

NOW LEASING:

TERRAZA MEDICAL VILLAGE

40245 NORTH GANTZEL ROAD
SAN TAN VALLEY, ARIZONA 85140



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ORION 
INVESTMENT REAL ESTATE

TERRAZA MEDICAL VILLAGE

SOUTHEAST CORNER OF
GANTZEL ROAD & OCOTILLO ROAD

SAN TAN VALLEY, ARIZONA MEDICAL DEVELOPMENT

San Tan Valley is currently the fifth fastest growing city in Arizona, with a 44% increase in population from 2010 to 2020. San Tan Valley is close to the San Tan Mountain Regional Park, a 10,200-acre park with scenic views and wildlife.

As San Tan Valley's population grows, so does the need for healthcare. This property is an excellent medical investment opportunity for the right buyer to take advantage of a growing trade area.



AVAILABILITY:

± 2,338 - ± 4,322 SF

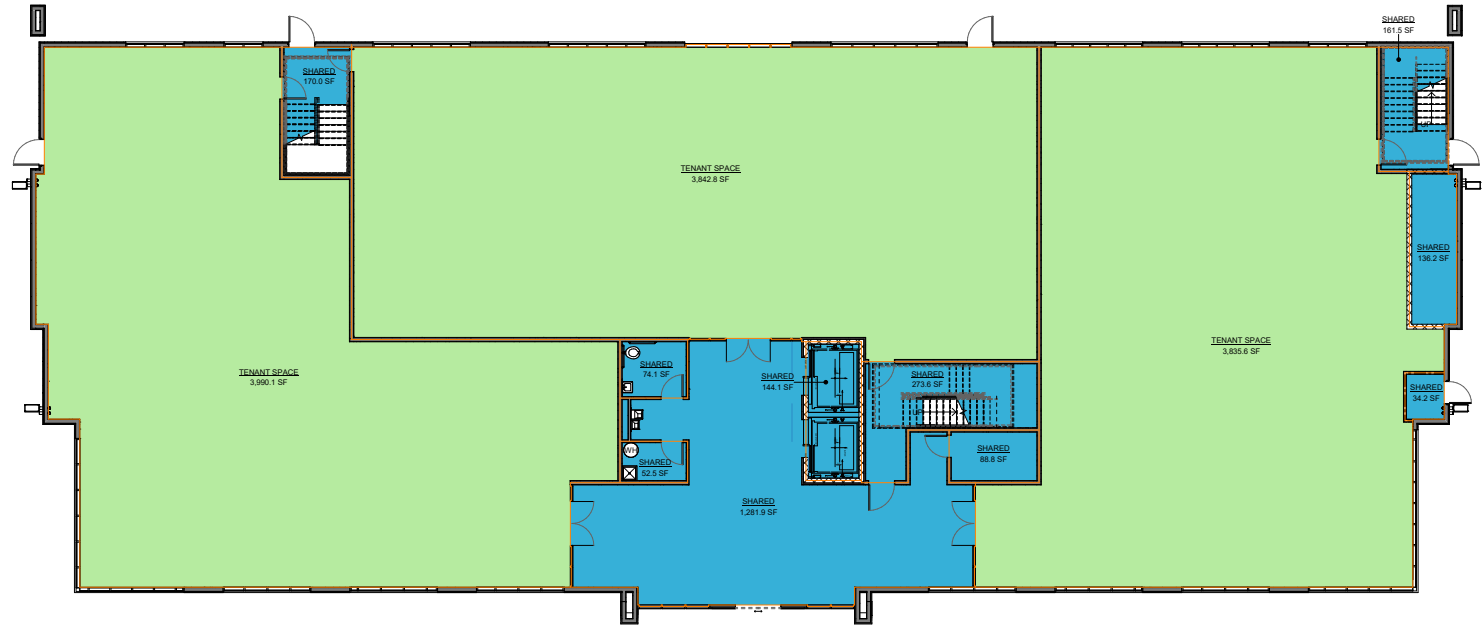
LEASE RATE:

CONTACT BROKER



BUILDING 3 SITE PLAN

FIRST FLOOR GROSS AREA



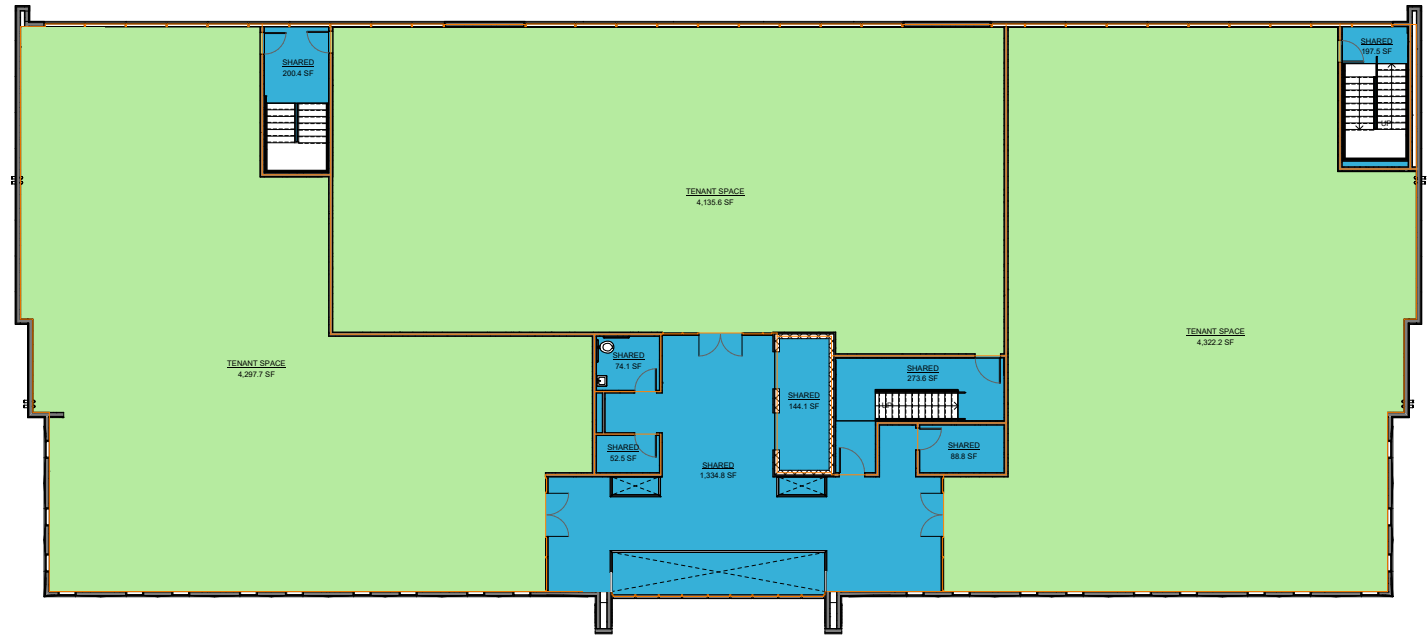
MINIMUM SF: **± 3,836 SF**

MAXIMUM SF: **± 3,990 SF**

TOTAL CONTIGUOUS SF: **± 40,000 SF (2-story)**

BUILDING 1 SITE PLAN CONT.

SECOND FLOOR GROSS AREA



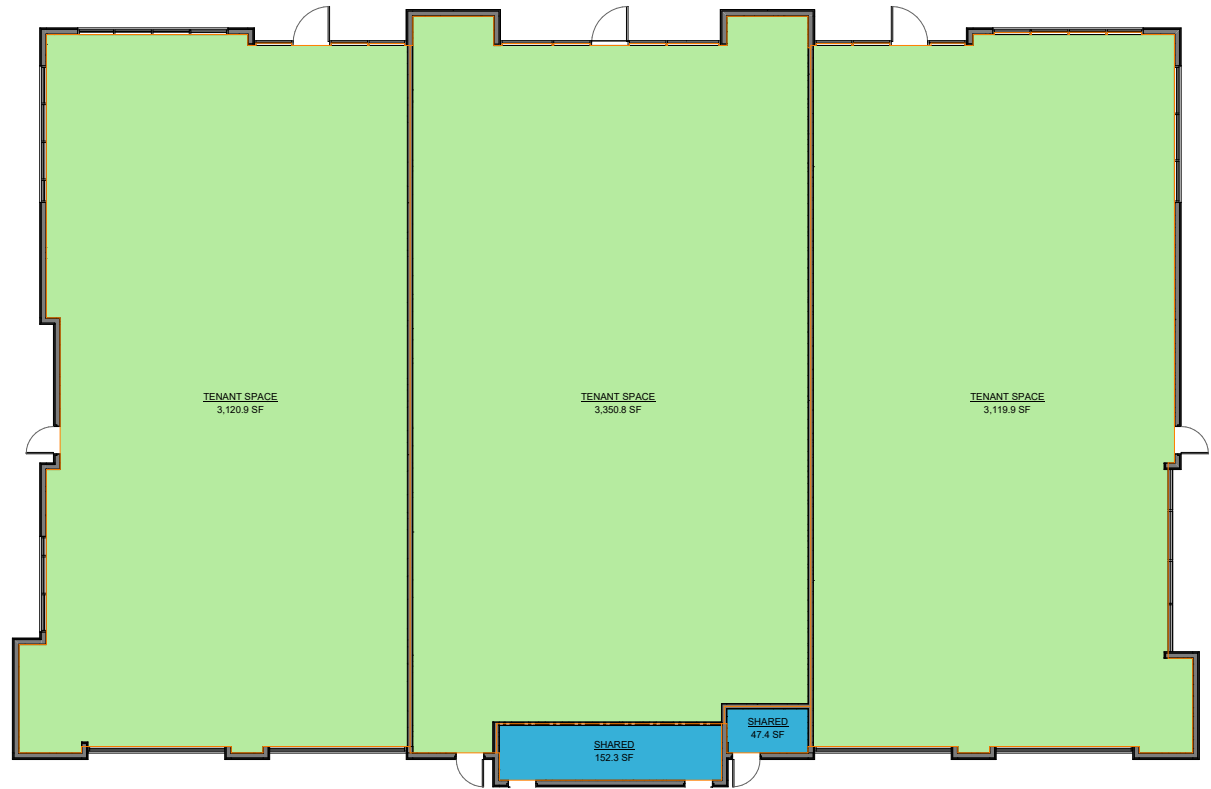
MINIMUM SF: **± 4,136 SF**

MAXIMUM SF: **± 4,322 SF**

TOTAL CONTIGUOUS SF: **± 40,000 SF (2-story)**

BUILDING 4 SITE PLAN

FIRST FLOOR GROSS AREA



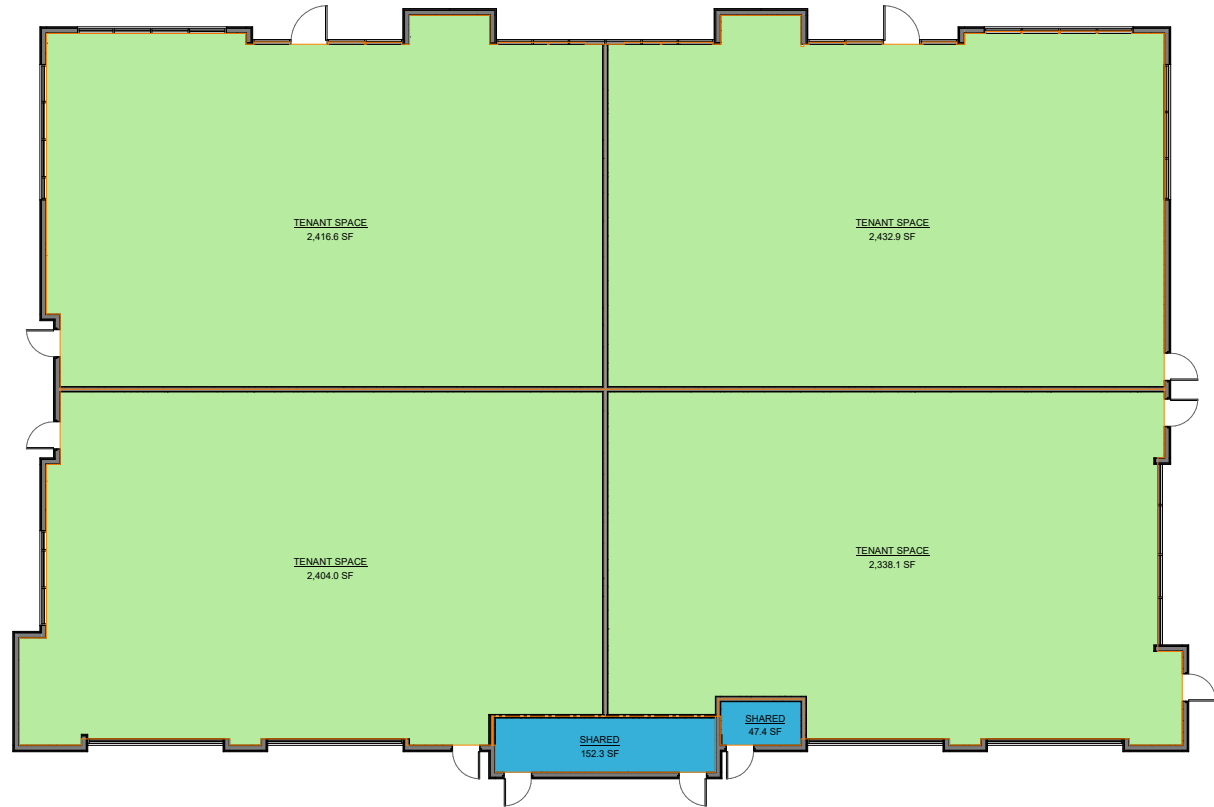
MINIMUM SF: **± 3,120 SF**

MAXIMUM SF: **± 3,351 SF**

TOTAL CONTIGUOUS SF: **± 10,000 SF**

BUILDING 5 SITE PLAN

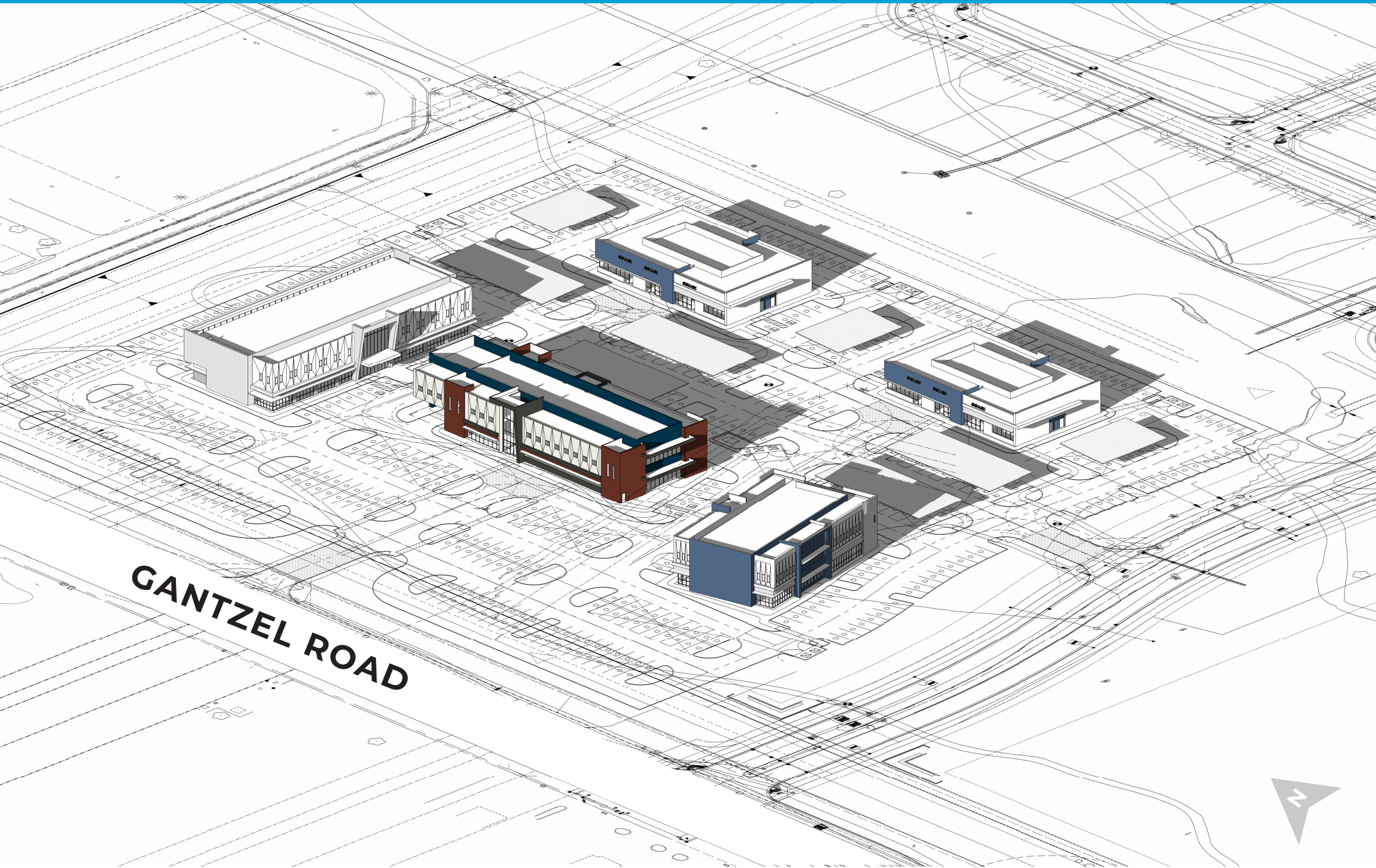
FIRST FLOOR GROSS AREA



MINIMUM SF: **± 2,338 SF**

MAXIMUM SF: **± 2,433 SF**

TOTAL CONTIGUOUS SF: **± 10,000 SF**



GANTZEL ROAD



CONCEPTUAL RENDERINGS

TERRAZA MEDICAL VILLAGE



BUILDING 1



BUILDING 3



BUILDING 4

TERRAZA MEDICAL VILLAGE is located within 25 minutes of the Phoenix-Mesa Gateway Airport, Dignity Health Mercy Gilbert Medical Center and dozens of other medical businesses including Ironwood Women's Centers, Southwest Kidney Institute and more.



The property is in a prime location for any type of medical development in a growing, highly sought after new area with scenic mountain views and dozens of recently completed residential housing developments just minutes away from the site.



HOUSING DEVELOPMENT MAP

TERRAZA MEDICAL VILLAGE

MAP LEGEND

-  HOUSING DEVELOPMENT
-  SCHOOL / ACADEMY
- D/U** DEVELOPMENT UNITS



SAN TAN VALLEY

San Tan Valley is an unincorporated community in northern Pinal County, Arizona, 45 miles outside of Phoenix.

The community is nestled among the foothills of the San Tan Mountains with a variety of golf, age-restricted, and family neighborhoods. By 2010, San Tan Valley was one of the fastest growing communities and the second fastest growing county in the country. As of 2023, the residential population stands at 120,000+, and the average income amongst residents is \$105,500+ per household.



\$132,923

Avg. Household Income *(10 Mile Radius of Site)*



184,654

Residential Population *(10 Mile Radius of Site)*



Employment Migration

Pinal County has become the West's epicenter for Automotive and Advanced Manufacturing Companies.

Companies that have located to Pinal County are LG, Lucid Motors, Nikola, P&G, Kohler, CCP, and more.

Target Industries are Aerospace and Defense, Manufacturing, Electric Technology and Manufacturing, Transportation and Distribution, Natural and Renewable Resources (Mining, Agriculture, Solar). A committee is behind the latest effort to incorporate San Tan Valley.

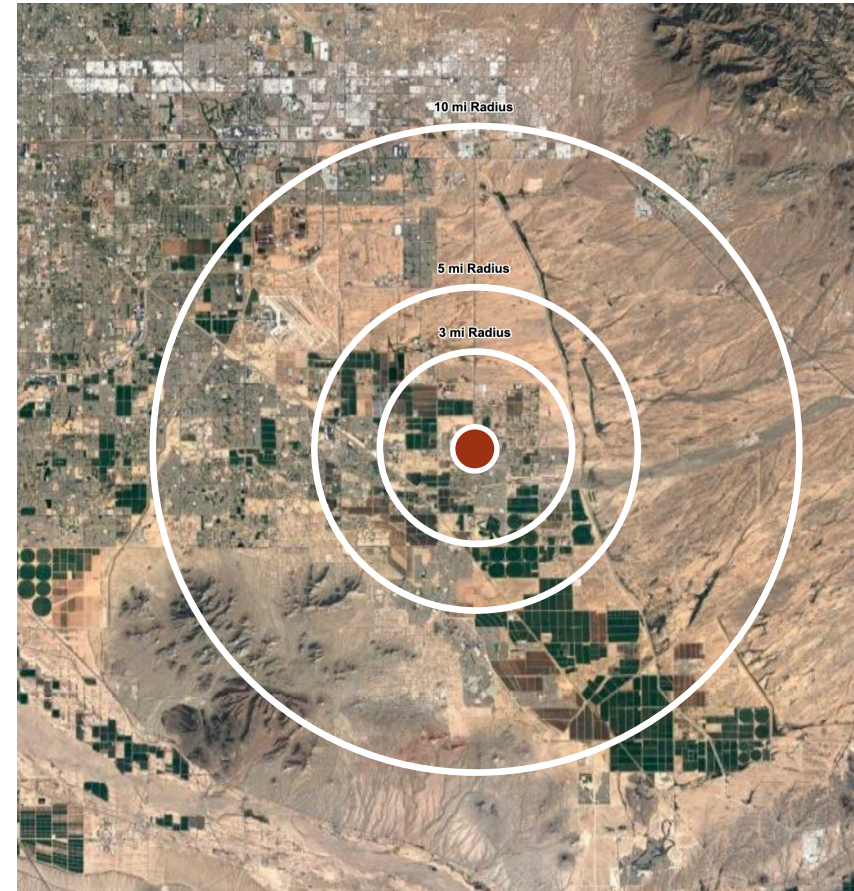
(Credit: AZ Central)

“As an unincorporated area, San Tan Valley is currently depended on Pinal County government and services. The community has boomed as housing prices have soared in metro Phoenix, and residents and county officials have long expressed concerns that it's outgrown its roads, services and unincorporated status.”

DEMOGRAPHIC HIGHLIGHTS

TERRAZA MEDICAL VILLAGE

2023 SUMMARY (SitesUSA)	3 Mile	5 Mile	10 Mile
Daytime Population:	61,225	117,842	384,654
Estimated Population:	57,167	105,902	343,242
2028 Proj. Residential Population:	61,811	116,545	373,265
Average Household Income:	\$128,626	\$128,788	\$132,923
Total Consumer Expenditure:	\$1.5B	\$2.79B	\$9.74B
Median Age:	34.2	34.1	36.0
Average Household Size:	3.2	3.2	3.0
Housing Units:	19,588	36,484	126,422
Total Households:	17,745	32,976	112,781
Total Businesses:	927	2,095	7,614



✓ 10 Mile
Daytime
Population
384,654

✓ 10 Mile
Avg.
Household Income
\$132,923

✓ 10 Mile
Median
Age
36.0

✓ 10 Mile
Housing
Units
126,422