

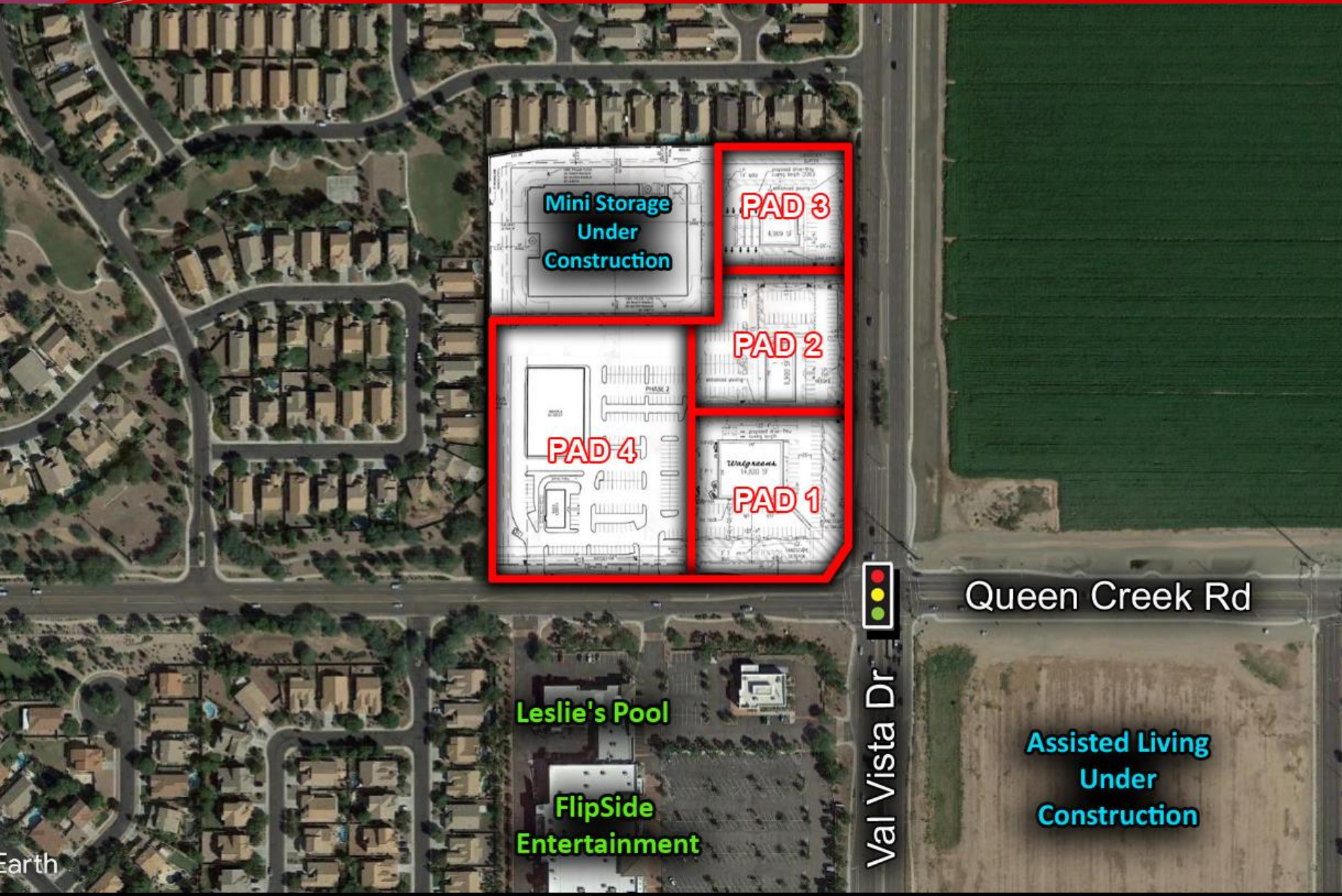
EXCLUSIVE LISTING

- ☐ **Location:** NWC of Val Vista Rd. and Queen Creek Rd. in Gilbert, Arizona.
- ☐ **Size:** +/- 9.47 Acres. All or part available.
- ☐ **Zoning:** SC
- ☐ **APN:** 304-57-692 (9.47 of 12.97 Acres)
- ☐ **Price:** Submit
- ☐ **Utilities:** To site
 - ☐ Electric: SRP
 - ☐ Water: City of Gilbert
 - ☐ Sewer: City of Gilbert
- ☐ **Comments:** Property is located 2 miles south of the Loop 202 interchange at Val Vista Road. Val Vista and Queen Creek Road are both major arterials running through the southeast valley. Due to a steady increase in housing starts and residential demand in Gilbert this site is ideal for retail, office, church, or assisted living uses.



+/- 9.47 ACRES VAL VISTA & QUEEN CREEK RD.

GILBERT, AZ



Mini Storage
Under
Construction

PAD 3

PAD 2

PAD 4

PAD 1

Queen Creek Rd

Val Vista Dr

Leslie's Pool

FlipSide
Entertainment

Assisted Living
Under
Construction



NWC QUEEN CREEK + VAL VISTA Gilbert, Arizona for PAC WEST

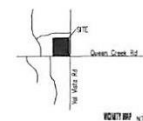
project data

BUILDING AREA	ZONING SC
RETAIL	75,889 SF
DAY CARE	8,600 SF
BANK	5,000 SF
TOTAL	89,489 SF

PARKING DATA	
TOTAL REQUIRED	337 SPACES
RETAIL (1/300)	
DAY CARE (1/350)	
BANK (1/175)	
TOTAL PROVIDED	454 SPACES

LANDSCAPE DATA	
REQUIRED	1.3 ACRES 10%
PROVIDED	3.57 ACRES 27.54%

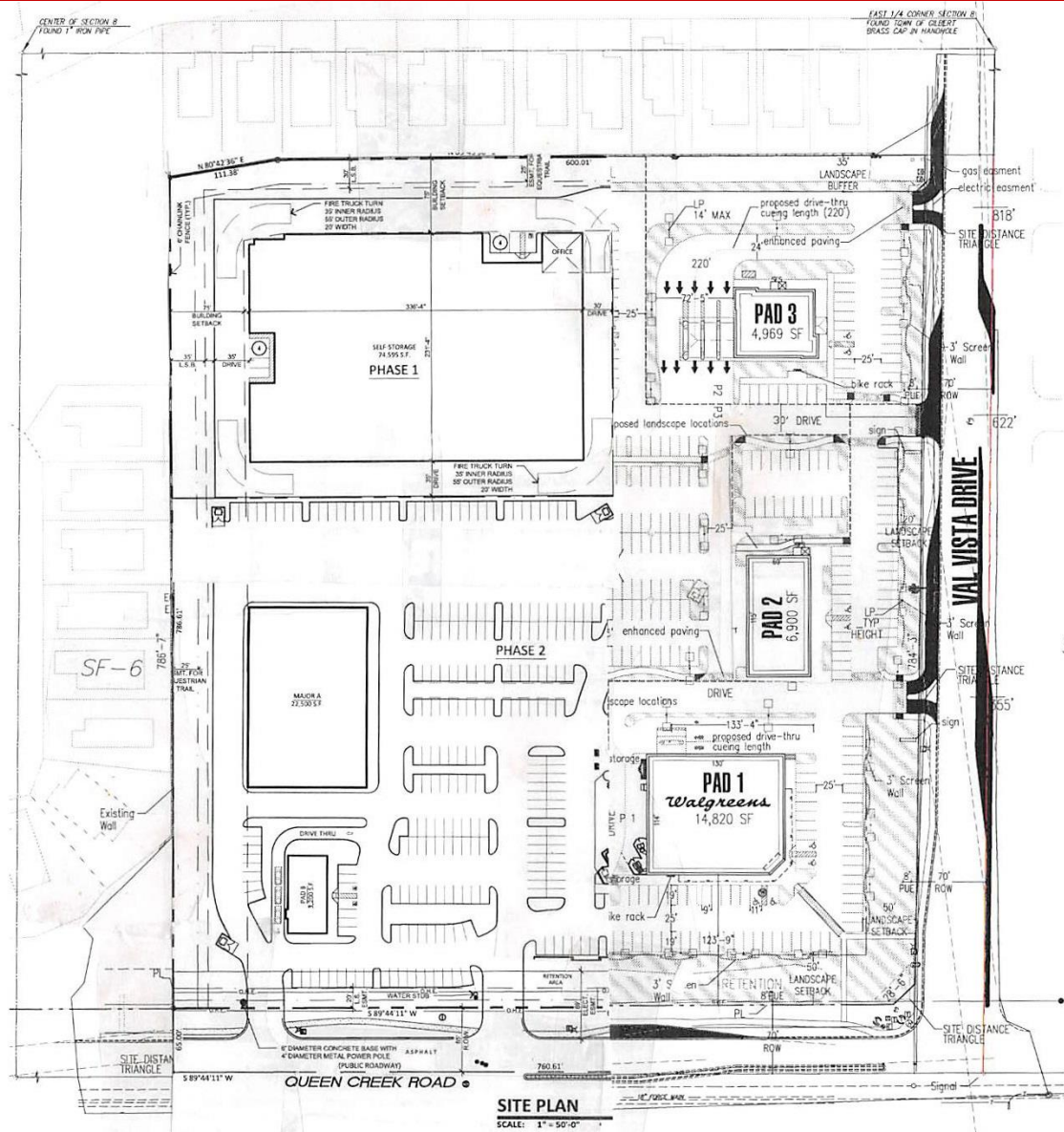
SITE DATA	
AREA	1564,397 SF = 12.96 AC
COVERAGE	15.85 %



conceptual SITE PLAN

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project # 27008
11 JANUARY 2008
REVISED 17 MARCH 2008

ELLERMANN,
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BRUNO
ARCHITECTURE PLANNING
1011 AVENUE OF THE STARS
SUITE 1000 FARMINGTON, CT 06032



SITE PLAN
SCALE: 1" = 50'-0"

SF-7

SC

SC

SC