

VAL VISTA MARKETPLACE | FOR SALE

70, 110, 120 & 130 S. Val Vista Dr. & 1551 E. Elliot Rd., Gilbert, AZ 85295
SWC E. Elliot Road & S. Val Vista Drive

Voit

REAL ESTATE SERVICES



► THE HIGHLIGHTS

- Immediate operational upside
- Significant discount to replacement cost
- Attractive improvement quality with several recent capital improvement items
- Excellent prospective tenant activity
- Suite configuration suitable for a variety of uses lending to diverse tenancy
- Superb amenity base with abundant local, regional & national retailers within the trade-area
- Densely populated submarket with nearly 100,000 residents within a 3-mile radius
- Offered free & clear of existing debt

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BID DATES OCTOBER 6 - 8

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► PROPERTY OVERVIEW

Property Address: 70, 110, 120 & 130 S. Val Vista Dr. & 1551 E. Elliot Rd., Gilbert, AZ 85295

Property Type: Class-B multi-tenant retail

No. Stories: One (1)

No. Buildings: Five (5)

Building Area: 43,681 NRSF

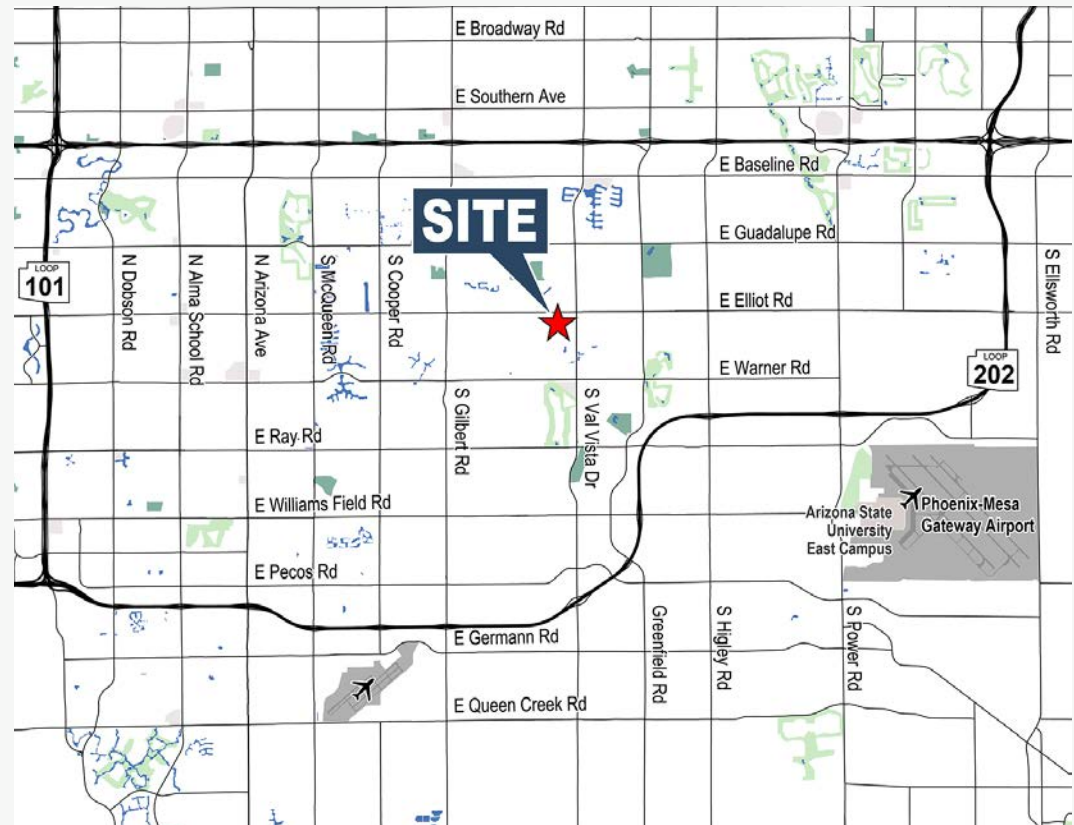
Land Area: 5.32 Acres

Year Built: 1999

Parking: 4.76 : 1,000

Zoning: SC, (Shopping Center)

APN: 304-22-809, -811, -813, -814, -815



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Shops B		
B01	Super Cleaners	1,800 SF
B02/B03	AVAILABLE	2,700 SF
B04	Taste of China	1,500 SF
B05	Nails	960 SF
B06	AVAILABLE (Former Dentist)	962 SF
B07	AVAILABLE	1,800 SF
B08	AVAILABLE (Former Restaurant)	5,223 SF

Shops A		
A01	Hi-Health	6,319 SF
A02	UPS	1,300 SF
A03	Precision Cut	1,200 SF
A04	Papa John's	1,300 SF
A05	Yogi's Grill	2,629 SF

ELLIOT RD

PADS		
PAD E	AVAILABLE	5,000 SF
PAD D	Palo Verde Pediatrics	5,000 SF
PAD B2	Rita's	1,000 SF
PAD B1	Knockout Fitness	4,988 SF

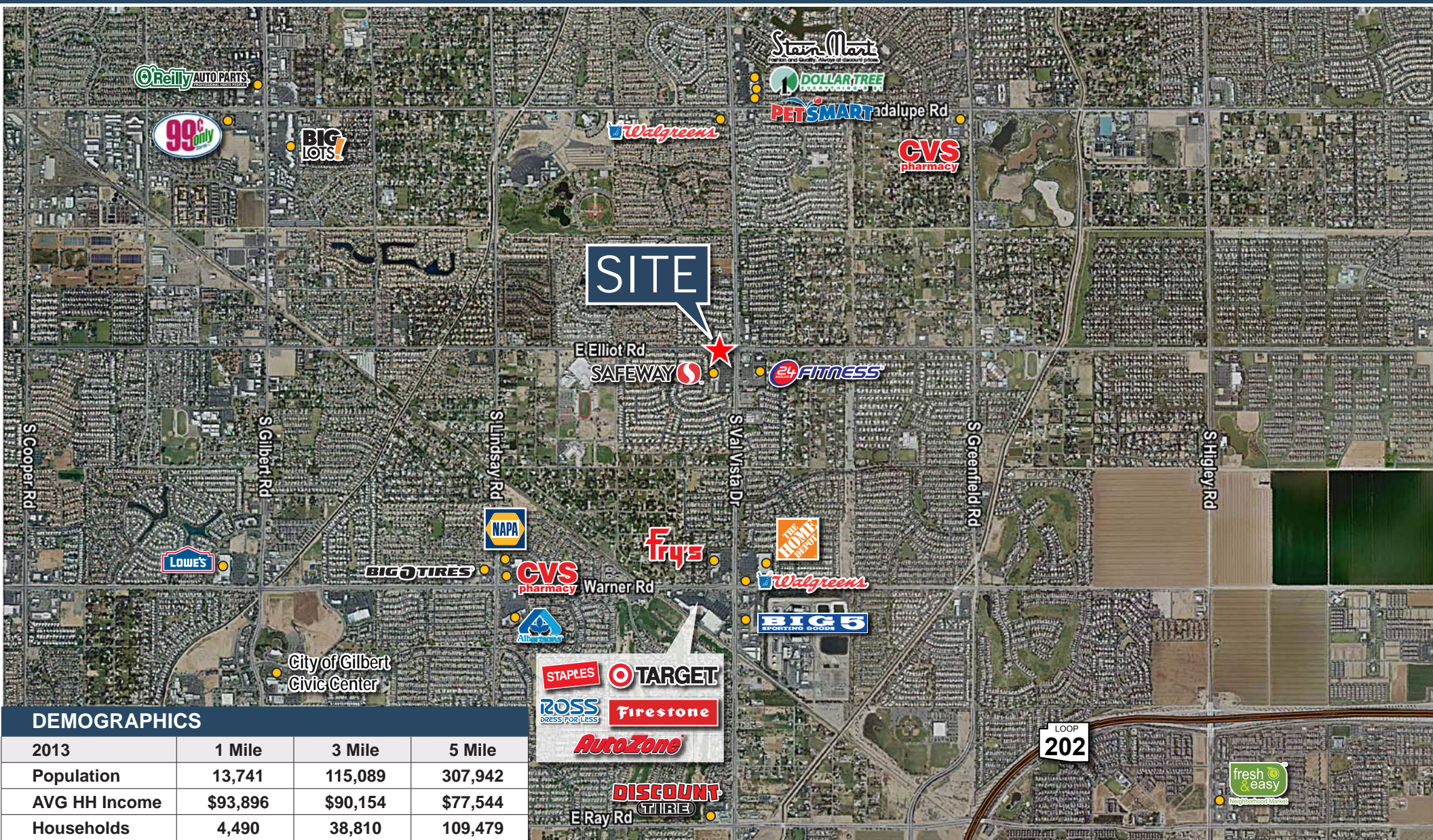
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DEMOGRAPHICS

2013	1 Mile	3 Mile	5 Mile
Population	13,741	115,089	307,942
AVG HH Income	\$93,896	\$90,154	\$77,544
Households	4,490	38,810	109,479

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