

New Listing

PADS & SHOPS AVAILABLE NEAR GILBERT MERCY MEDICAL CENTER

S/SEC Val Vista Dr & Loop 202 (Santan) Fwy | Gilbert, AZ



Property Summary

Available: ±2,400 to ±5,000 SF
 Rate: Please call for rates
 Zoning: GC - General Commercial

Traffic Counts

N ± 37,100 VPD (NB & SB)
 S ± 27,600 VPD (NB & SB)
 E ± 89,502 VPD (EB & WB)
 W ± 120,409 VPD (EB & WB)

* Gilbert 2017, ADOT 2017

Demographics

	1-Mile	3-Miles	5-Miles
2017 Population	4,084	83,207	260,554
2022 Population	4,975	94,452	292,706
2017 Daytime Pop.	6,029	67,439	189,253
2017 Median HH Inc.	\$105,146	\$95,359	\$87,841
2022 Median HH Inc.	\$110,018	\$102,422	\$96,498

* ESRI 2017 Estimates

Contact

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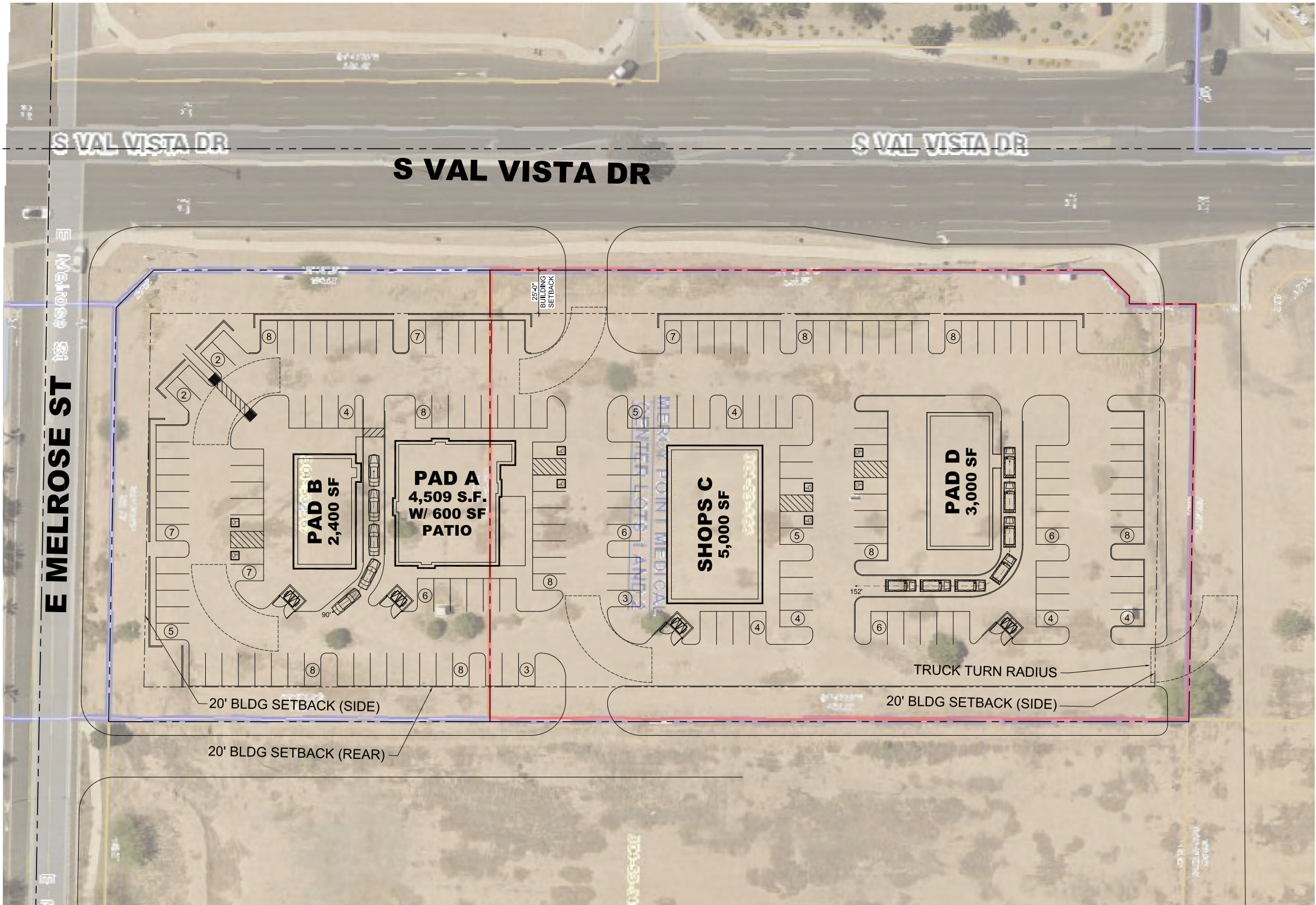
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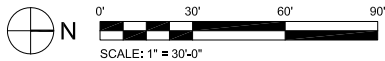
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PROPOSED CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



SITE DATA:

PROPOSED ZONING:	GC - GENERAL COMMERCIAL
APN:	304-53-566 & 304-53-567
NET SITE:	161,010 SF / 3.69 AC
PROPOSED USES:	(2) RESTAURANTS W/ DRIVE-THRU, (1) SIT DOWN RESTAURANT (1) RETAIL
BUILDING AREA:	
PAD A	4,509 SF
PAD B	2,400 SF
SHOPS C	5,000 SF
PAD D	3,000 SF
TOTAL	14,909 SF
PATIO AREA:	
PAD A PATIO	600 SF
FRONT SETBACK REQUIRED:	25'-0"
FRONT SETBACK PROVIDED:	25'-0"
SIDE SETBACK REQUIRED:	20'-0"
SIDE SETBACK PROVIDED:	20'-0"
REAR SETBACK REQUIRED:	20'-0"
REAR SETBACK PROVIDED:	20'-0"
PARKING REQUIRED:	122 SPACES
PARKING PROVIDED:	173 SPACES TOTAL
PARKING RATIO:	11.6 SPACES / 1,000 SF



CONCEPTUAL SITE PLAN

NEC S. Val Vista Dr. and S. Melrose Rd.
Gilbert, AZ

08.10.2018
PROJECT NO.: 18085



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