

±2.75 Acres Medical / Office Zoned Land For Sale

SALE PRICE:

# Mercy Gilbert Land

\$1,789,694 (\$14.95 PSF)

1981 E. Bonanza Ct | Gilbert, Arizona 85297



E PECOS RD

UNDER DEVELOPMENT

1981 E. BONANZA CT  
APN #304-53-235

S MERCY RD

 **Dignity Health**  
Mercy Gilbert Medical Center

## Investment Highlights

- ±2.75 Acres (±119,712 SF) For Sale
- Perfect for Office or Medical
- Zoned GO, Town of Gilbert
- One of the Highest Median Incomes in Arizona
- Walking Distance to Mercy Gilbert Medical Center / Dignity Health & Phoenix Children's Hospital Unit
- Easy Access to Loop 202 (San Tan Fwy)


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**COMMERCIAL PROPERTIES INC.**

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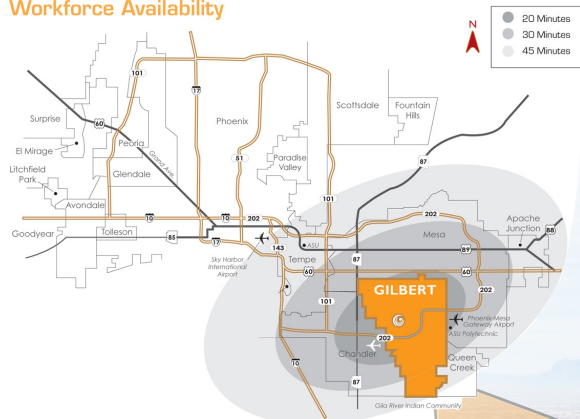
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## Demographics

	1 Mile	3 Miles	5 Miles
Est. Population (2016)	6,452	88,333	241,108
Population Growth (2020)	10.43%	9.93%	9.24%
Total Households	2,463	28,860	79,308
Median Household Income	\$88,522	\$91,963	\$88,776
Median Age	31.90 yrs	32.20 yrs	33.70 yrs
Total Businesses	787	2,989	6,328
Total Employees	5,521	23,863	50,443

Demographics Provided by CoStar

## Workforce Availability



## Gilbert at a Glance

Located in the southeast valley of the Phoenix metropolitan area, Gilbert is actively growing and diversifying its economic base citing global-minded innovation and entrepreneurship as keys to productivity. Endowed with supportive infrastructure, ample land and recognition as the center of a new mega-region called the "Sun Corridor," Gilbert is committed to realizing sustainable, world-class business environments that are unique to the community.

The community's dense volume of educated residents boasts one of the highest concentrations of graduate and professional degrees among competing western U.S. cities, with 34.13% of residents holding a bachelor's degree or higher, outpacing the national median by 38.5%. In addition, the median income of Gilbert's residents is one of the highest within Arizona at \$86,077.

Gilbert's current population has doubled every five years since 1980. With attractive demographics, award-winning amenities, strategically identified business incentives and high-profile developments, Gilbert offers immediate, attainable economic opportunity for industry leading companies.

In addition to offering over 2 million square feet of state-of-the-art hospital and clinical research facilities with potential resources for collaborative partnerships, Gilbert is in close proximity to over 800 science and technology firms. Additionally, Gilbert offers access to approximately 100,000 healthcare practitioners and technicians within a 45-minute commute,\* a number representing 71% of the Phoenix metropolitan area's total life sciences workforce.

The Science Foundation Arizona, Arizona Biodesign Institute at Arizona State University and Translational Genomics Research Institute (TGen) are nearby regional assets. Already established or soon to be established in Gilbert are Mercy Gilbert Medical Center, Banner Gateway Medical Center, M. D. Anderson Banner Cancer Center, the Celebration Stem Cell Centre, Gilbert Hospital and Ironwood Cancer Research Center, each one a prime indicator of the community's intellectual foundation for local, national and international pursuits in interests related to life sciences. Furthermore, firms that locate to Gilbert take advantage of talent from regional educational institutions such as Arizona State University Polytechnic, A.T. Still University, Pima Medical Institute, the Bryman School and Chandler-Gilbert Community College. With a growing density of world-class knowledge workers and 300 acres earmarked for healthcare uses, Gilbert is poised to capture a portion of the estimated 25% of the gross national product that the country's aging population will be spending on healthcare by the year 2037.

Source: <http://gilbertaz.gov>



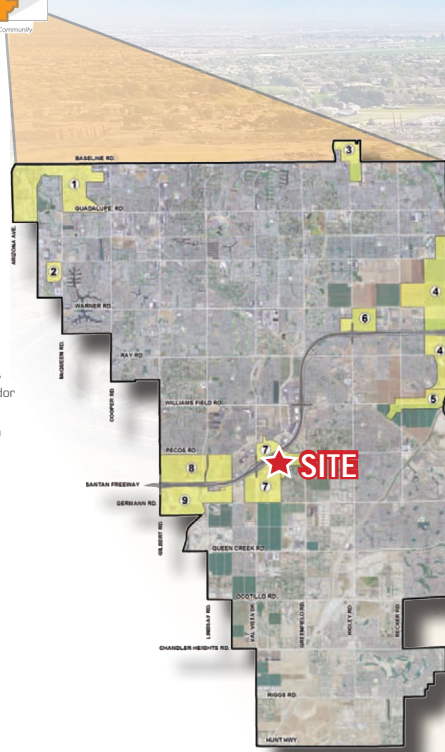
Innovative development programs and initiatives coupled with the availability of land and existing building inventory are key attributes making Gilbert one of the most desired site selection communities in the Phoenix metropolitan area.

### Employment Corridors

Gilbert's job-based economic development platform is supported by nine employment corridors specifically slated for business attraction and expansion. Anchored by economic stimulators like the Phoenix-Mesa Gateway Airport, Arizona State University Polytechnic campus, and Banner Gateway and Mercy Gilbert medical centers, each corridor provides accessibility to freeways, airports, educational institutions, retail and recreation amenities, and a workforce of over 1.23 million within a 45-minute commute.

Organizations currently represented in five of the nine corridors include:

1. Diversified Energy | EchoStar Corporation | GoDaddy.com  
Lockheed Martin | WebLoyalty | Mapfre Group
2. General Dynamics
3. Banner Gateway Medical Center | M. D. Anderson Banner Cancer Center
4. Gilbert Hospital
5. Mercy Gilbert Medical Center | Celebration Stem Cell Centre  
Celebration Centre for Integrated Healing



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