

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 one of the fastest growing cities 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, wildlife, and amazing hiking and horseback trails.

As San Tan Valley's population grows so does the need for local healthcare. Terraza Medical Village is an excellent medical office solution providing medical professionals quality medical office space to meet the healthcare needs of San Tan Valley.



AVAILABILITY:

**±2,434 RSF – ±15,067 RSF**

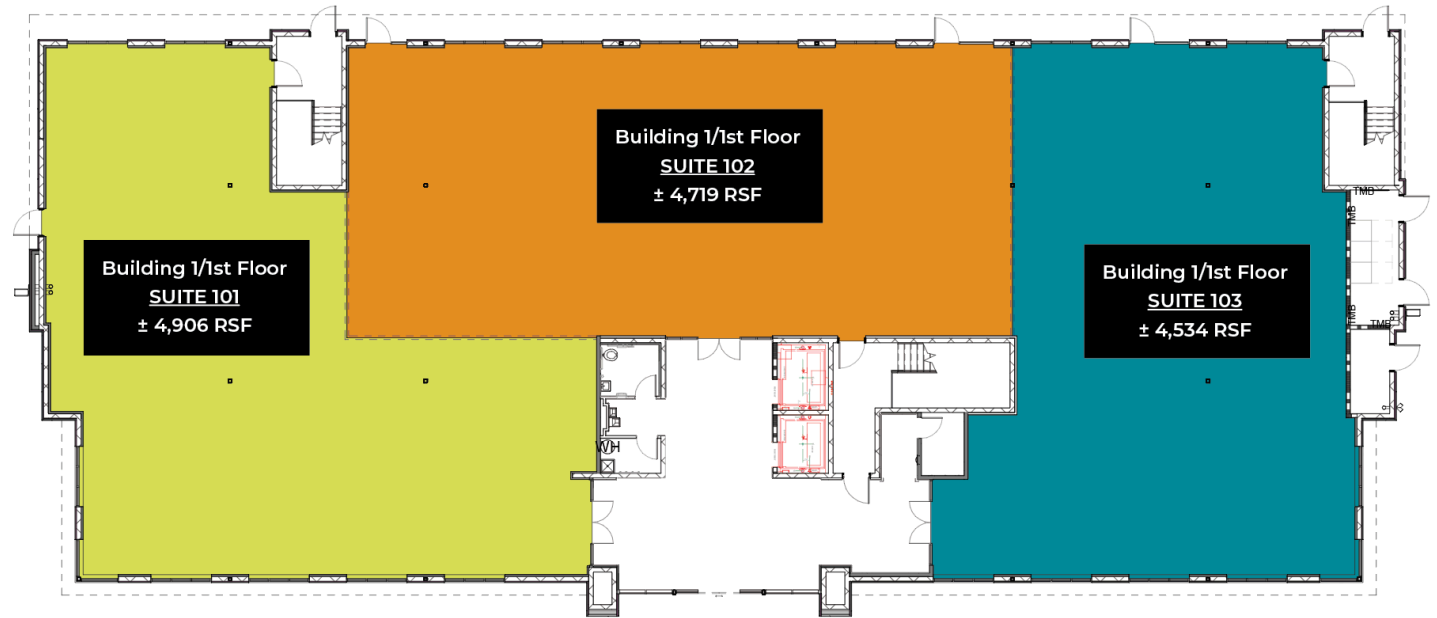
LEASE RATE:

**CONTACT BROKER**



# BUILDING 1 FLOOR PLAN

## FIRST FLOOR GROSS AREA



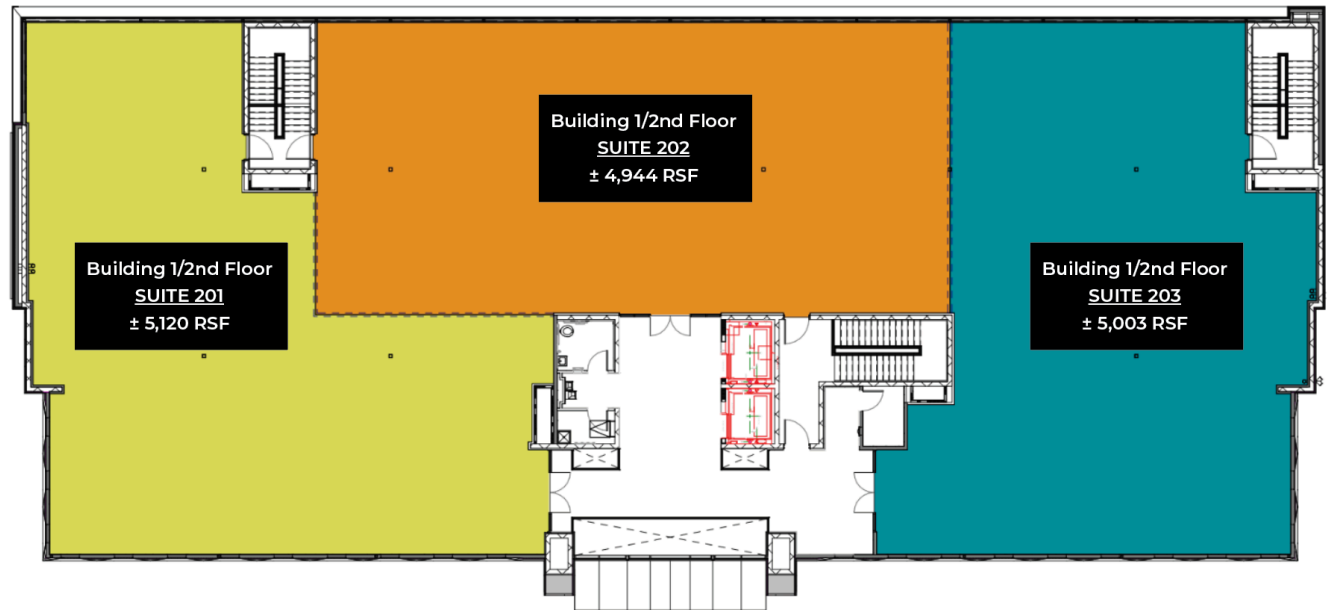
MINIMUM SF: **± 4,534 RSF**

MAXIMUM SF: **± 4,906 RSF**

TOTAL  
CONTIGUOUS SF: **± 14,159 RSF**

# BUILDING 1 FLOOR PLAN CONT.

## SECOND FLOOR GROSS AREA



MINIMUM SF: **± 4,994 RSF**

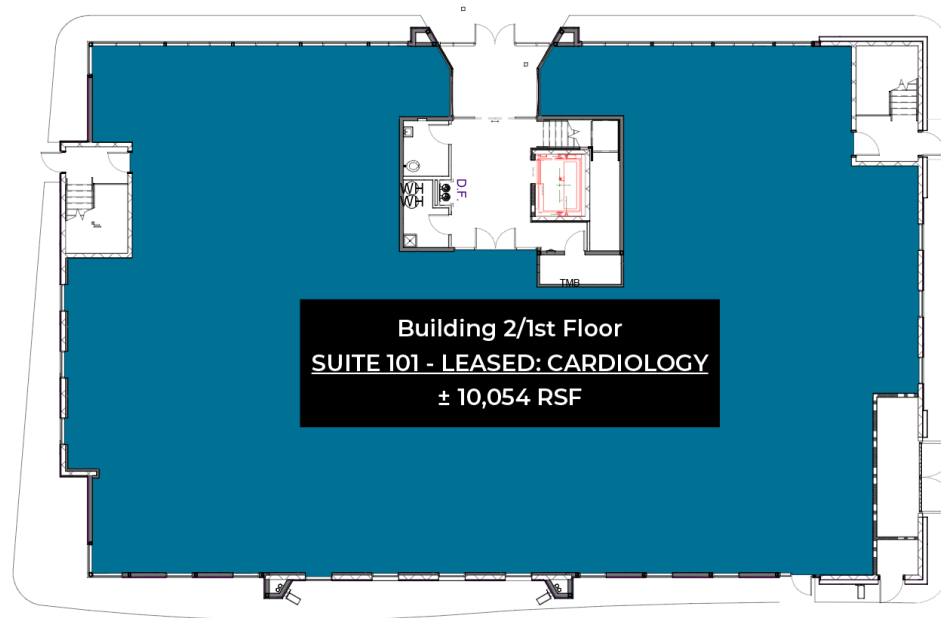
MAXIMUM SF: **± 5,003 RSF**

TOTAL  
CONTIGUOUS SF: **±15,067 RSF**



# BUILDING 3 FLOOR PLAN

## FIRST FLOOR GROSS AREA



TOTAL  
CONTIGUOUS SF: **± 10,054 RSF**

# BUILDING 3 FLOOR PLAN CONT.

## SECOND FLOOR GROSS AREA



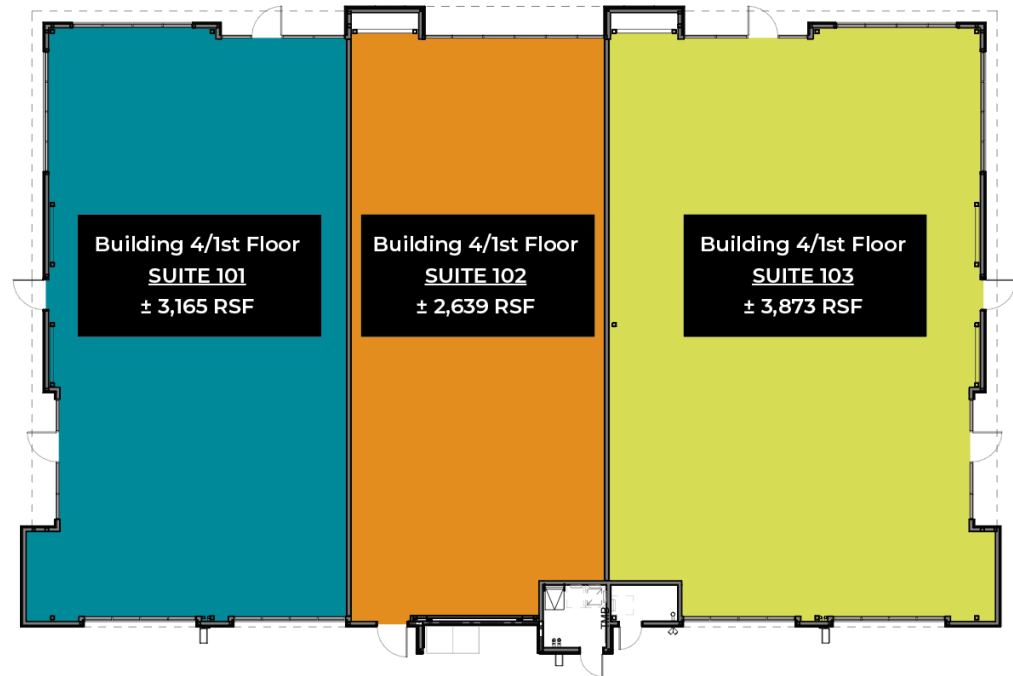
MINIMUM SF: **±4,695 RSF**

MAXIMUM SF: **±4,996 RSF**

TOTAL  
CONTIGUOUS SF: **± 9,691 RSF**

# BUILDING 4 FLOOR PLAN

## FIRST FLOOR GROSS AREA



MINIMUM SF: **± 3,165 RSF**

MAXIMUM SF: **± 3,873 RSF**

TOTAL  
CONTIGUOUS SF: **± 9, 677 RSF**

# BUILDING 5 FLOOR PLAN

## FIRST FLOOR GROSS AREA

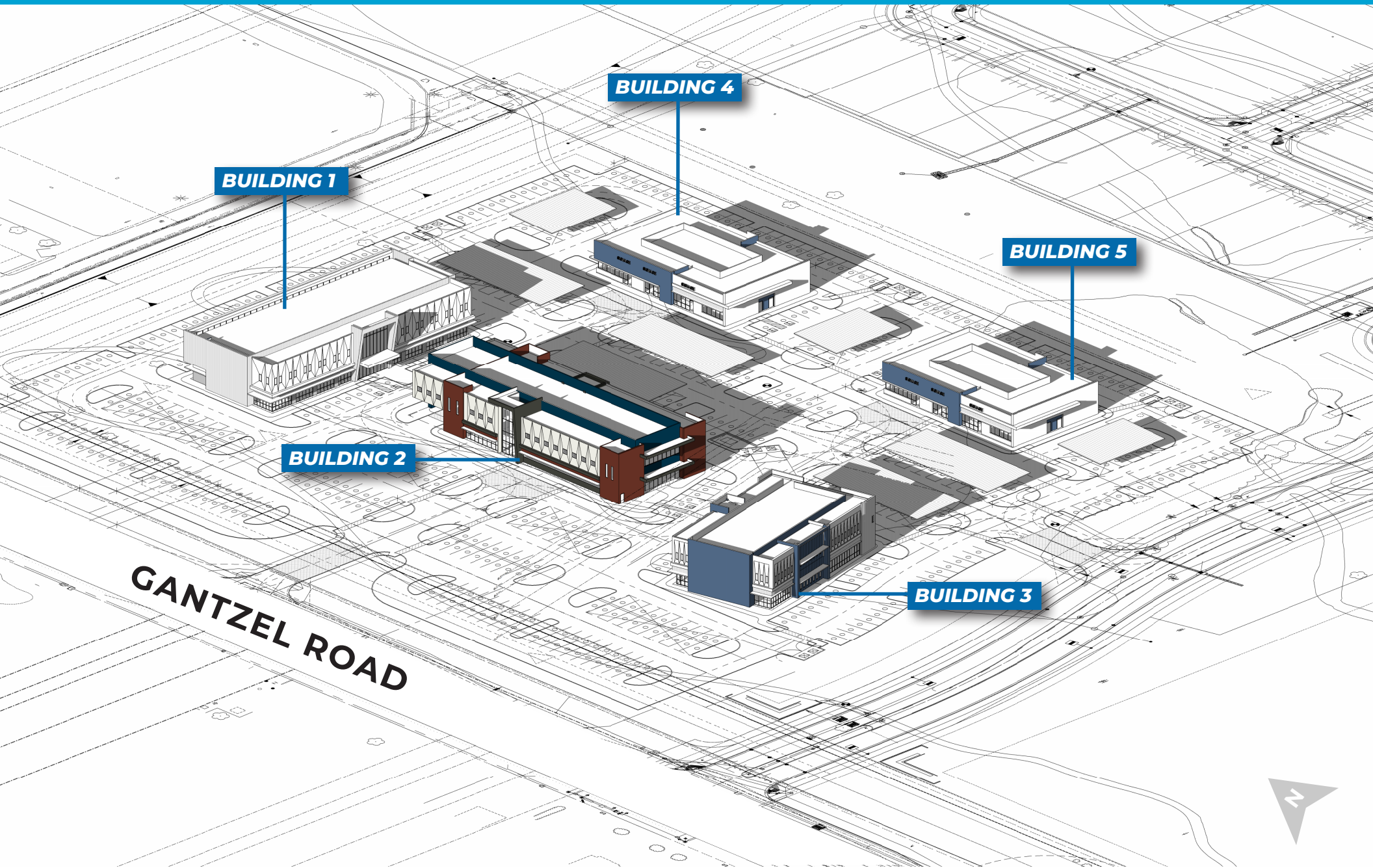


MINIMUM SF: **± 2,434 RSF**

MAXIMUM SF: **± 4,767 RSF**

TOTAL  
CONTIGUOUS SF: **± 9,668 RSF**







# CONCEPTUAL RENDERINGS

## TERRAZA MEDICAL VILLAGE





# RETAIL & MEDICAL MAP

## TERRAZA MEDICAL VILLAGE

**TERRAZA MEDICAL VILLAGE** is located within 25 minutes of the Phoenix-Mesa Gateway Airport, Dignity Health Mercy Gilbert Medical Center, Banner Ironwood Medical Center, Banner Heart Hospital, Banner Baywood Medical Center, Banner Gateway Medical Center, HonorHealth Mountain Vista Medical Center, HonorHealth Florence Medical Center, Dignity Mercy Gilbert Medical Center, Dignity Arizona General Hospital 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 2024, the residential population stands at 340,000+, and the average income amongst residents is \$140,000+ per household.



# \$144,586

Avg. Household Income (10 Mile Radius of Site)



# 346,426

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

2024 SUMMARY (SitesUSA)	3 Mile	5 Mile	10 Mile
Daytime Population:	67,406	130,865	<b>386,450</b>
Estimated Population:	63,313	118,916	346,426
2029 Proj. Residential Population:	75,433	141,808	393,675
Average Household Income:	\$139,258	\$139,546	<b>\$144,586</b>
Total Consumer Expenditure:	\$2.53 B	\$4.67 B	\$14.43 B
Median Age:	35.9	35.3	<b>37.4</b>
Average Household Size:	3.1	3.1	3.0
Housing Units:	22,310	40,947	<b>126,587</b>
Total Households:	20,499	37,706	116,032
Total Businesses:	944	2,130	7,260

