

±2.29 Acre Hard Corner (Divisible)

LAND PARCEL AVAILABLE for SALE, LEASE, or B.T.S.

SWC Coronado Road & Ray Road | Gilbert, Arizona



Brent Mallonee
Senior Director
+1 602 224 4437
brent.mallonee@cushwake.com

2375 E. Camelback Rd, Suite 300
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 468 8588
cushmanwakefield.com



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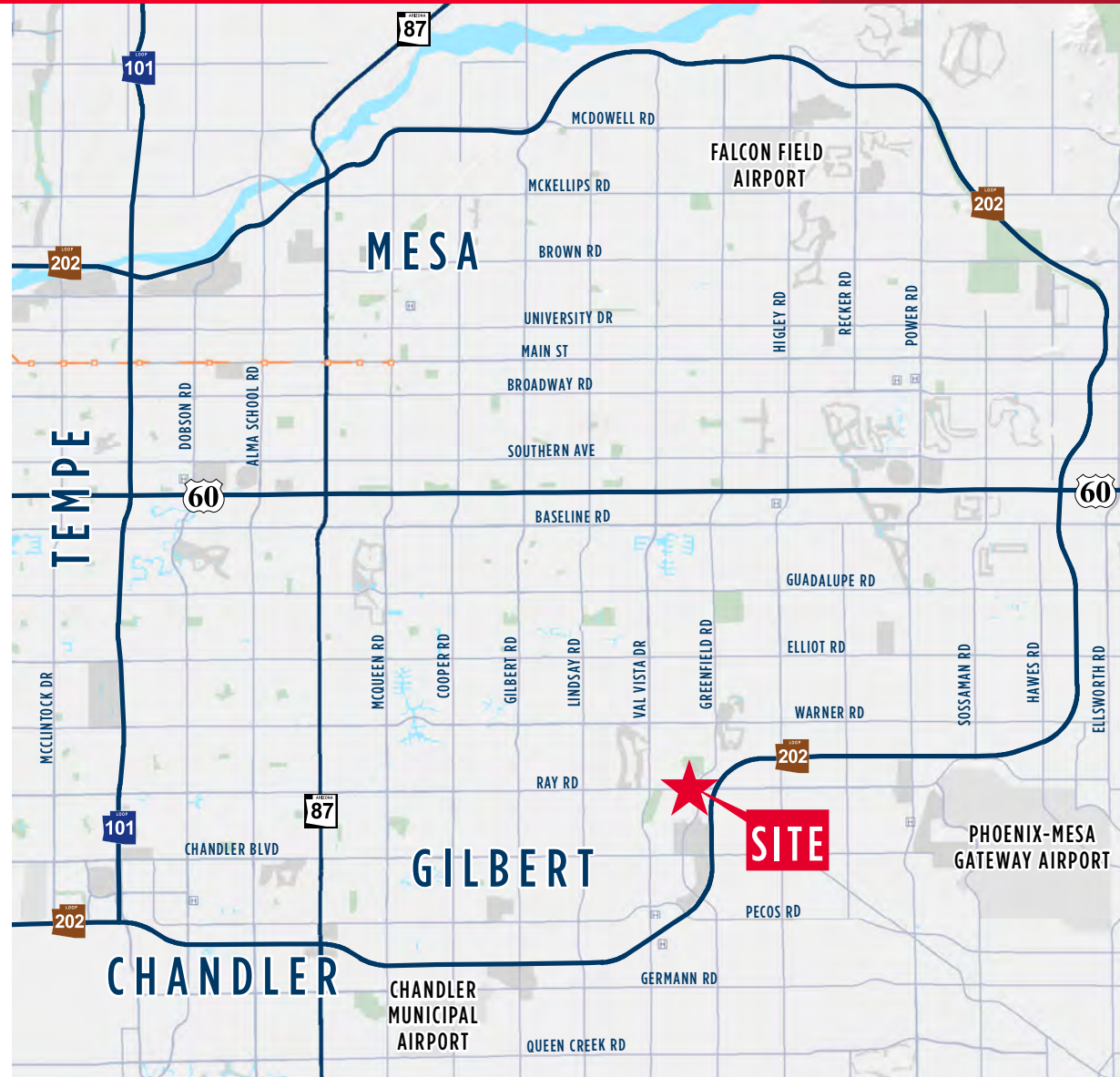
Property Highlights

- ±2.29 acres (±99,926 SF) Available
 - All or Part
 - For Sale, Lease, or B.T.S.
- Great site for Pharmacy, Gas, Fast Food, Urgent Care, Automotive, Charter School, Etc.
- Zoning: PAD, Gilbert
- Price: Call for pricing
- Adjacent to nearly 1,000,000 SF San Tan Village Regional Mall

Demographics	1 Mile	3 Miles	5 Miles
Population	10,436	108,364	279,409
Average HH Income	\$94,840	\$102,513	\$93,970
Households	3,351	35,394	92,291

* Source: ESRI, 2016

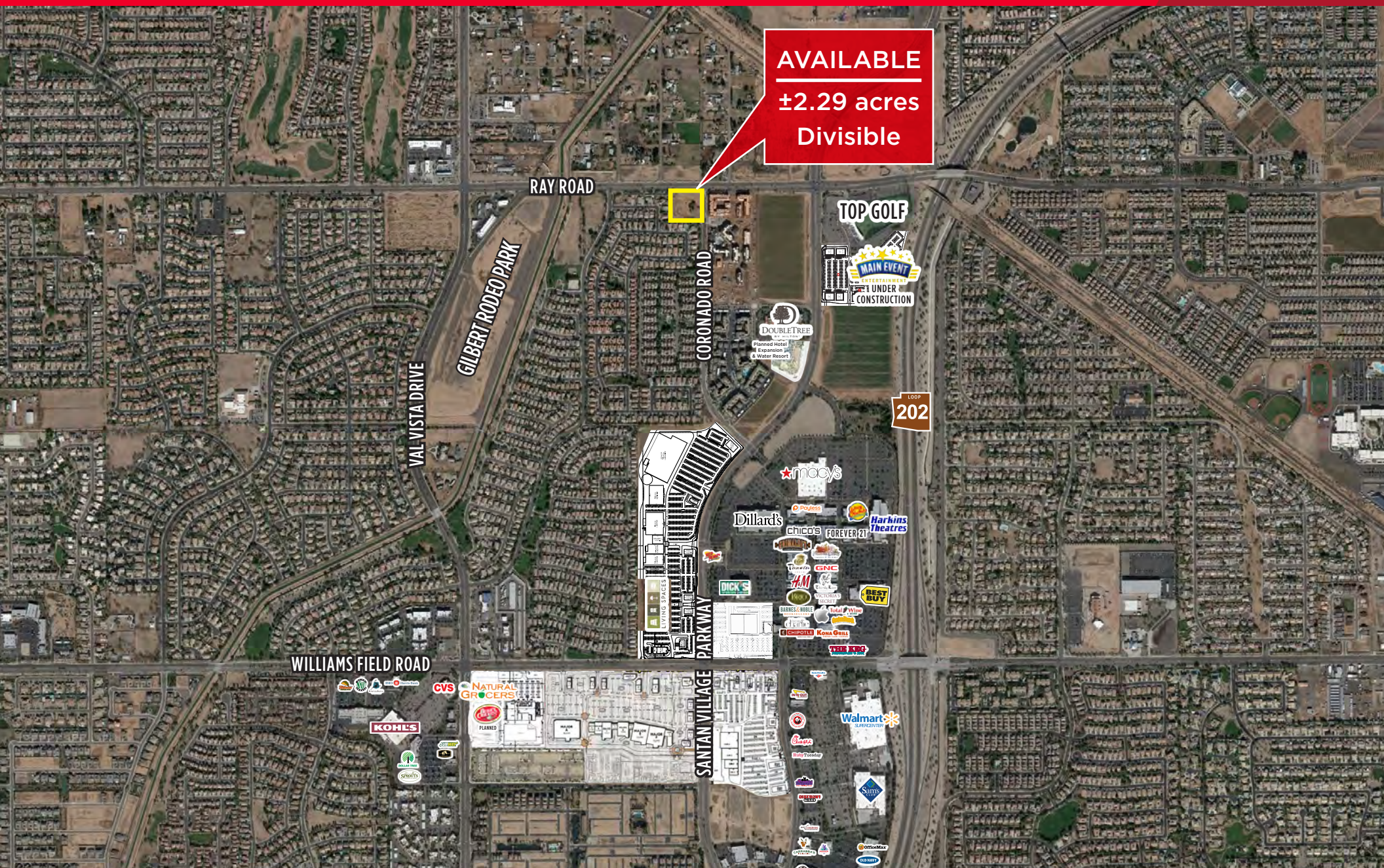
Traffic Counts	
Ray Road	15,091 VPD
Loop 202	42,257 VPD



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RAY ROAD

GILBERT RODEO PARK

VAL VISTA DRIVE

CORONADO ROAD

TOP GOLF

MAIN EVENT
UNDER CONSTRUCTION

DOUBLETREE
Planned Hotel
Expansion
& Water Resort

LOOP
202

MACY'S

DILLARD'S

Payless

chico's

FOREVER 21

Harbors
Theatres

McDonald's

GNC

AM

DICK'S

BARNES & NOBLE

Chipotle

Kona Grill

YEE HING

WILLIAMS FIELD ROAD

CVS

NATURAL GROCERS

PLANNED

KOHL'S

Walmart

Sam's Club

Target

Best Buy

Home Depot

Lowes

HomeGoods

Bed Bath & Beyond

Marshalls

Old Navy

Gap

SANTAN VILLAGE PARKWAY

Walmart

Sam's Club

Target

Best Buy

Home Depot

Lowes

HomeGoods

Bed Bath & Beyond

Marshalls

Old Navy

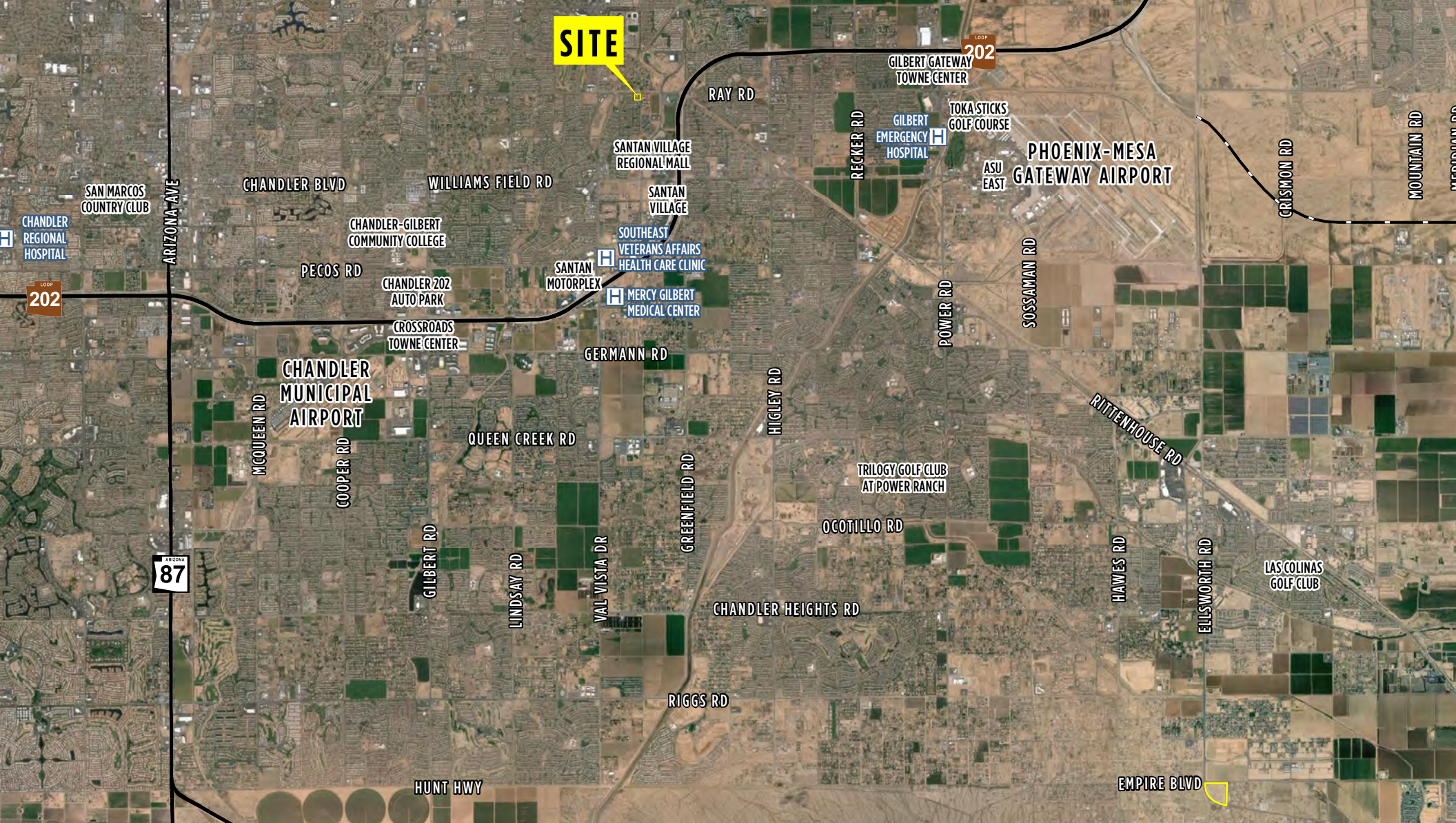
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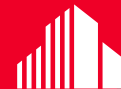
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