place, Hampton Inn, SanTan Village Marketplace, Top Golf, Mercy Gilbert Hospital & Discovery Park

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Exterior Photos



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Interior Photos



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Floor Plan - Third Floor

- Suite 300: ±34,000 SF
- 1 reception/waiting area
- 1 conference room
- 12 offices (including 2 executive offices with showers & restrooms)
- 1 break room
- 4 bull pens
- 6 restrooms



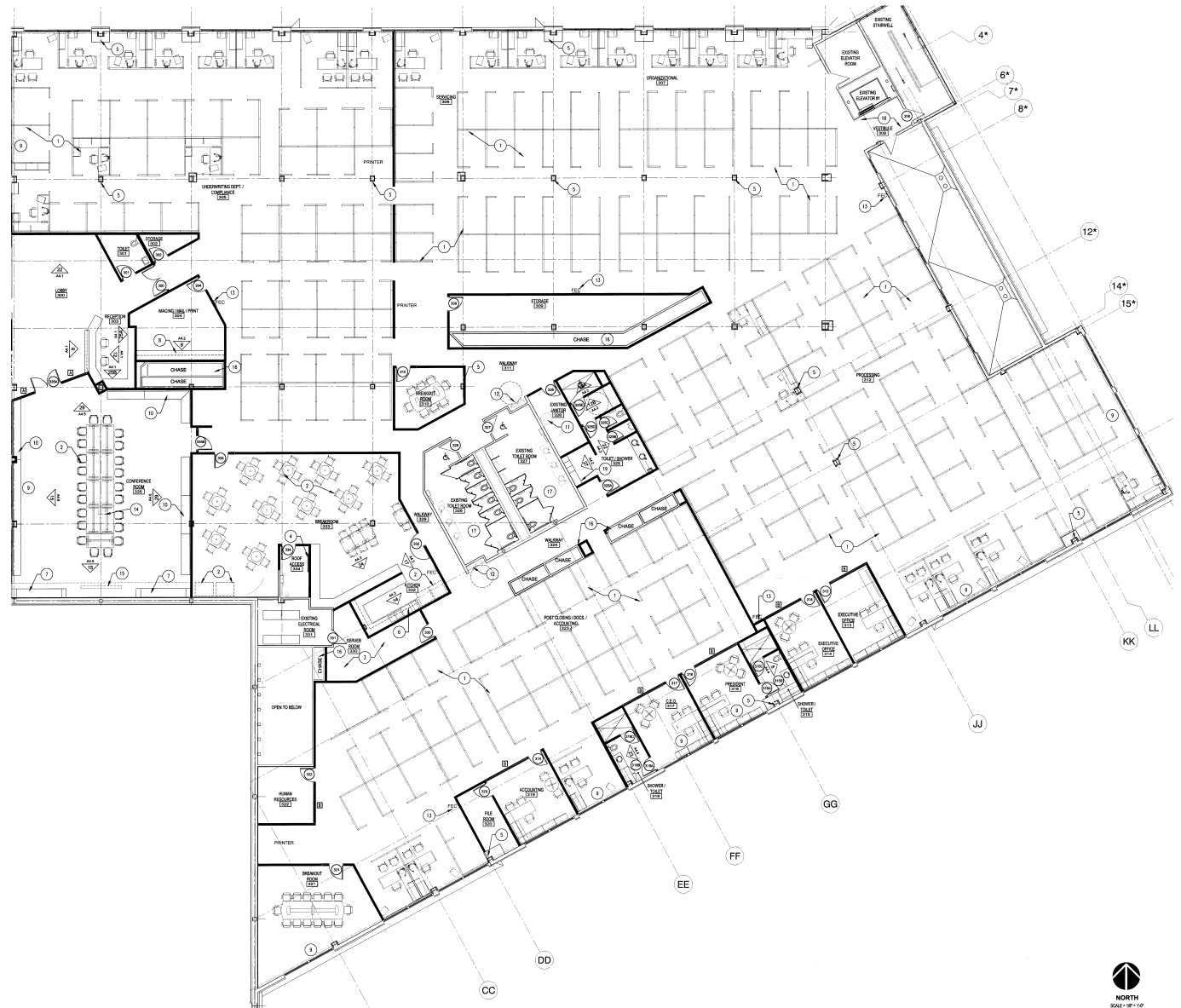
Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

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Office Condo Opportunity
> Location Maps



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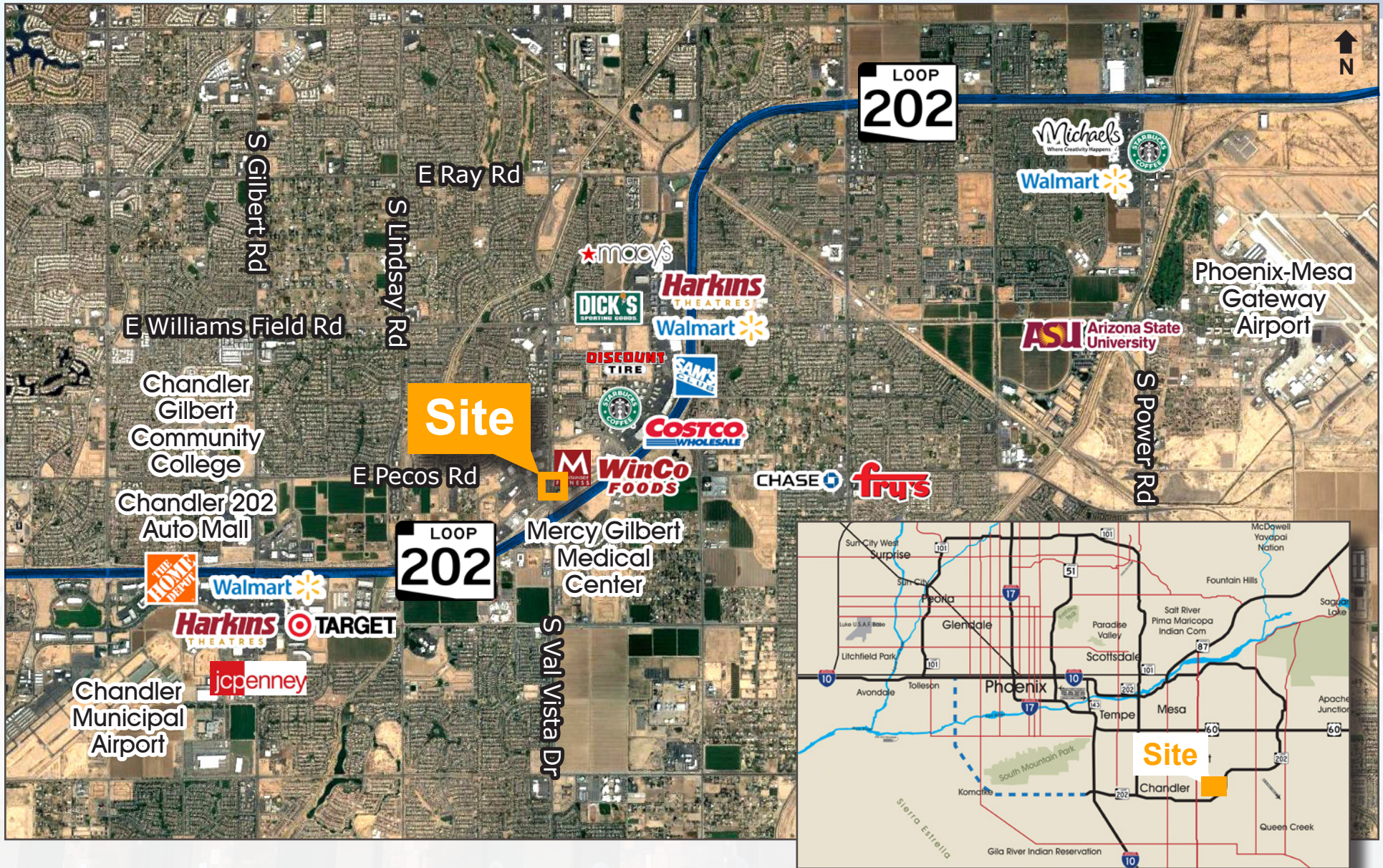
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Amenities Map



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Bird's Eye View



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Zoom In



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Office Condo Opportunity > Market Overview



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3345 S. Val Vista Drive | Gilbert, AZ 85297

Demographics | 5 Mile Radius

Key Facts

285,281

Population



91,945

Households



Median Age

\$76,553

Median Disposable Income

Employment



76%

White Collar



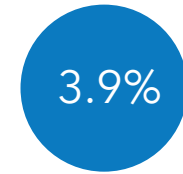
11%

Blue Collar



13%

Services



Unemployment Rate

Income



\$97,439

Median Household Income



\$37,744

Per Capita Income



\$243,715

Median Net Worth

Education



No High School Diploma



16%

High School Graduate



34%

Some College



45%

Bachelor's/Grad/Prof Degree

Business



5,475

Total Businesses



62,734

Total Employees

DATA SOURCE: ESRI

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Gilbert Market

DISCOVER Gilbert

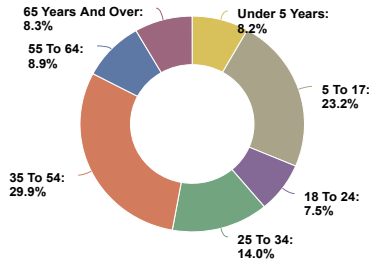
Gilbert is a community with agricultural roots that show-up in the local food scene and in uniquely handcrafted creations. We boast a family-friendly vibe and an emerging nightlife, all of which has been created in alignment with our local love of great food, craft beer, Arizona wine, handmade goods, bike trails, open space, and our four-legged friends.

We were once known as the “Hay Shipping Capital of the World.” More recently, Gilbert has received nods like, “Phoenix’s Coolest Suburb,” and a “top 5 foodie neighborhood in metro Phoenix,” known now for its people food more than its alfalfa. Gilbert is also consistently recognized as one of the safest cities and best places to live in the U.S.

DATA SOURCE:
DISCOVERGILBERT.COM



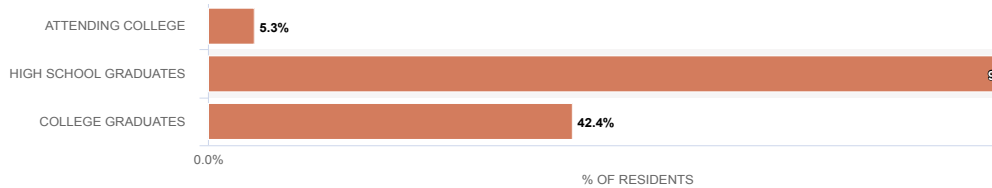
AGE



Gilbert

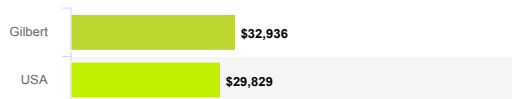
BY THE NUMBERS

EDUCATION

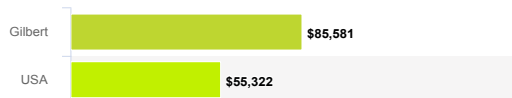


INCOME

PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME



exclusively represented by:

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