



PROJECT SIZE: ±14,613 SF
(±1,200 SF - ±4,800 SF)

ZONING:
C-2, City of Gilbert

POPULATION:
1 Mile - 6,723
3 Mile - 78,408
5 Mile - 222,298

HOUSEHOLD INCOME:
1 Mile - \$83,576
3 Mile - \$84,964
5 Mile - \$86,057

TRAFFIC COUNTS:
N/S on Val Vista - 32,000 VPD
East on Loop 202 - 53,000 VPD
West on Loop 202 - 62,000 VPD

Located in a high growth area of Gilbert, AZ

Property is located on Val Vista, immediately off the Loop 202 freeway

Directly across the street from the new Gilbert Mercy Medical Center with over 870 employees

100,000 SF of office buildings and daytime employment on the same property

Highly visible location on hard corner

Call for rates

COPPER POINT

SWC Loop 202 / Val Vista Drive | Gilbert, AZ

**Cassidy
Turley** BRE
Commercial

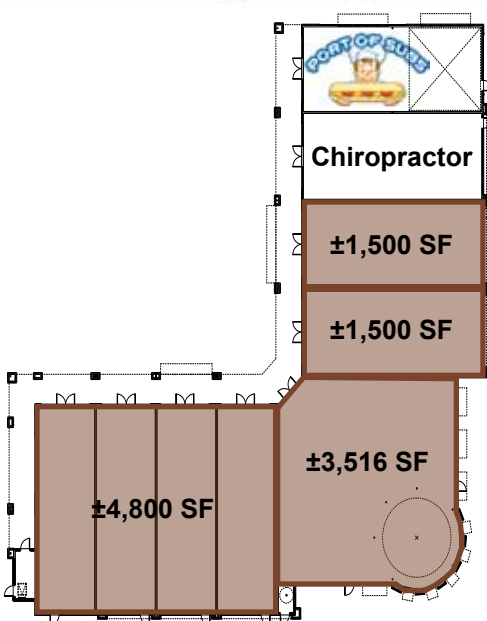
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