

VISTA DEL ORO SHOPPING CENTER

SWC VAL VISTA DR & QUEEN CREEK RD
4844 S Val Vista Dr, Gilbert, AZ 85298

1,800 SF FOR LEASE



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PROPERTY FEATURES

Former Leslie's Pools - 1,800 SF subject space

- Planet Fitness
- Priority Pet Hospital
- TotSpot Preschool
- Kumon
- Strong neighborhood/service-oriented tenant mix

HIGH-PROFILE RETAIL INTERSECTION

New/Planned Commercial Development in the area

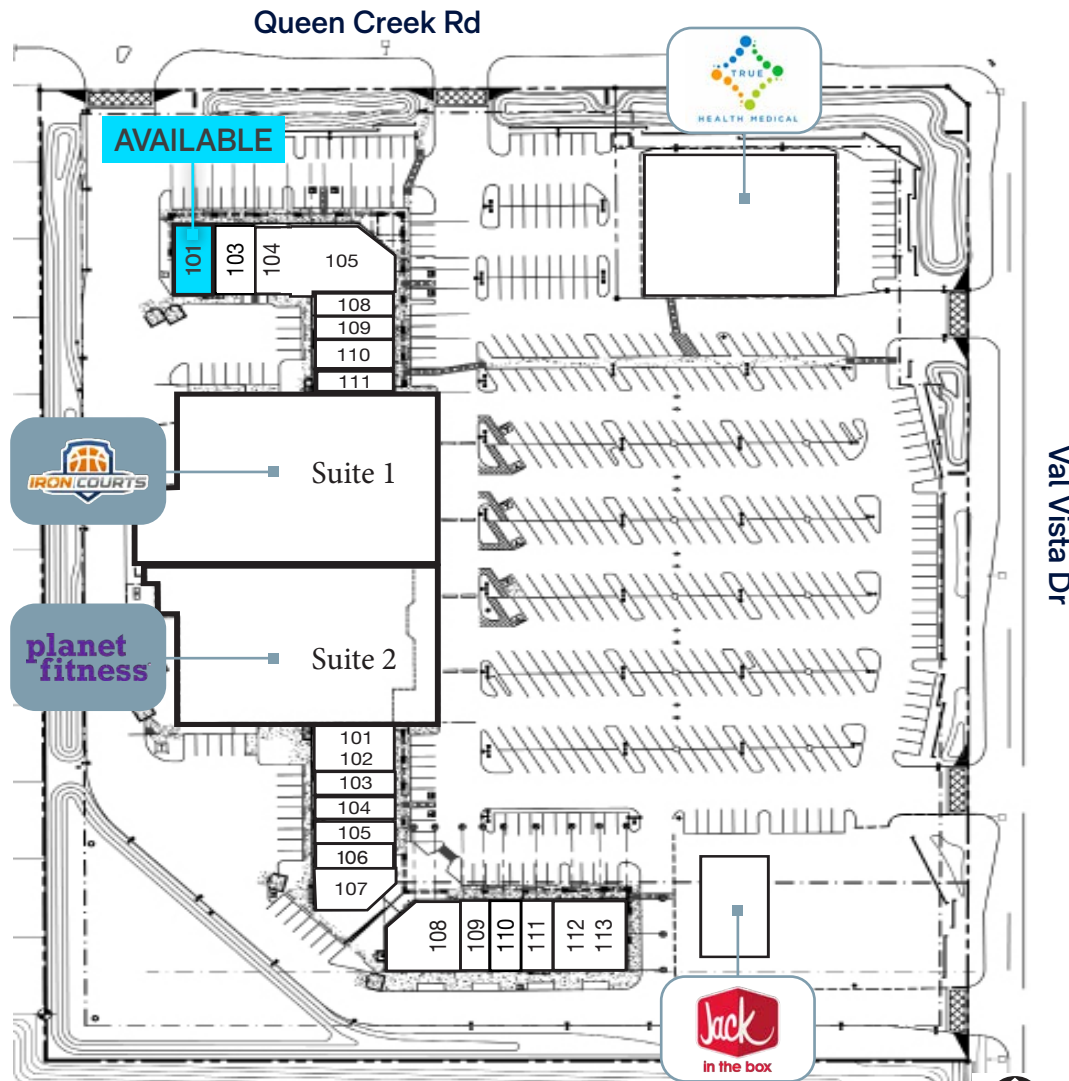
Positioned at the highly trafficked Val Vista Drive & Queen Creek Road intersection, Vista Del Oro benefits from a strong mix of established retail, fitness, medical, pet and service users. The surrounding intersection is experiencing continued commercial and residential investment, including a new Walgreens and additional commercial development directly across from the property, further strengthening the site's long-term visibility and customer draw.

TRAFFIC COUNTS



±20,084 VPD on E Queen Creek Rd
±27,973 VPD on S Val Vista Dr

SITE PLAN



ANCHOR SPACE

Ste #	Tenants	SqFt
Suite 1	Planet Fitness	--
Suite 2	Iron Courts	--

SHOPS A

Ste #	Tenants	SqFt
A-10	AVAILABLE	1,800
A-103	Bosa Donuts	--
A-104-105	TotSpot Preschool	--
A-108	Subway	--
A-109	SK Cleaners	--
A-110	Kumon Learning Center	--
A-111	A Better Tuxedo Company	--

SHOPS B

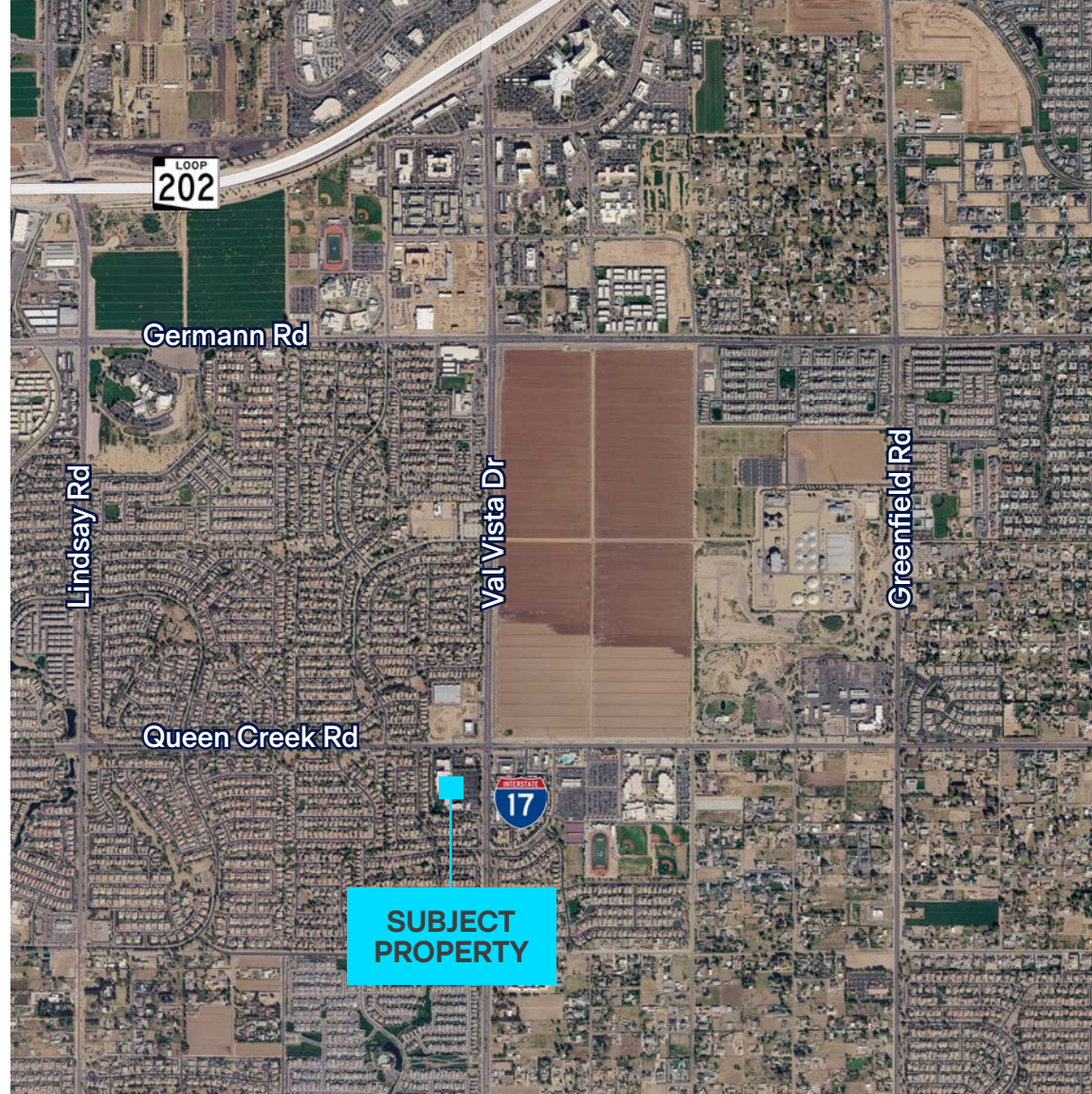
Ste #	Tenants	SqFt
B-101-102	Wrapped with Ribbon	--
B-103	QV Nail Salon	--
B-104	Grace Foot Spa	--
B-105	Los Favoritos	--
B-106	Gateway Barbershop	--
B-107	Vista Dorado Dental	--
B-108	Priority Pet Hospital	--
B-109-110	Right at Home	--
B-111	Sozeal Restaurant	--
B-112-113	Cogburn's Bar & Grill	--

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	10,939	82,363	256,535
Proj. Pop. (2030)	11,523	86,090	266,851
Daytime Population	3,271	52,910	130,317
Median Age	36.4	36.8	37.9

Household	1-Mile	3-Mile	5-Mile
Total Households	3,054	24,713	83,403
Proj. Households (2030)	3,217	25,840	86,811
Avg. Household Size	3.4	3.2	3

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$182,030	\$178,536	\$159,676
Med. HH Income	\$158,246	\$154,916	\$134,366



FOR MORE INFORMATION, CONTACT

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