

- ❑ **Location:** Property is at the SEC of Val Vista Dr. & Queen Creek Rd. in Gilbert, AZ.
- ❑ **Size:** 4, +/- 2 Acre improved pad sites
- ❑ **Utilities:** All to Site
- ❑ **Improvements:** Off-Sites completed and some On-Sites as well.
- ❑ **Comments:**
 - Project anchored by a Spectrum senior facility with 160 residents and over 40 daily employees
 - Adjacent to a future gas / convenience store
 - Frontage on Queen Creek Rd and Val Vista Road
 - Adjacent to Perry High School
 - 3,194 students
 - 160 Employees
 - Multiple parcel sizes and building sizes available for sale, ground lease, or build to suit.
 - Less than 2 miles to Loop 202

SEC OF QUEEN CREEK RD & VAL VISTA DR | GILBERT, AZ



Queen Creek Rd

E Queen Creek Rd

Leslie's Pool

FlipSide
Entertainment

Jack
in the Box

Val Vista Dr

S Val Vista Dr

E Cassia Ct

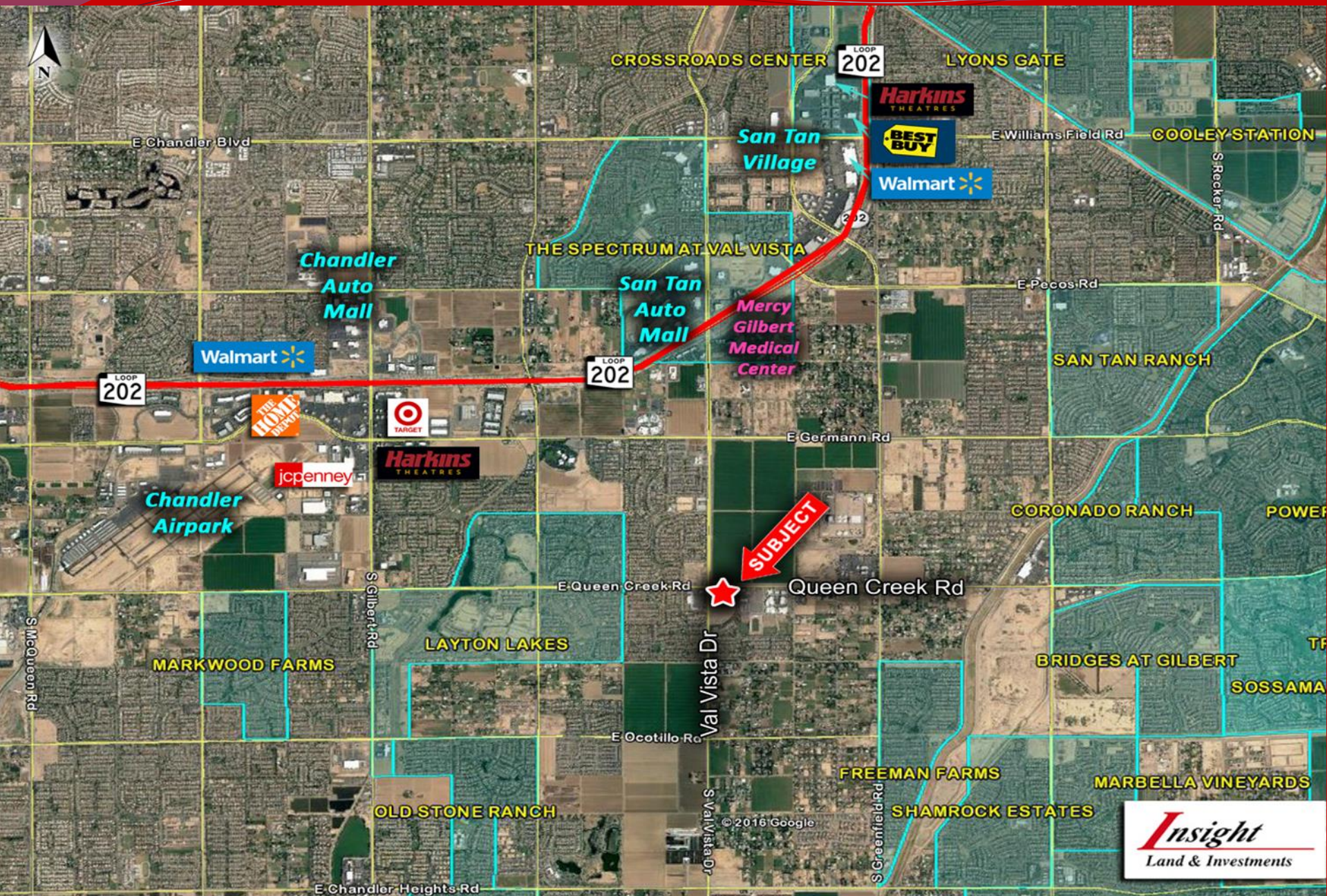
E Chestnut Ln

**FUTURE
GAS STATION**

**SENIOR
LIVING
UNDER
CONSTRUCTION**

Perry
High School
3,194 Students

S Key Biscayne Dr
E Nightingale Ln



Elevation Renderings of Future Spectrum Project



North Elevation



West Elevation



East Elevation



South Elevation