



VAL VISTA GATEWAY

NEC Val Vista & Baseline
1935-1939 S. Val Vista Dr., Mesa, AZ 85204

FOR LEASE

2,923 SF Restaurant Space
with Patio

(Do Not Disturb Tenant)

High-Profile Retail
Intersection

Prominent Exposure
on Val Vista

Excellent Tenant Mix

Affluent Trade Area



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

KEVIN ROESSLER

480.214.9425
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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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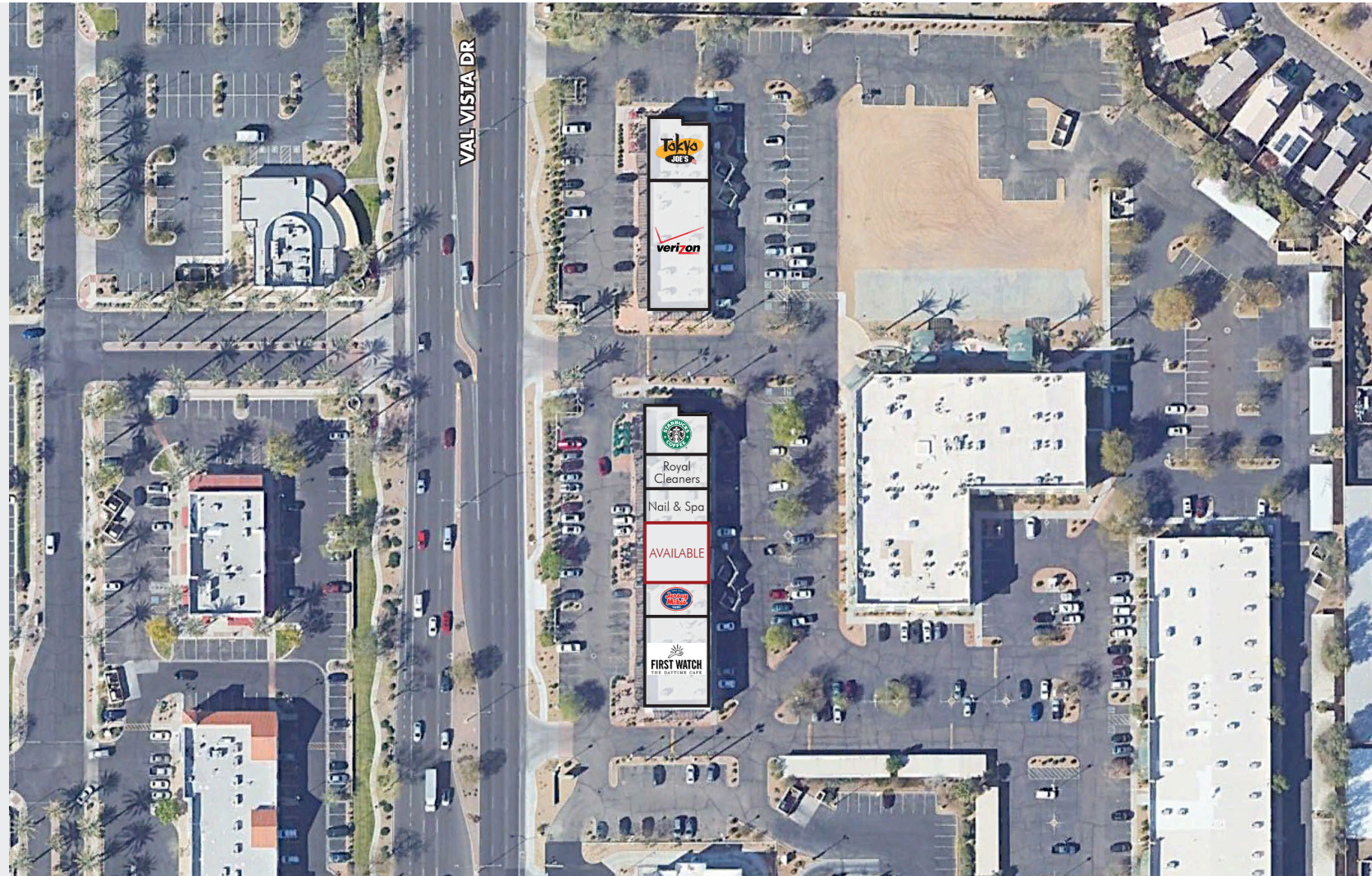
AVAILABLE SUITES

Suite 105: 2,923 SF

Restaurant Available

(Do Not Disturb Tenant)

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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DEMOGRAPHICS

(2022)

Population Estimates

1 Mile	14,506
3 Mile	145,927
5 Mile	373,462

Households

1 Mile	5,558
3 Mile	56,441
5 Mile	136,286

Average Household Income

1 Mile	\$106,417
3 Mile	\$84,023
5 Mile	\$90,628

TRAFFIC COUNT

(2022)

Val Vista Dr	43,209 VPD
Baseline Rd	26,309 VPD

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