



NAVIGATE
REALTY
GROUP

Silverstone Plaza

754 SOUTH VAL VISTA, GILBERT, AZ, 85296



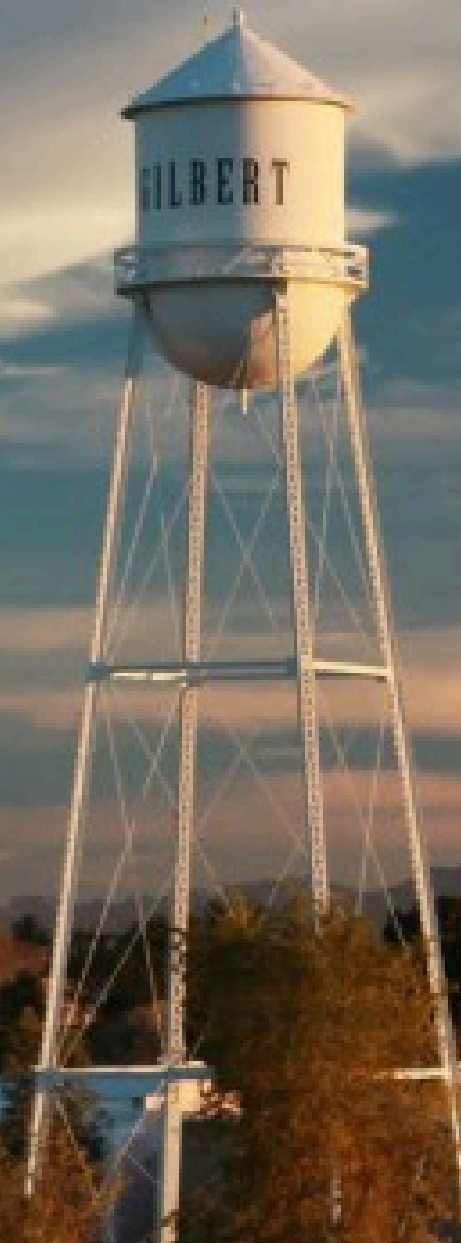
Silverstone Plaza | 754 S Val Vista Dr | Gilbert, Arizona

Position your business in one of Gilbert's most established and affluent residential corridors. Silverstone Plaza offers High-visibility retail and professional space in one of Gilbert's most affluent corridors, anchored by Fry's Food & Drug and supported by dense, high-income residential communities.

The center benefits from strong daily traffic and consistent neighborhood activity and is anchored by Fry's Food & Drug, a major regional grocery operator that serves as a primary traffic driver for the surrounding community.

Silverstone Plaza draws from a dense and stable residential trade area with over 43,000 residents within two miles and over 337,000 residents within five miles, supported by average household incomes exceeding \$106,000 within two miles. The surrounding neighborhoods consist of highly desirable Gilbert communities with strong home values and consistent consumer spending patterns.

Located minutes from US-60 and Loop 202, the property provides convenient access throughout the East Valley and greater Phoenix metro. This location presents an excellent opportunity for medical, wellness, professional office, boutique retail, or service-oriented tenants seeking strong neighborhood visibility in one of Gilbert's most desirable submarkets.





Property Highlights:

- Silverstone Plaza – Retail / Professional Space
 - 2,043 sf available
 - \$26.50 + NNN
 - Highly visible neighborhood retail center
- Fry's Food & Drug Anchored
- Monument signage available
- Strong traffic corridor along Val Vista Drive
- Located in Val Vista Retail Corridor
- Surrounded by established Gilbert residential communities
- Ideal for retail, medical, office, or wellness users
- 30,000+ vehicles per day on Val Vista Dr
- Major signalized intersection at Val Vista & Warner



Silverstone Plaza - Gilbert, AZ

Silverstone Plaza is a well-established neighborhood retail center located along **Val Vista Drive in Gilbert, Arizona**. The center is **anchored by Fry's Food & Drug**, a dominant grocery retailer that generates consistent daily customer traffic and serves as a primary shopping destination for surrounding neighborhoods.

The property benefits from excellent visibility along **Val Vista Drive**, one of the East Valley's primary north-south corridors connecting **US-60 and Loop 202**. The center is surrounded by highly desirable residential communities, including **The Islands and Val Vista Lakes**, creating a stable customer base with strong household incomes and long-term retail demand.

With dense nearby population, strong traffic counts, and a major grocery anchor, Silverstone Plaza offers an excellent opportunity for **retail, service, and professional tenants** seeking a highly visible neighborhood retail location in Gilbert's established Val Vista trade area.

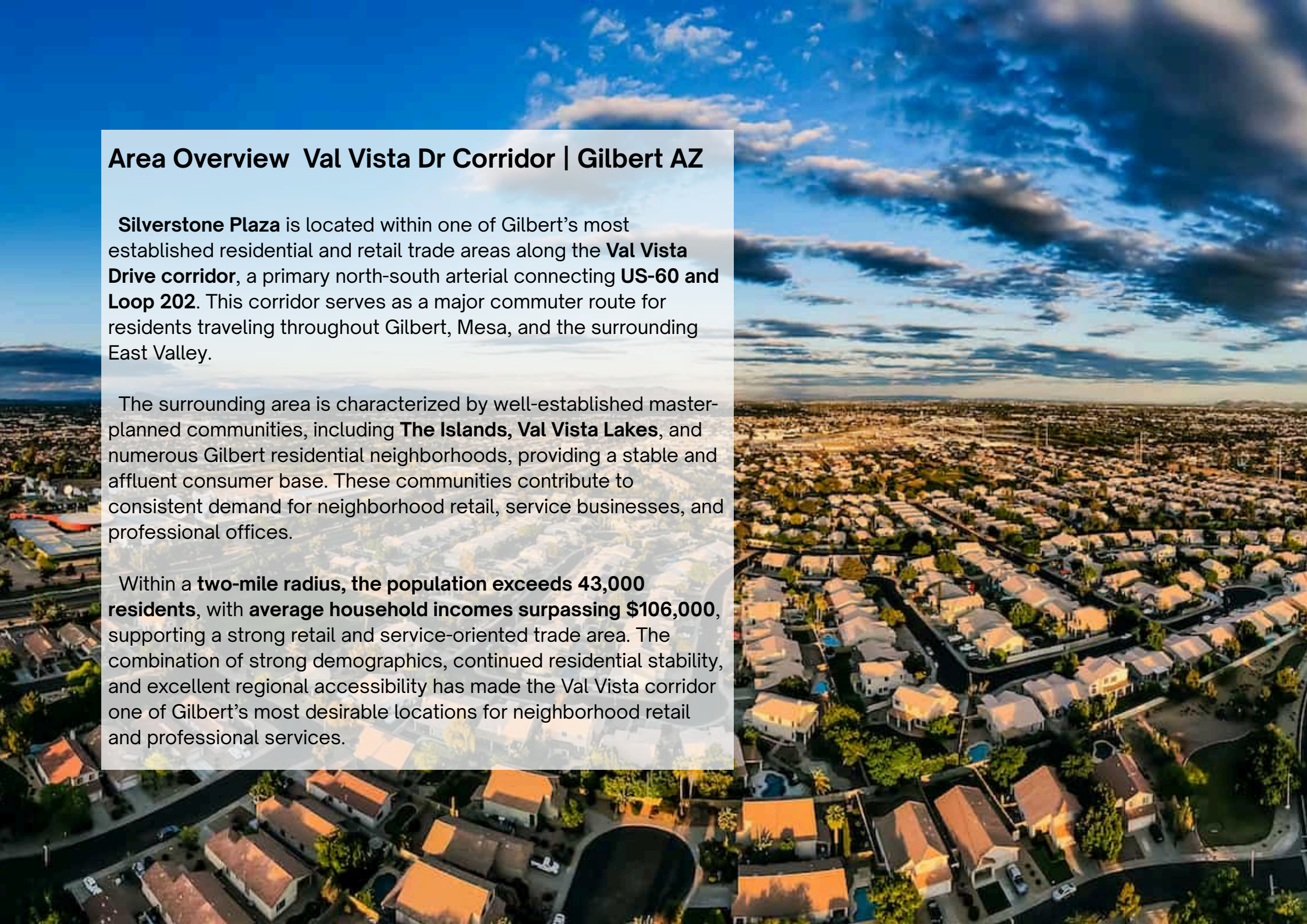


Area Overview Val Vista Dr Corridor | Gilbert AZ

Silverstone Plaza is located within one of Gilbert's most established residential and retail trade areas along the **Val Vista Drive corridor**, a primary north-south arterial connecting **US-60 and Loop 202**. This corridor serves as a major commuter route for residents traveling throughout Gilbert, Mesa, and the surrounding East Valley.

The surrounding area is characterized by well-established master-planned communities, including **The Islands, Val Vista Lakes**, and numerous Gilbert residential neighborhoods, providing a stable and affluent consumer base. These communities contribute to consistent demand for neighborhood retail, service businesses, and professional offices.

Within a **two-mile radius**, the population exceeds **43,000 residents**, with **average household incomes surpassing \$106,000**, supporting a strong retail and service-oriented trade area. The combination of strong demographics, continued residential stability, and excellent regional accessibility has made the Val Vista corridor one of Gilbert's most desirable locations for neighborhood retail and professional services.



Major Employers - East Valley Trade Area

The East Valley is supported by a diverse mix of technology, healthcare, aerospace, and financial services employers that contribute to a strong daytime population and sustained residential growth.

- 200,000+ employees within the East Valley
- Major technology, healthcare, and aerospace hub

Major employers supporting the East Valley workforce include:

- **Intel Corporation – Chandler Campus**
- **Banner Health Medical Centers**
- **Dignity Health Chandler Regional Medical Center**
- **Northrop Grumman**
- **Wells Fargo Operations Center**
- **PayPal Corporate Operations**
- **Microchip Technology**
- **Arizona State University Polytechnic Campus**
- **Gilbert Public Schools**

These major employers support a strong workforce, high household incomes, and continued residential growth throughout the Gilbert and Chandler submarkets.





GILBERT



SIDE
MACY

LIBERTY
MEAT
A COMPLETE

**Commercial Real Estate Advisory
Retail | Industrial | Office | Investment Sales**

Navigate Realty Group provides strategic commercial real estate advisory across the Phoenix metro, with a focus on the East Valley including Gilbert, Chandler, Mesa, and Scottsdale. We specialize in landlord and tenant representation, investment sales, and site selection—helping clients maximize value and identify opportunities in a high-growth market.

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