

# COPPER POINT

3530 S Val Vista Drive, Gilbert, AZ



## ▶▶ TOTAL GLA

91,765 SF

## ▶▶ AVAILABLE GLA

From 3,410 SF - 7,936 SF

## ▶▶ NOTABLE TENANTS



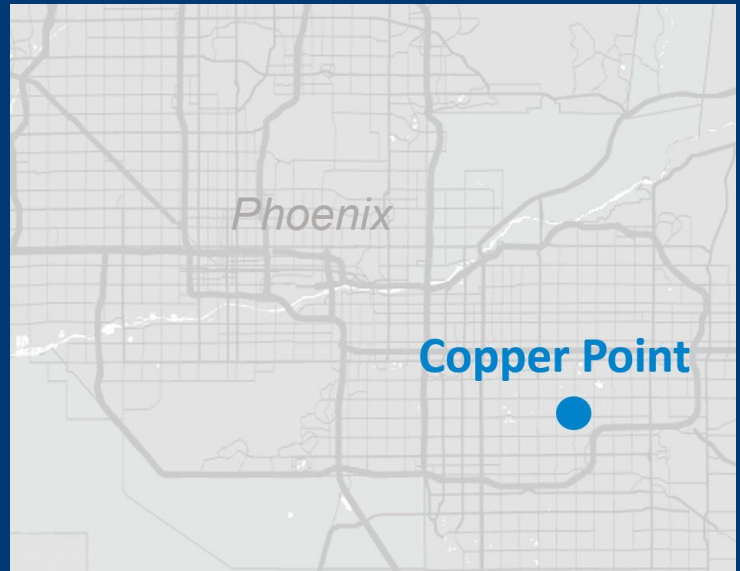
### Property Highlights

Located across the street from the 200+ bed Mercy Gilbert Medical Center and backing up to Loop 202 on the SR-51 freeway, Copper Point provides both convenience and high visibility for off-campus medical and professional tenants.

Amenities include high visibility freeway monument signage, reserved covered parking, a 5:1,000/SF parking ratio, and a variety of shops, retail, and restaurants within minutes of the building.

### Strategic Location

- 45,238 vehicles per day on S. Val Vista Road
- 0.1 miles to Loop 202
- Across the street from Dignity Health Mercy Gilbert Medical Center
- Across the street from Senior Living and Assisted Living facilities



## ▶▶ Contacts

### Leasing

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### Property Management

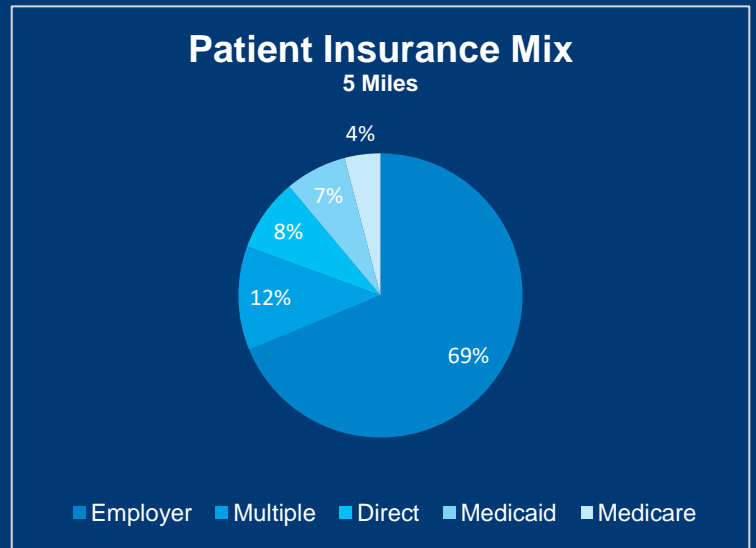
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	1 mile	5 miles	10 miles
Population (2022)	8,663	282,655	931,176
Households (2022)	2,959	93,996	339,311
Population Projection (2027)	3.1%	2.6%	2.5%
Average Household Income	\$126,783	\$125,178	\$103,688
Bachelor's Degree (Percentage)	44%	42%	35%



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