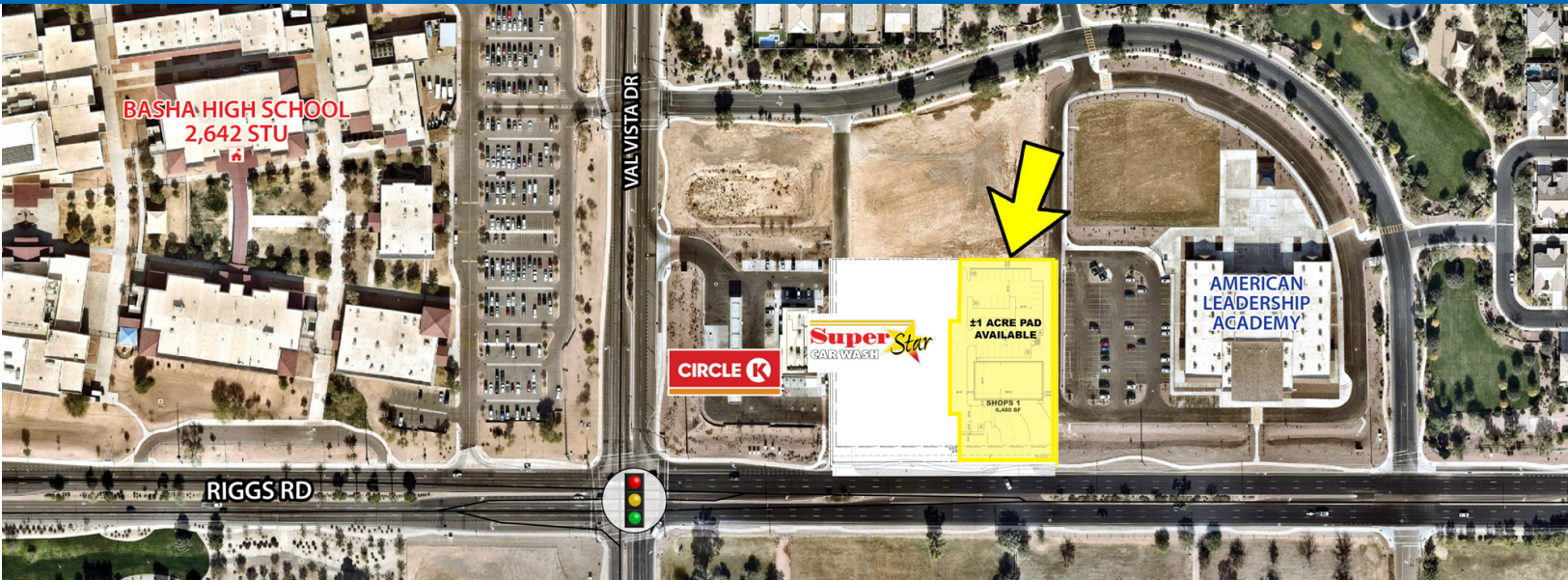


# PAD AVAILABLE FOR SALE OR LEASE

E/NEC Val Vista Dr & Riggs Rd | Gilbert, AZ



## PROPERTY HIGHLIGHTS

- Sale Price: \$975,000 - Ground Lease: \$75,000/yr
- Zoning: SC, Town of Gilbert
- The site is surrounded by well-established neighborhoods to the north, east, and west
- Extremely high median household incomes, with over \$105,000 in 3 miles and over \$100,000 in 5 miles
- Adjacent to brand new American Leadership Academy school that opened in August 2017
- Across the street from Basha High School (2,642 students)
- The site is one of the very few retail options available in the trade area

## TRAFFIC COUNTS

North: ±8,800 VPD / South: ±4,900 VPD

East: ±21,638 VPD / West: ±18,100 VPD

Chandler 2017, Gilbert 2015

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	6,813	56,921	126,760
2023 Population	7,503	65,997	144,886
2018 Median HH Income	\$103,426	\$106,237	\$104,026

ESRI 2018 Estimates



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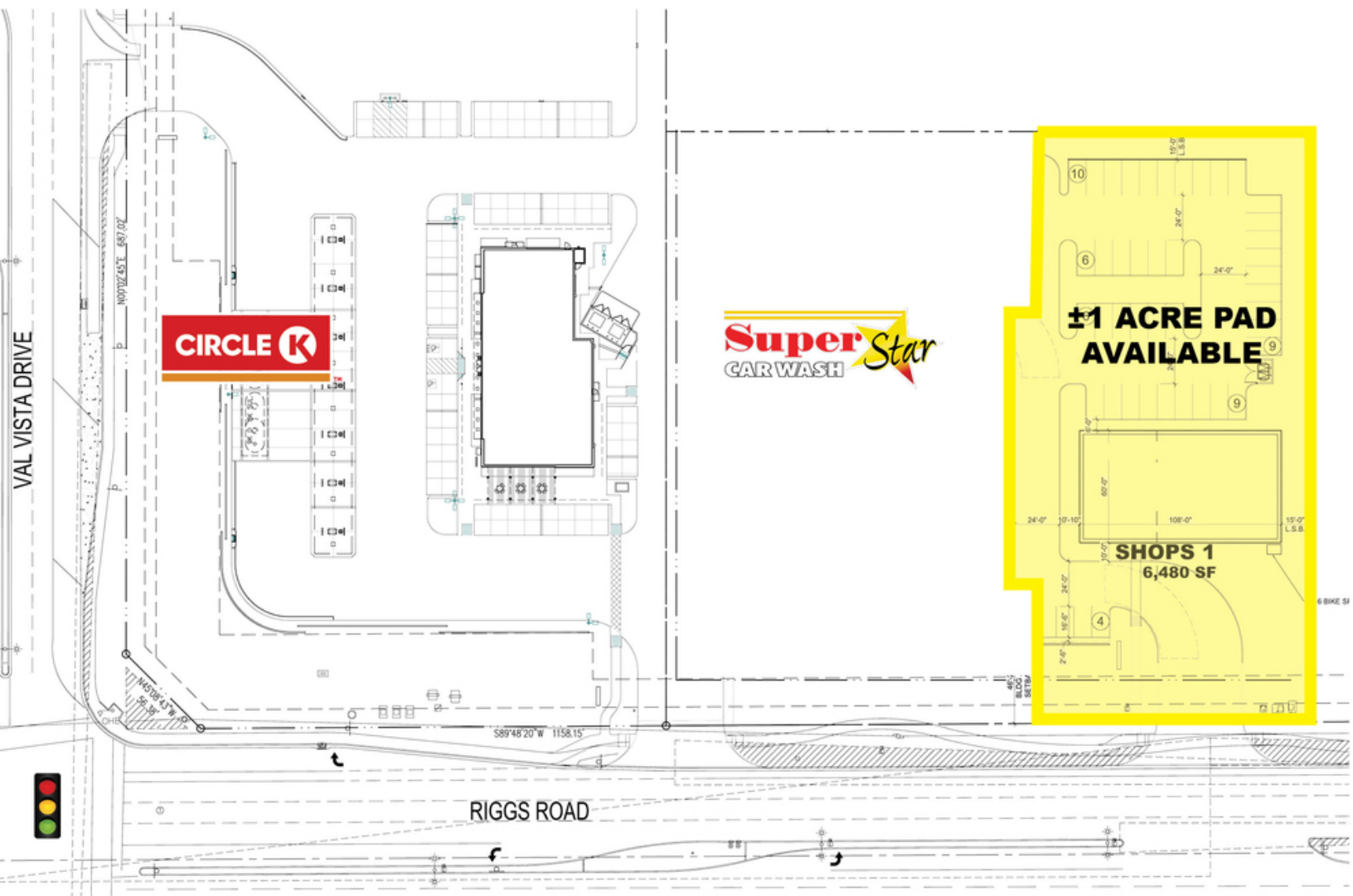
dbutler@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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N  
site plan not  
drawn to scale

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