

# Spectrum Falls | For Lease

2680 S Val Vista Drive Bldg. 15, Unit 183, Gilbert, AZ 85295



- +/- 1,900 SF
- Unit 183
- Recently Renovated
- Built Out Office Space
- Former Pharmacy/Compounding Office
- For Lease: \$27.00 FS, net of janitorial
- Overall parking ratio: 5.5 per 1,000
- 1 Mile North of Loop 202 Freeway
- Located within one mile of Mercy Gilbert Medical Center, SanTan Village Power Center

[www.menlocre.com/property](http://www.menlocre.com/property)

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## Additional Photos

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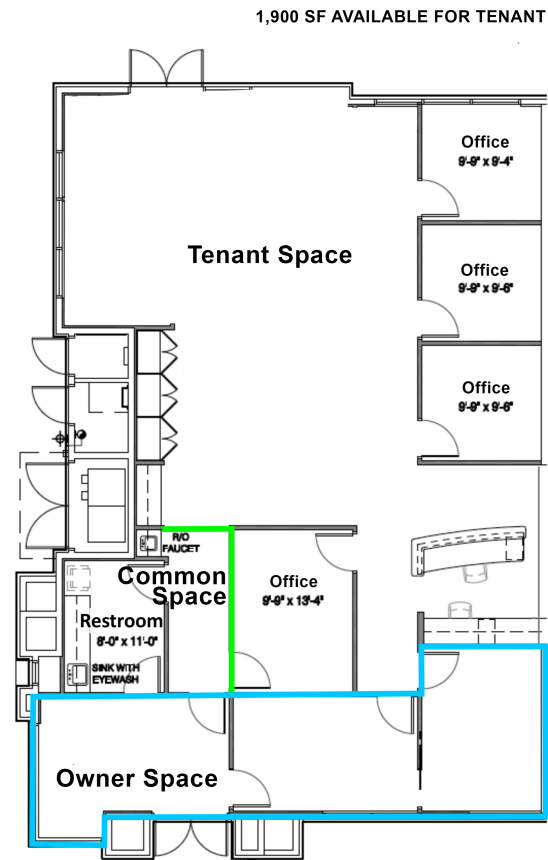
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## Floor Plan



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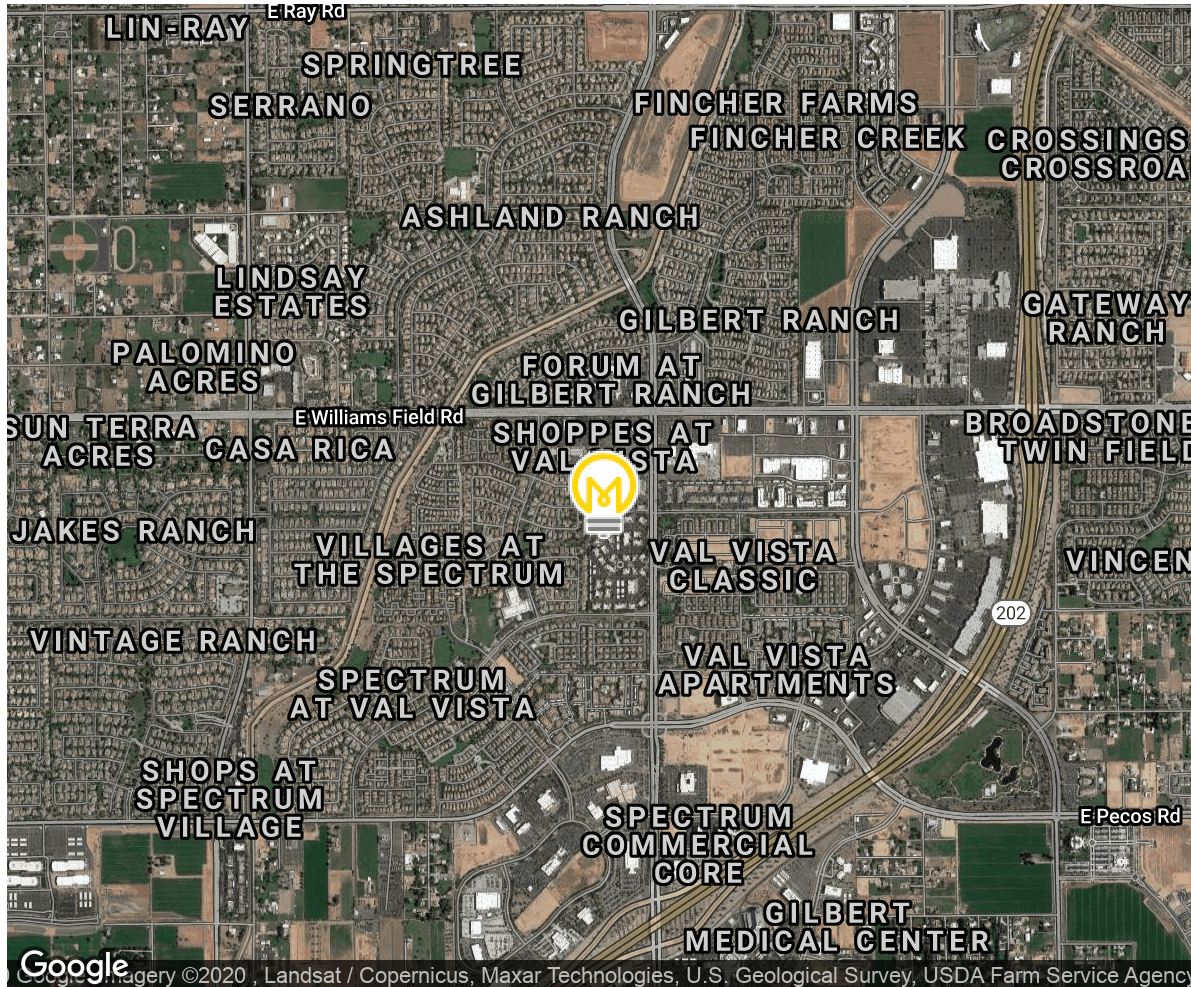
## Site Plan



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## Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,957	22,775	71,971
Total Population:	6,027	69,200	217,509
Average HH Income:	\$116,077	\$99,818	\$94,638