



VELOCITY**RETAIL**GROUP
THE GAST TEAM



DANA PARK

— S H O P S —

NWC BASELINE RD & VAL VISTA DR

— GILBERT, ARIZONA —

PROPERTY OVERVIEW

- 1,549 SF former juice bar coming available, full buildout
- Average household income exceeds \$130,000 within a 1-mile radius
- Located at one of Gilbert's busiest intersections, with strong VPD and high foot traffic from nearby retail and service businesses
- Located in Dana Park, one of the East Valley's most affluent, high-traffic shopping destinations, with over 2.5 million annual visits (per Placer.ai)

DEMOGRAPHICS

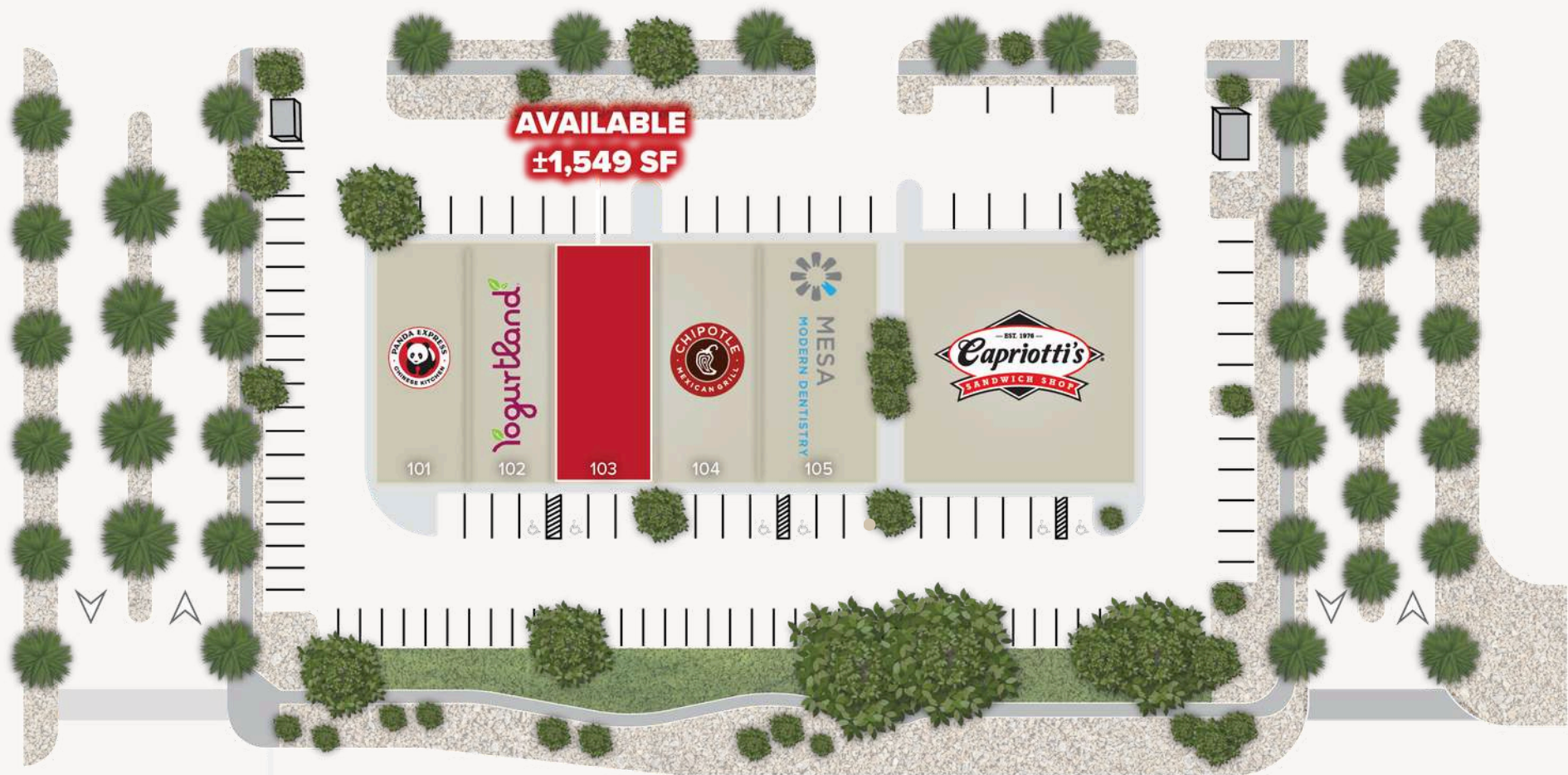
Baseline Rd	29,000 VPD
Val Vista Dr	30,00 VPD
US 60	181,000 VPD

TOTAL	240,000 VPD
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NEARBY TENANTS



CONCEPTUAL SITE PLAN



BASELINE RD ± 29,000 VPD

SUITE	101	102	103	104	105
SQFT	±1,800	±1,539	±1,549	±2,260	±3,273
TENANT	PANDA EXPRESS	YOGURT LAND	AVAILABLE	CHIPOTLE	DENTIST



BN THE VIG

Guitar Center
TALBOTS

Panera
Bath & Body Works
sauce
Kirkland's Home
LOFT Soma SEPHORA

Brain Balance

Bucar

THE VITAMIN SHOPPE
JARED
The Galleria Of Jewelry

FIREHOUSE SUBS
ZUPAS

RODIZIO GRILL
THE BRAZILIAN STEAKHOUSE

VILLAGE SQUARE AT DANA PARK

VAL VISTA DR ± 30,000 VPD

MONTERO AT DANA PARK

±1,549 SF AVAILABLE
EXISTING JUICE BAR

Chop Shop

Capriotti's
yogurtland

verizon
Tokyo JOE'S
BOWLS | SUSHI | SALADS | POKE

Comerica

BASILINE RD ± 29,000 VPD

IHOP

AT&T
FIVE GUYS

eegee's

FedEx
SMOOTHIE KING
STRETCH LAB
MADgreens
COLD STONE
SportClips
CHASE

Starbucks
FIRST WATCH
Jersey Mike's

K

sleep number

TACO BELL

Filiberto's

MIDFIRST BANK

BIG BRAND
TIRE & SERVICE
U-HAUL

US 60 ± 181,000 VPD

Guitar Center
TALBOTS

Brain Balance

MONTERO AT DANA PARK

BN THE VIG

Buck

THE VITAMIN SHOPPE
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VAL VISTA DR ± 30,000 VPD

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CHASE

Filiberto's





± 181,000 VPD



BASELINE RD ± 29,000 VPD



DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	114,983	138,456	366,801
	2026 TOTAL HOUSEHOLDS	5,813	54,757	139,049
	MEDIAN HOUSEHOLD INCOME	\$135,356	\$115,677	\$122,186
	2026 MEDIAN HOME VALUE	\$477,742	\$391,211	\$426,948
	2026 TOTAL EMPLOYEES	6,260	38,399	114,824
	2026 TOTAL BUSINESSES	1,346	6,799	17,108



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2415 E. Camelback Rd Suite 400
Phoenix, AZ 85016
velocityretail.com

FOR MORE INFORMATION:

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com

Ryan Lane

602.682.8164

ryan.lane@velocityretail.com

THE GAST TEAM *Marketing Collateral Created & Managed By:* | Ryann Kemp • ryann.kemp@velocityretail.com

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