

# VAL VISTA

## Marketplace



ORION Investment Real Estate  
7150 East Camelback Road, Suite 425

MARY NOLLENBERGER | (480) 866-8177 | mary.nollenberger@orionprop.com

NICOLE RIDBERG | (480) 648-0852 | nicole.ridberg@orionprop.com

MICHAEL DOUGLAS | (480) 977-2935 | michael.douglas@orionprop.com



- **Newly Developed Retail Center**
- **Retail Space Available in Desirable Gilbert Community**
- **Excellent Visibility and Access**
- **Surrounded by New Vibrant Residential Communities**
- **Average Household Income: \$197,407 within a 3 Mile Radius**

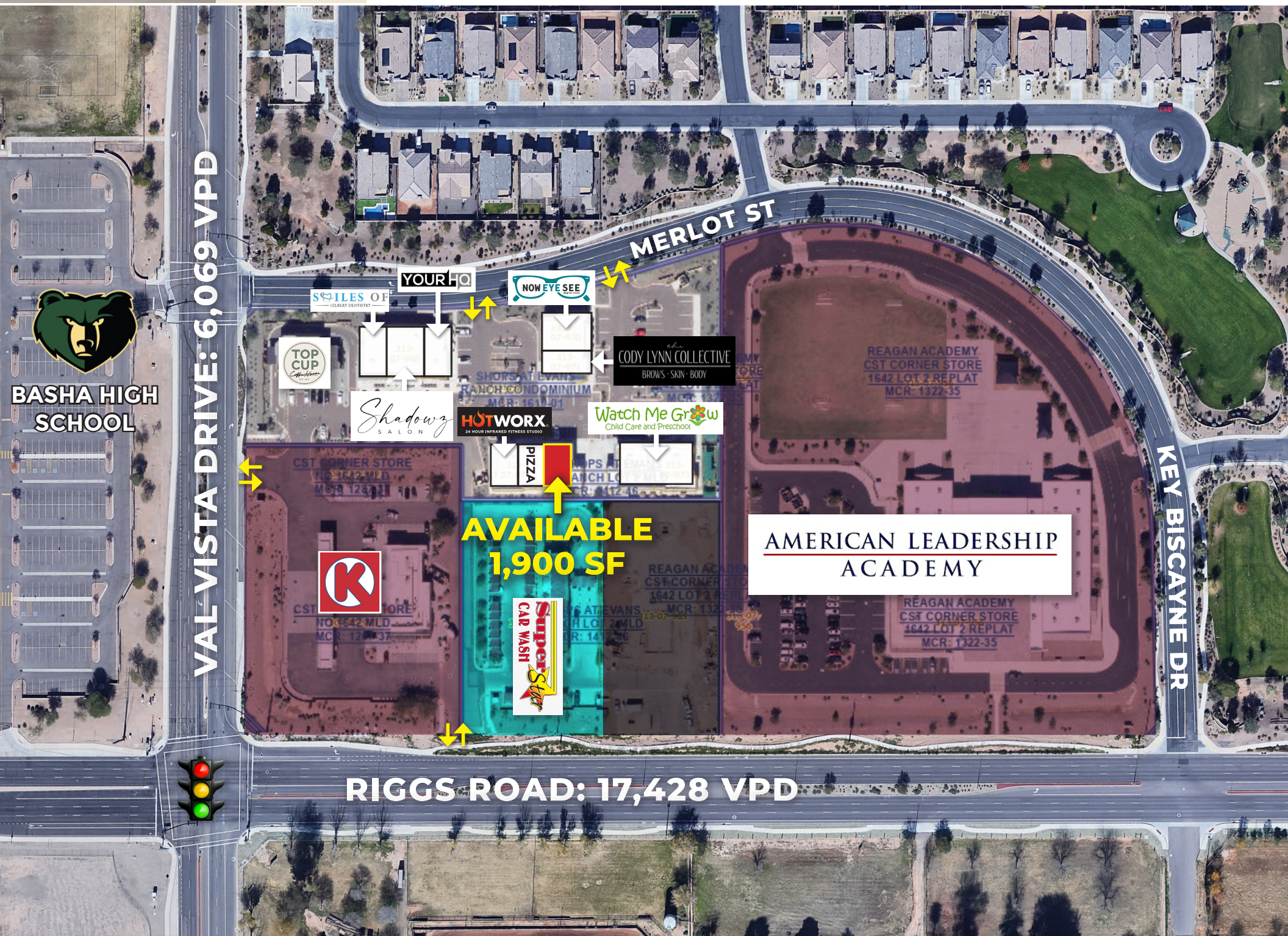
New Retail Shops available in Upscale Gilbert trade area. Highly sought after and growing community surrounded by above average income and vibrant community appeal. Surrounding demographics: Average Income \$141,095; Home Value of \$291,858; Household Net Worth of \$1,619,313. Retail opportunities from 1,200 SF to 5,400 SF available with custom space planning.

Availability:	1,900 SF
Lease Rate:	CALL FOR PRICING
GBA:	25,038 SF
Year Built:	2018
Zoning:	SC, Gilbert
Cross Streets:	NEC Val Vista Drive & Riggs Road
Traffic Counts:	Val Vista Drive: 11,029 VPD Riggs Road: 17,510 VPD









BASHA HIGH SCHOOL

VAL VISTA DRIVE: 6,069 VPD



RIGGS ROAD: 17,428 VPD

MERLOT ST

KEY BISCAIYNE DR

YOUR HQ

SMILES OF GILBERT DENTISTRY



Shadowz SALON

NOW EYE SEE

CODY LYNN COLLECTIVE  
BROWS • SKIN • BODY

HOTWORX  
24 HOUR INFRARED FITNESS STUDIO

Watch Me Grow  
Child Care and Preschool

PIZZA

AVAILABLE  
1,900 SF



AMERICAN LEADERSHIP  
ACADEMY

REAGAN ACADEMY  
CST CORNER STORE  
1642 LOT 2 REPLAT  
MCR: 1322-35

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QUEEN CREEK ROAD

DAIRY FARMS

CITY OWNED

 **CACTUS SURF PARK**  
25-Acre Development @  
Gilbert Regional Park

**FLOOD CONTROL**

**CITY OWNED**

 **ARIZONA**  
COLLEGE PREPARATORY

OCOTILLO ROAD

**LIFETIME**



 **tri pointe**  
HOMES

GREENFIELD ROAD

HIGLEY ROAD

CHANDLER HEIGHTS ROAD

VAL VISTA DRIVE



LINDSAY ROAD

**RIGGS ROAD**



ADORA TRAILS

770

HUNT HWY

 **Bela Flor**



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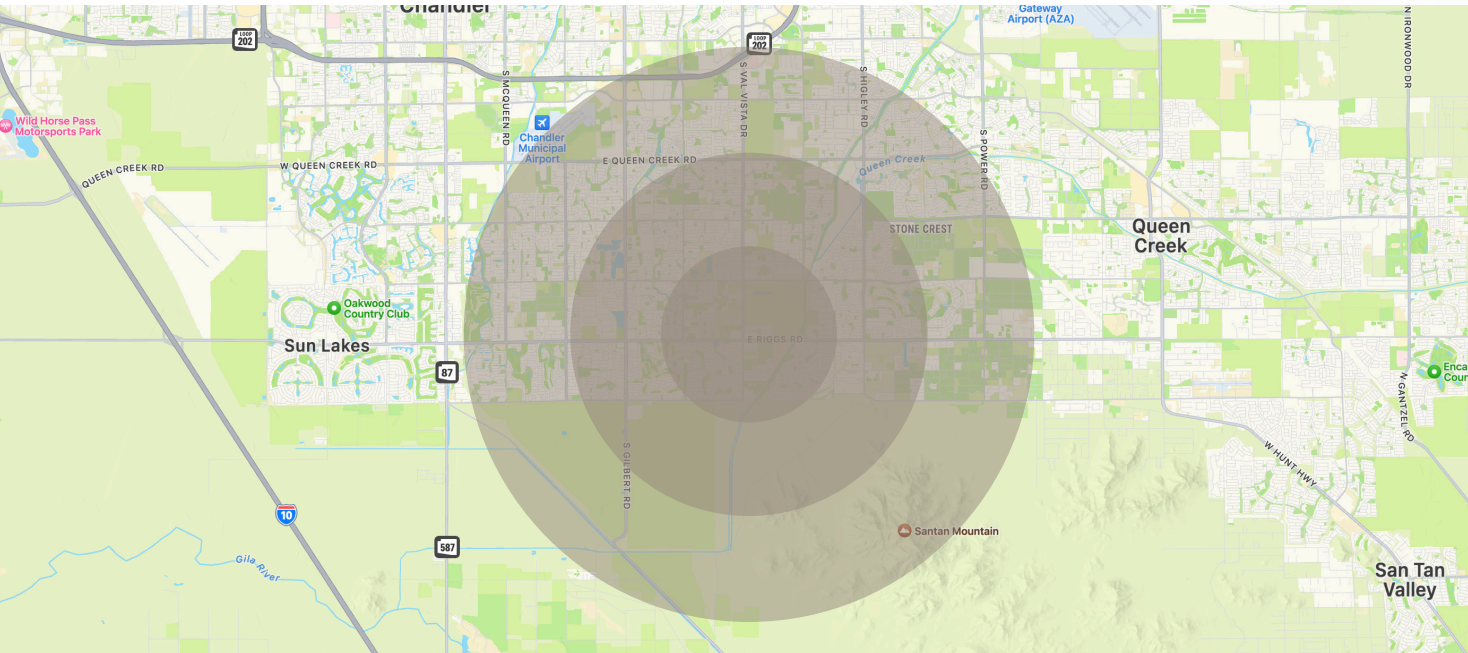


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Daytime  
Population:

**160,485**

5 MILES



Average  
Household Income:

**\$197,407**

3 MILES



Median  
Age:

**34.5**

1 MILE

2023 Summary (SOURCE: SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	9,047	70,806	160,485
Residential Population:	8,187	62,997	136,599
2028 Proj. Residential Population:	8,995 (2.0%)	67,834 (1.5%)	150,092 (2.0%)
Average Household Income:	\$177,089	\$197,407	\$181,825
Median Age:	34.5	36.1	37.1
Average Household Size:	3.4	3.2	3.1
Total Businesses:	152	1,698	4,366
Total Employees:	860	7,809	23,886