# Spectrum Falls | For Sale or Lease

## 2680 S Val Vista Drive Bldg. 15, Units 102-103, Gilbert, AZ 85295

Menlo Group
COMMERCIAL REAL ESTATE






- +/- 2,368 SF
- Units #102 & #103
- Recently Renovated
- Built Out Medical Office Space
- Former Pharmacy/Compounding Office
- For Sale: $592,000 ($250.00/PSF)
- For Lease: $19.50 + NNN
- Overall parking ratio: 5.5 per 1,000
- 1 Mile North of Loop 202 Freeway

www.menlocre.com/property

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## Additional Photos











**MENLO GROUP**
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1809 S Holbrook Ln, Tempe, AZ 85281
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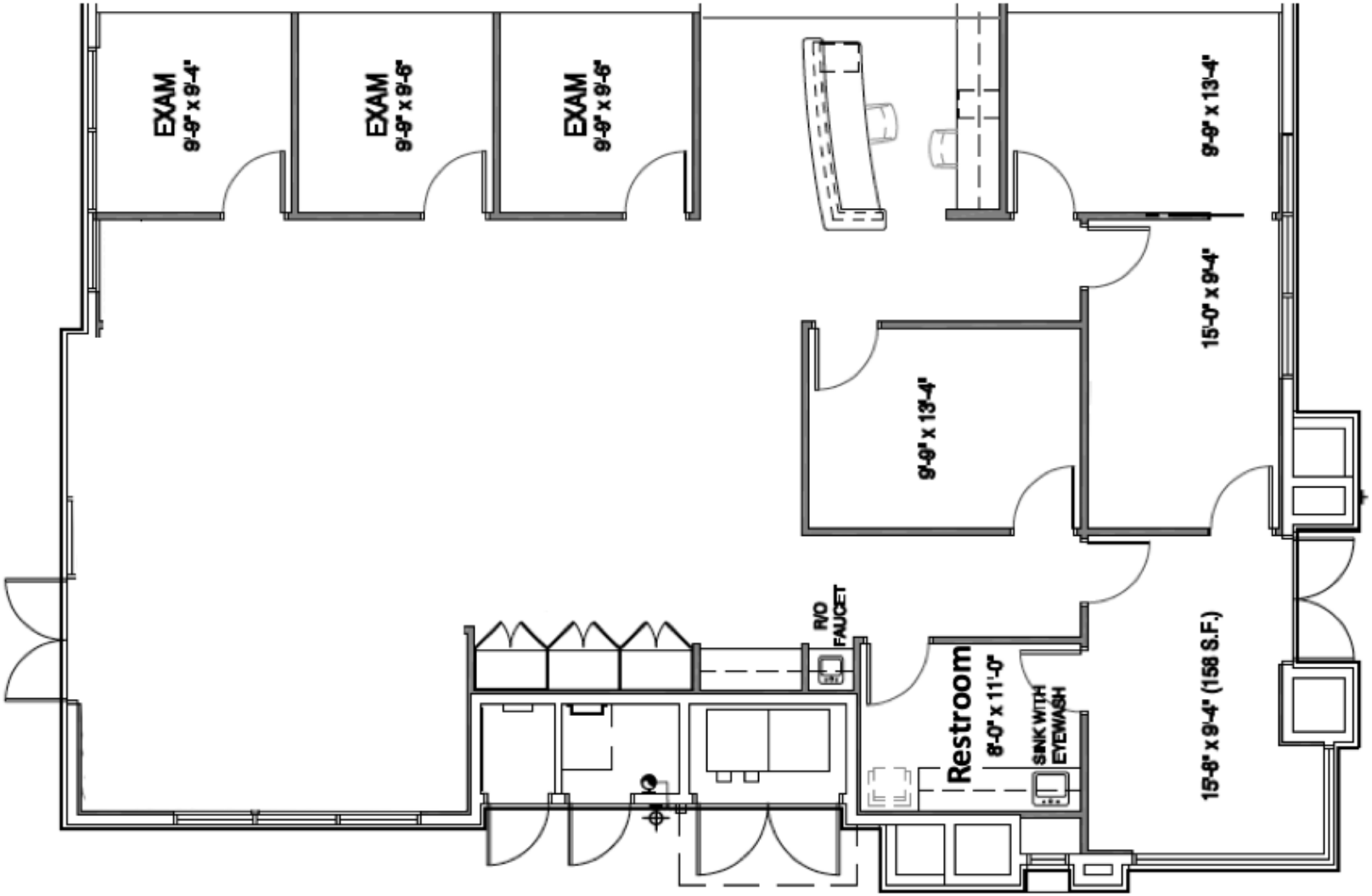
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## Floor Plan






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## Site Plan






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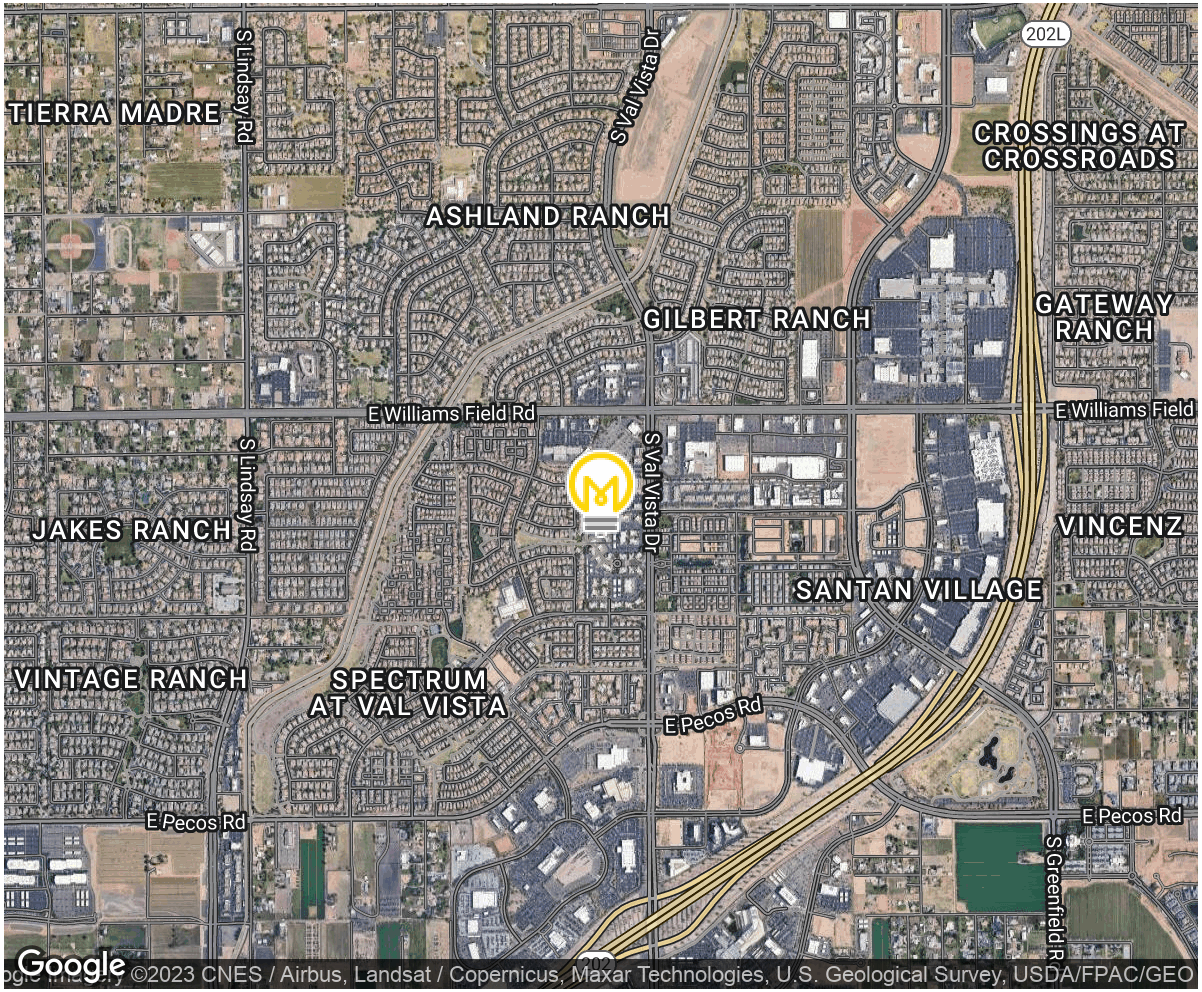
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## Site Details








| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households: | 1,957 | 22,775 | 71,971 |
| Total Population: | 6,027 | 69,200 | 217,509 |
| Average HH Income: | $116,077 | $99,818 | $94,638 |

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