

# COPPER POINT

CBRE

3530 S VAL VISTA DRIVE | GILBERT, AZ 85297





# Property Highlights



Tremendous synergy with existing medical tenant mix including primary care, oncology, physical therapy, dermatology, cardiology, etc.



Parking: 5:1,000/SF (covered, reserved parking available at \$50 per month)



Immediate proximity to Mercy Gilbert Center



Highly visible frontage directly onto Loop 202 Freeway



Building & monument signage available



Minutes to a variety of shops, retail, & restaurants







## SANTAN VILLAGE



EARNHARDT

MOUNTAIN SIDE  
FITNESS

HYATT  
PLACE

Hampton  
by Hilton

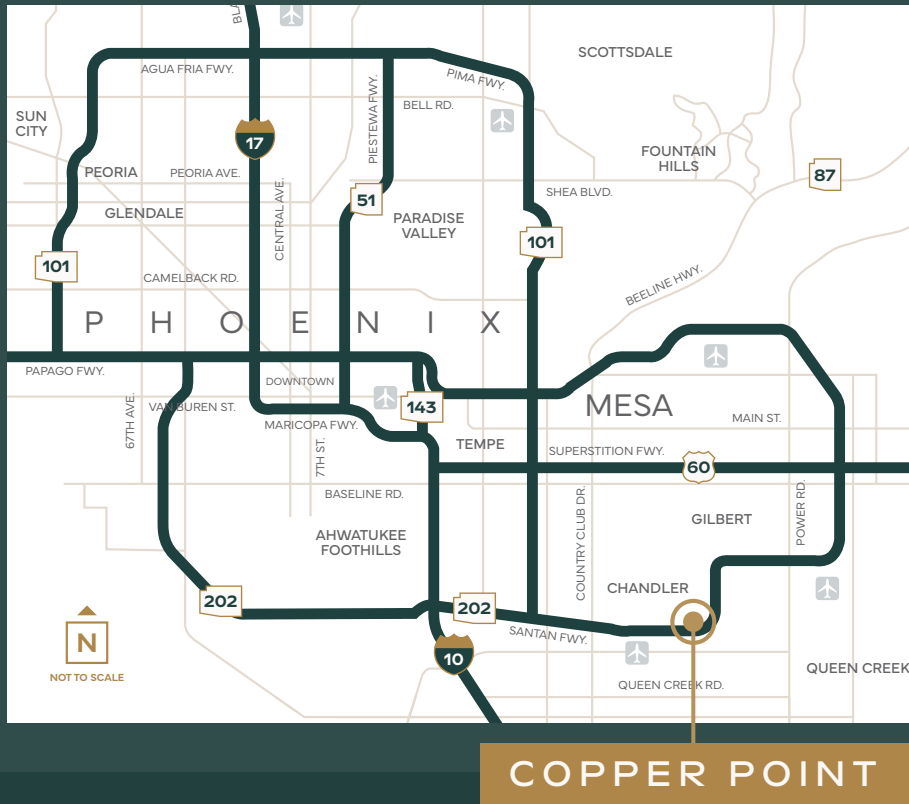
Discovery Park

Dignity Health  
Mercy Gilbert Medical Center

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Amenities





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For more information, please contact:



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## About Gilbert

Gilbert, Arizona has evolved into one of the fastest growing communities in the United States. During the last three decades, Gilbert has seen tremendous growth, increasing in population from 5,717 in 1980 to more than 242,955 in 2015. Over the next decade, the estimated population is expected to reach 330,000. Nearly 40% of Gilbert residents hold a bachelor's degree or higher and the median household income is \$80,080. With attractive demographics, award-winning amenities, strategically identified business incentives, and high-profile developments, Gilbert offers immediate, attainable economic opportunity for industry-leading companies.



### #1 Most Prosperous City in the Nation

(Economic Innovation Group, 2017)



### AAA Rating From All 3 Major Ratings Agencies



### 12th Best Place to Live in America

(24/7 Wall Street, 2017)



### 20th Best City to Find a Job in the U.S.

(WalletHub, 2020)



### #1 City Where Millennials are Buying Homes

(Smart Assets, 2020)



### 7th Best Place to Raise a Family in the U.S.

(WalletHub, 2020)



### #21 Happiest City in America

(WalletHub, 2019)