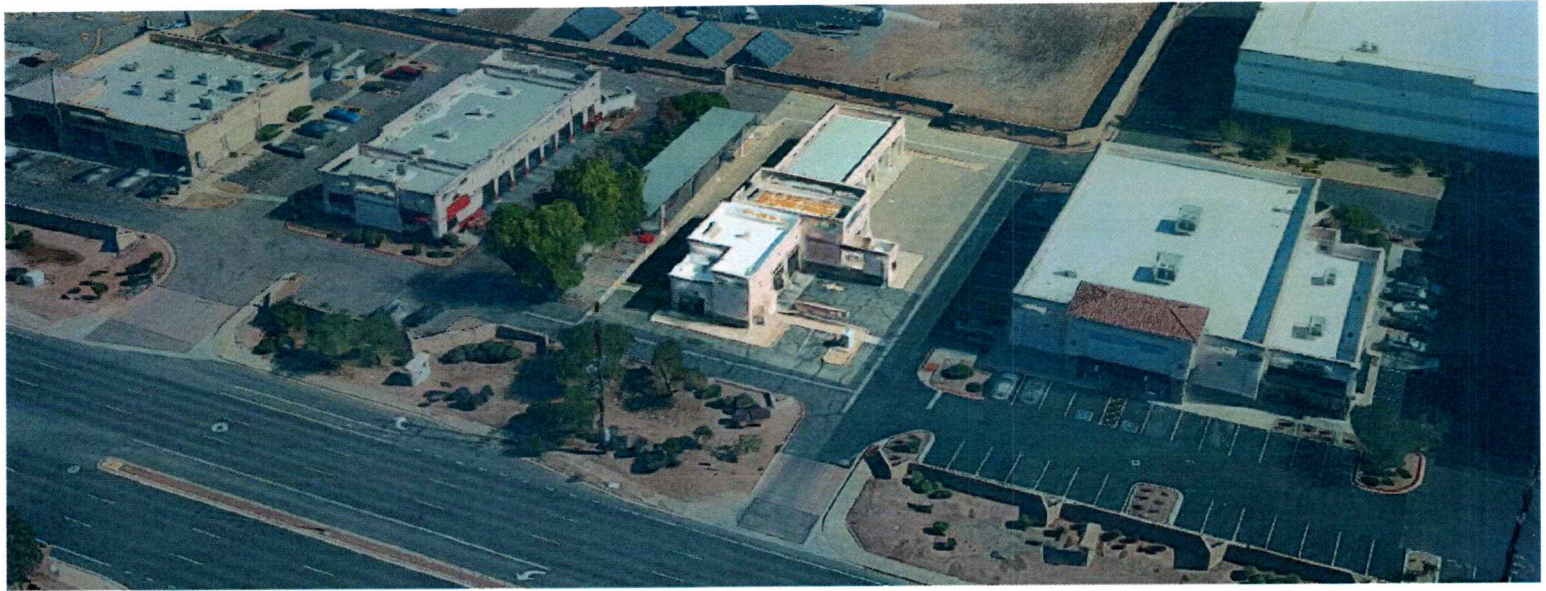


# For Lease

New Auto Service Space Next to Jiffy Lube  
S/SEC Val Vista and Warner Gilbert, Arizona

931 S. Val Vista Dr  
Gilbert, Arizona



**Location:** 931 S. Val Vista Dr. Gilbert, Arizona 85204  
S/SEC Val Vista and Warner Gilbert, Arizona

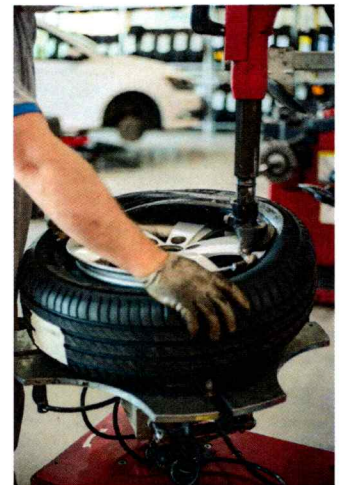
**Space:** Approximately 2839 sq. ft (3 bays plus office/storefront). Space adjoins Jiffy Lube. Ideal for specialty auto service and related uses. General auto repair is restricted.

**Rental Rate:** \$6500.00 per month, NNN

**Area:** Very strong Gilbert, Az area. Other major tenants at this corner include Target, Fry's Food and Drug, Walgreen's, Home Depot, Jack In the Box, Taco Bell, Firestone, Sun Devil Auto, and more. Other major projects in the area include San Tan Village, Mesa Gateway Airport, and Eastmark mixed use masterplanned development.

**Construction:** New construction, completion expected 3rd quarter 2026.

**Zoning:** GC-City of Gilbert (General Commercial)



**For More Information Please Contact:**

**DIAMOND  
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Commercial real estate brokerage

Diamond Properties, Inc.  
1110 E Missouri Ave | Suite 180  
Phoenix, Arizona 85014  
P: 602 265 0011

**Chip Diamond**  
rediamond@aol.com  
M: 602 430 5625

# For Lease

931 S. Val Vista Dr  
Gilbert, Arizona

## Location Map

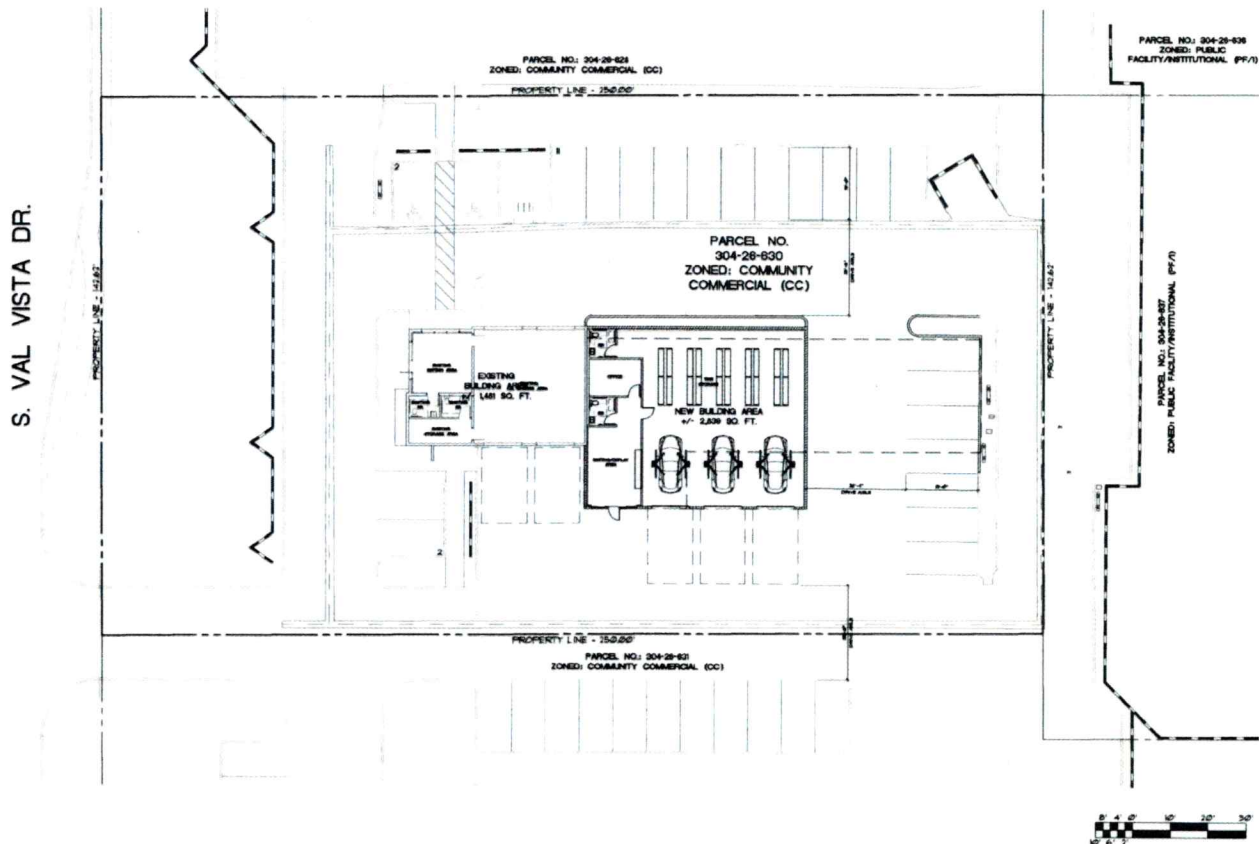


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## Site Plan

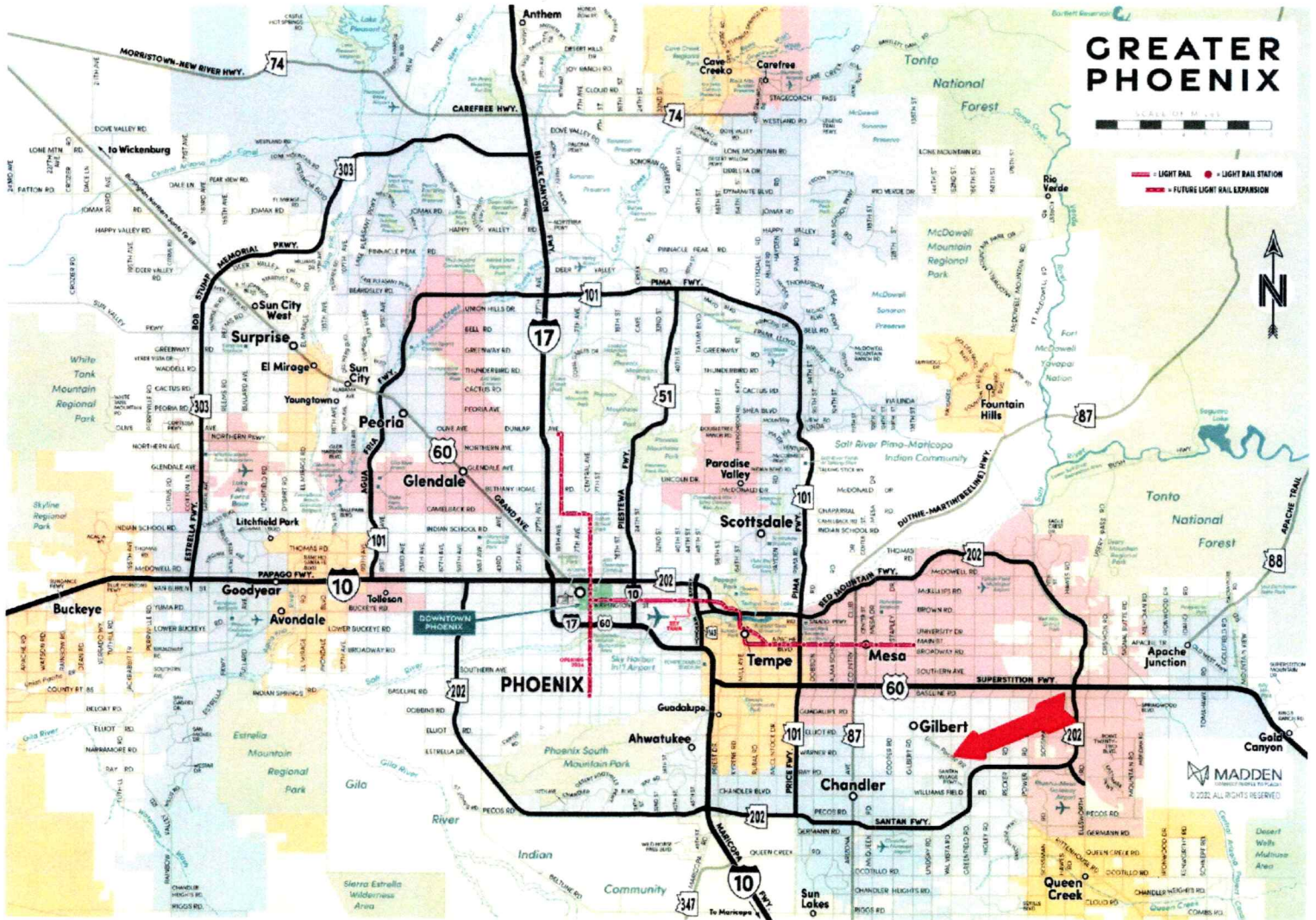


SOUTH EXTERIOR ELEVATION

# For Lease

931 S. Val Vista Dr  
Gilbert, Arizona

## City Map



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