

**NOW UNDER
CONSTRUCTION**

THE **Gilmore**

SAFEWAY 
ANCHORED

GERMANN RD

VAL VISTA RD

NWC **VAL VISTA Rd &
GERMANN Rd**

NEW GROCERY ANCHORED
MIXED-USE DEVELOPMENT

197,307 SF OF RETAIL

GILBERT, AZ



 **THOMPSON
THRIFT**
RETAIL GROUP

 **PCA**
PHOENIX COMMERCIAL ADVISORS
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Summary

AVAILABLE

Anchor Space, Shops, Pads, Restaurant,
Inline Retail, Grocery, Office 2 Story, End
Caps with Patio, and Roof Top Patios

Traffic Counts

N ±54,390 VPD (NB & SB) **E** ±24,077 VPD (EB & WB)
S ±30,408 VPD (NB & SB) **W** ±15,079 VPD (EB & WB)

ADOT 2023 & INRIX 2023

Nearby Employers



Property Highlights

- ▶ Median Household Incomes exceeds \$138,000 within a 3-mile radius and total population is approximately 99,000
- ▶ Development sits on the going-home side of Val Vista Rd. where more than 54,000 vehicles travel each day.
- ▶ Strong daytime employment within the immediate trade area with over 103,000 workers and notable employers such as Mercy Gilbert Medical Campus, SanTan MotorPlex, Liberty Mutual Insurance, Deloitte, Higley Unified School District, Town of Gilbert, Isagenix, and many more.
- ▶ Nearby amenities include Camp Verde High School, Central Christian Church-Gilbert, Discovery Park, TopGolf
- ▶ Approximately another 3,300 single-family homes planned for the trade area.



highlights





THE Gilmore

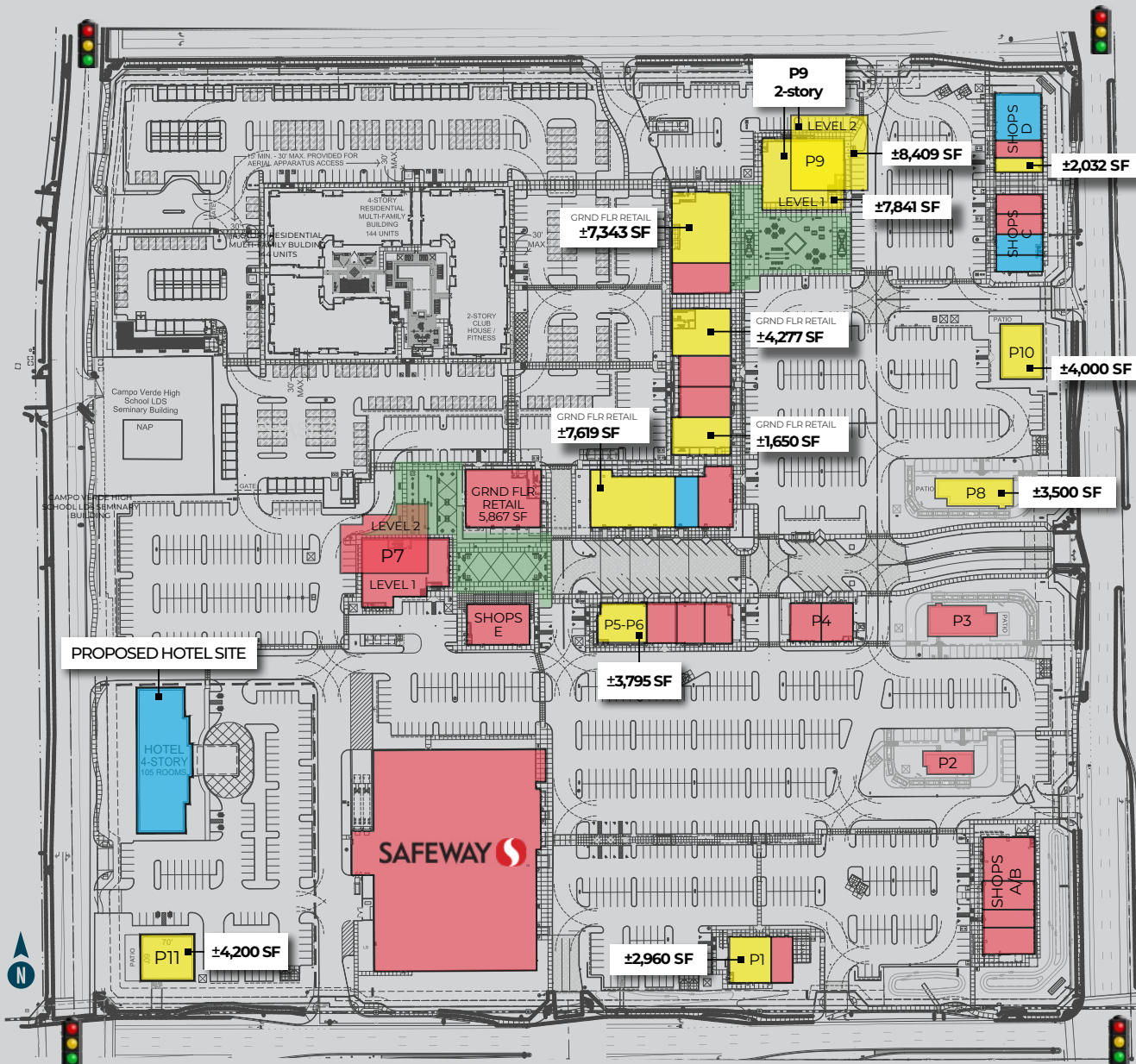
GERMANN RD

VAL VISTA RD

N

rendering





LOCATION / TENANT	TOTAL SF	AVAILABLE SF
SAFEWAY	63,537	0
MIXED-USE (NORTH)	9,343	7,343
MIXED-USE (MIDDLE)	12,251	5,927
MIXED-USE (MAIN ST.)	12,895	7,619
P1	5,000	2,960
P2	1,800	0
P3	3,500	0
P4	4,033	0
P5-P6	8,895	3,795
P7 (Level 1) / FOOD HALL	7,810	0
P7 (Level 2) LEASE AB	5,695	0
P8	3,500	3,500
P9 (Level 1)	7,841	7,841
P9 (Level 2)	8,409	8,409
P10	4,000	4,000
P11	4,200	4,200
SHOPS A/B	10,117	0
SHOPS C/D	12,087	2,032
MIXED-USE (YARD)	6,500	0
TOTAL RETAIL SF	197,307 SF	57,626 SF
TOTAL RESIDENTIAL (On Site)	300 Units	

COLOR CODE

AVAILABLE
NEG. LEASE / LOI
EXECUTED LEASE
OPEN CONSUMPTION

site plan





THE Gilmore

This is an aerial architectural rendering of a proposed commercial development. The project features several large, white, rectangular warehouse-style buildings arranged in a cluster. The site is bordered by Germann Rd to the north, Val Vista Road to the west, and Melrose Street to the east. A large parking lot with numerous cars is situated between the buildings and the streets. The surrounding area includes a residential neighborhood with houses and trees to the northwest, and a large, undeveloped dirt lot to the southeast. A north arrow is located in the bottom right corner of the rendering.

rendering





THE Gilmore





THE Gilmore





aerial



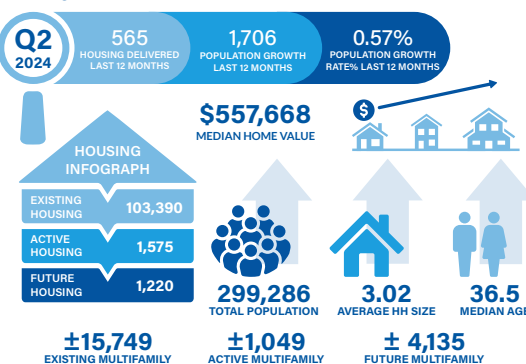
Q2 2024

metrostudy

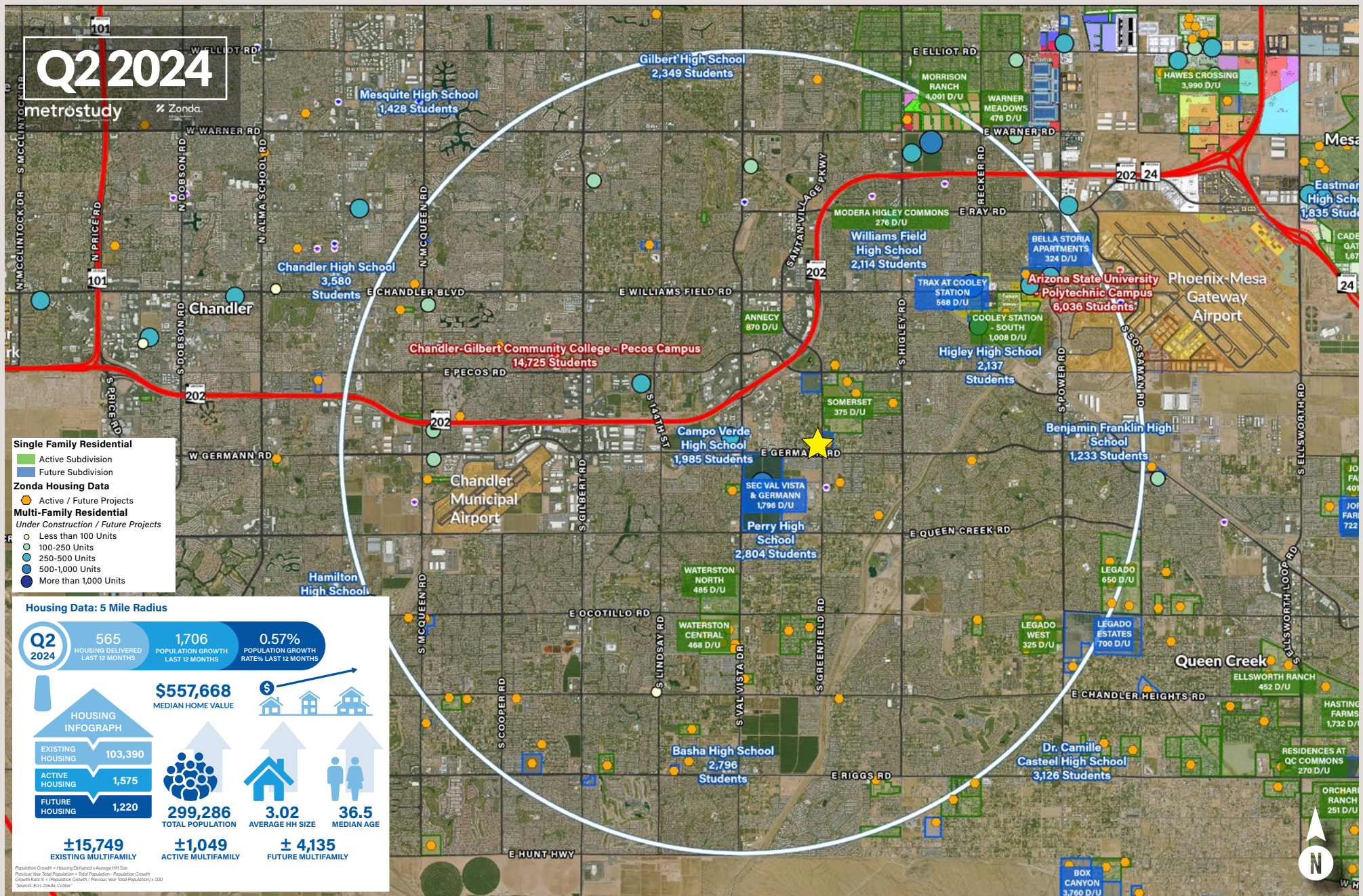
Zonda

- Single Family Residential**
 - Active Subdivision
 - Future Subdivision
- Zonda Housing Data**
 - Active / Future Projects
- Multi-Family Residential**
 - Under Construction / Future Projects
 - Less than 100 Units
 - 100-250 Units
 - 250-500 Units
 - 500-1,000 Units
 - More than 1,000 Units

Housing Data: 5 Mile Radius

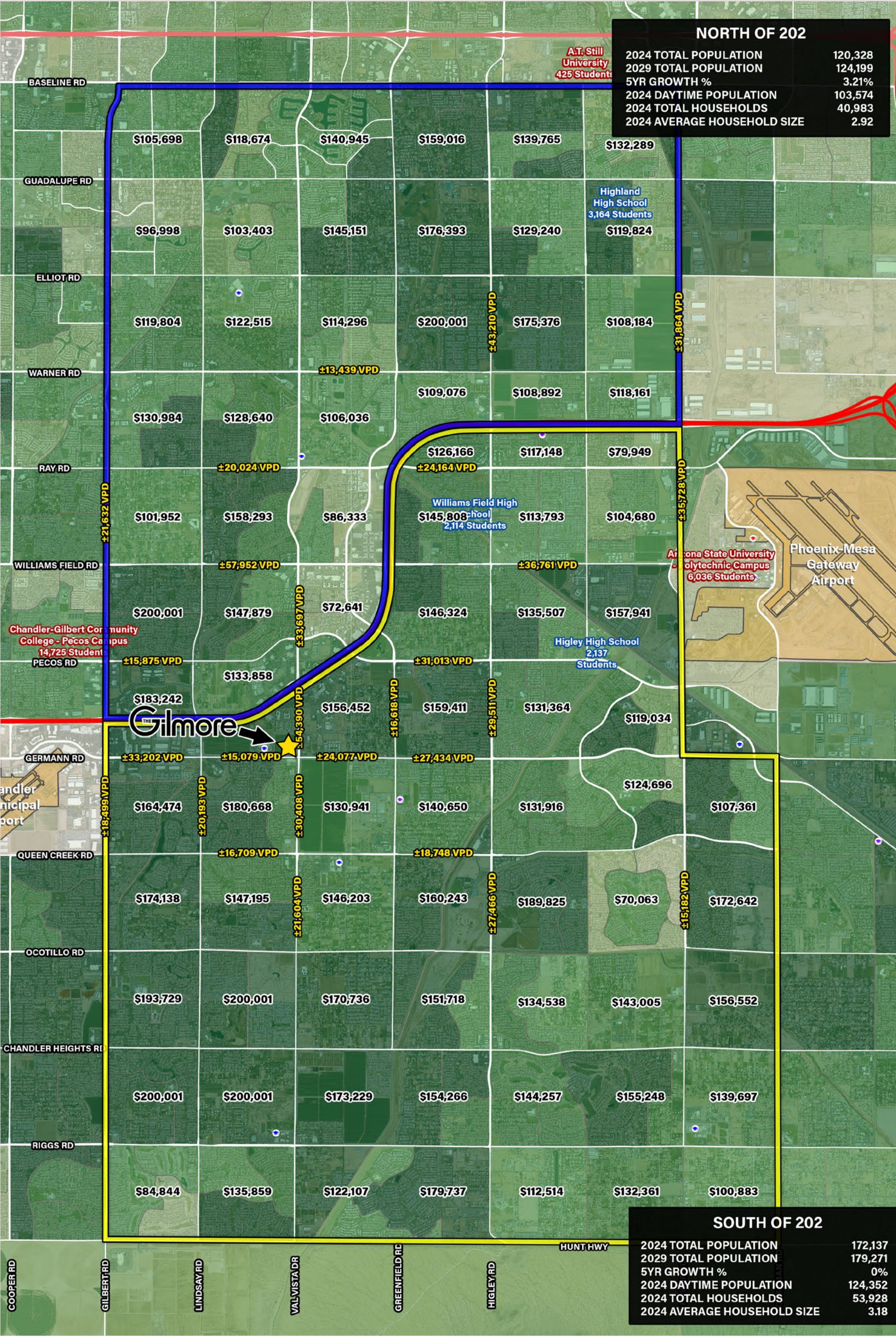


Population Growth = Housing Delivered + Average HH Size
Previous Year Total Population = Total Population - Population Growth
Growth Rate % = Population Growth / Previous Year Total Population x 100
Sources: Esri, Zonda, CoStar



trade area







Population 5-Miles

2024 Total Population	298,723
2029 Total Population	309,072



Incomes 5-Miles

Average HH Income	\$161,692
Median HH Income	\$127,172



**2024
Median
Household
Income**

\$127,172

2024 ESRI ESTIMATES- FOR TRADE AREA
FOR 5-MILE RADIUS



Households 5-Miles

2024 Households	98,309
2029 Households	103,156



Daytime Population 5-Miles

2024 Total Daytime Population	237,011
Workers	96,925
Residents	140,086
2024 Total Businesses	5,828



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The information presented has been obtained by private and governmental sources deemed to be reliable. Phoenix Commercial Advisors (PCA) makes no guarantees, warranties or representations of the accuracy or completeness and all information should be verified by the interested party.
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