

# VAL VISTA SQUARE

SHOVEL READY SITE



## OVERVIEW

36 +/- acre, mixed-used development featuring office, medical, restaurants, retail and hotel with over 250,000-square-foot of planned Class “A” office. Located just at the gateway of San Tan Regional Mall, just north of Loop 202 San Tan Freeway, offers monument signage available with freeway visibility.

## KEY FEATURES

### Ownership Status

- Property: Val Vista Square
- Current Owner: Park Company
- Broker Representation: NAI Horizon

### General Site Information

- 36 Acres; SEC of Pecos and Val Vista
- Build-to-Suit Opportunities
- Zoned: Regional Commercial
- Potential Uses: Regional Commercial district permits large-scale regional retail, commercial, office, recreation and entertainment, and cultural uses, developed under a unified plan.
- Formerly: Agriculture
- Adjacent land use is zoned for General Commercial, Regional Commercial, and Residential

### Site Infrastructure

- All utilities are available onsite
- Electric Power: Salt River Project (SRP)
- Natural Gas: Southwest Gas
- Telecommunications: CenturyLink, SRP, Cox Communications
- Water: Town of Gilbert 16” and 20” waterline
- Wastewater Treatment: Town of Gilbert 10” wastewater line

### Transportation Access

- .5 mile to SanTan Freeway
- 14 miles to Interstate 10
- 24 miles to Sky Harbor Airport (PHX)
- 6 miles to Phoenix Mesa Gateway Airport

### Size and Quality (Skill Level) of Labor Force

- Current Population: 229,972 (2013)
- Education Level of Residents: 38% hold a bachelors degree or higher; 95% high school graduate or higher