

# MEDICAL DEVELOPMENT OPPORTUNITY

## MERCY VISTA MEDICAL

GILBERT, ARIZONA

OFF MARKET



### Available for Sale or Lease:

- One 2-Story Medical PAD (40,000 SF)
- One 1-Story Medical PAD (10,000 SF)
- One ±2.5 Acre Assisted Living / Hotel
- Leasing Options Available
- Delivery Q2 2026

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**ORION**   
INVESTMENT REAL ESTATE

**ICRE**

# EXECUTIVE SUMMARY

This medical development opportunity is located in the center of a healthcare hub with dozens of other medical businesses nearby including Mercy Gilbert Medical Center, Ironwood Women's Centers, Southwest Kidney Institute and more. The site is conveniently located 1 block south of the Loop 202 San Tan Freeway in Gilbert, Arizona. The property is in a prime location for any new medical development with scenic mountain views and easy accessibility in an area well known for healthcare.

## PROPERTY DETAILS:

- One 2-Story Medical PAD Site
  - 2-Story 20,000 SF *(40,000 SF Total)*
- One 1 Story Medical PAD site
  - 1-Story 10,000 SF *(10,000 SF Total)*
- One 4-Story Hotel/Assisted Living Development PAD Site
  - 4-Story 60,735 SF *(122 Rooms)*
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

## PROPERTY OVERVIEW

Offering Price: *Call for Details*

Price per Unit: *Call for Details*

Parcel Numbers: 304-53-343; 304-53-338;  
304-53-341; 304-53-342

Land Size: ±9.44 Acres

Zoning: Business Park (BP)

Cross Streets: North of the NEC of Val Vista  
Drive & Germann Road

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# SITE PLAN

## PAD 2

### FOR SALE OR LEASE

- » Proposed **40,000 SF**
- » For lease: **1,650 - 10,000 SF** *contiguous*
- » 2-story building
- » Delivery: **Flexible**
- » **Attractive TIA**
- » **CONTACT BROKER**

## PAD 3

### FOR SALE

- » Proposed **10,000 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » 1-story building

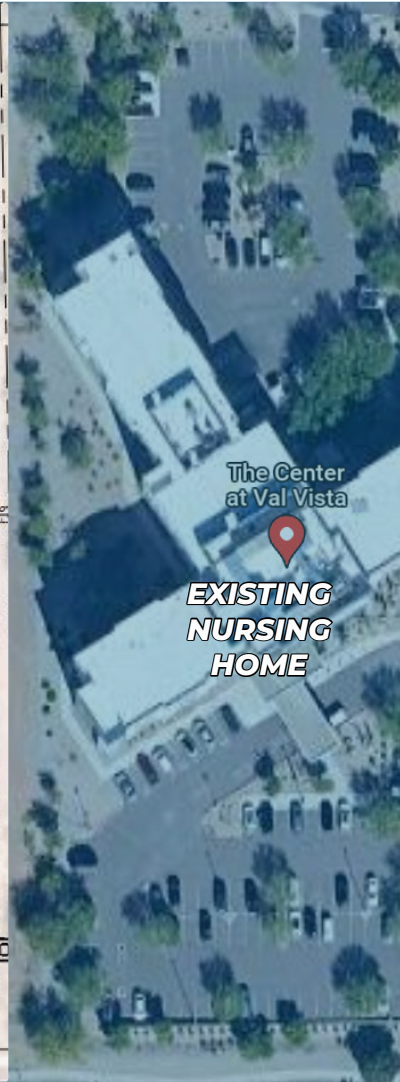
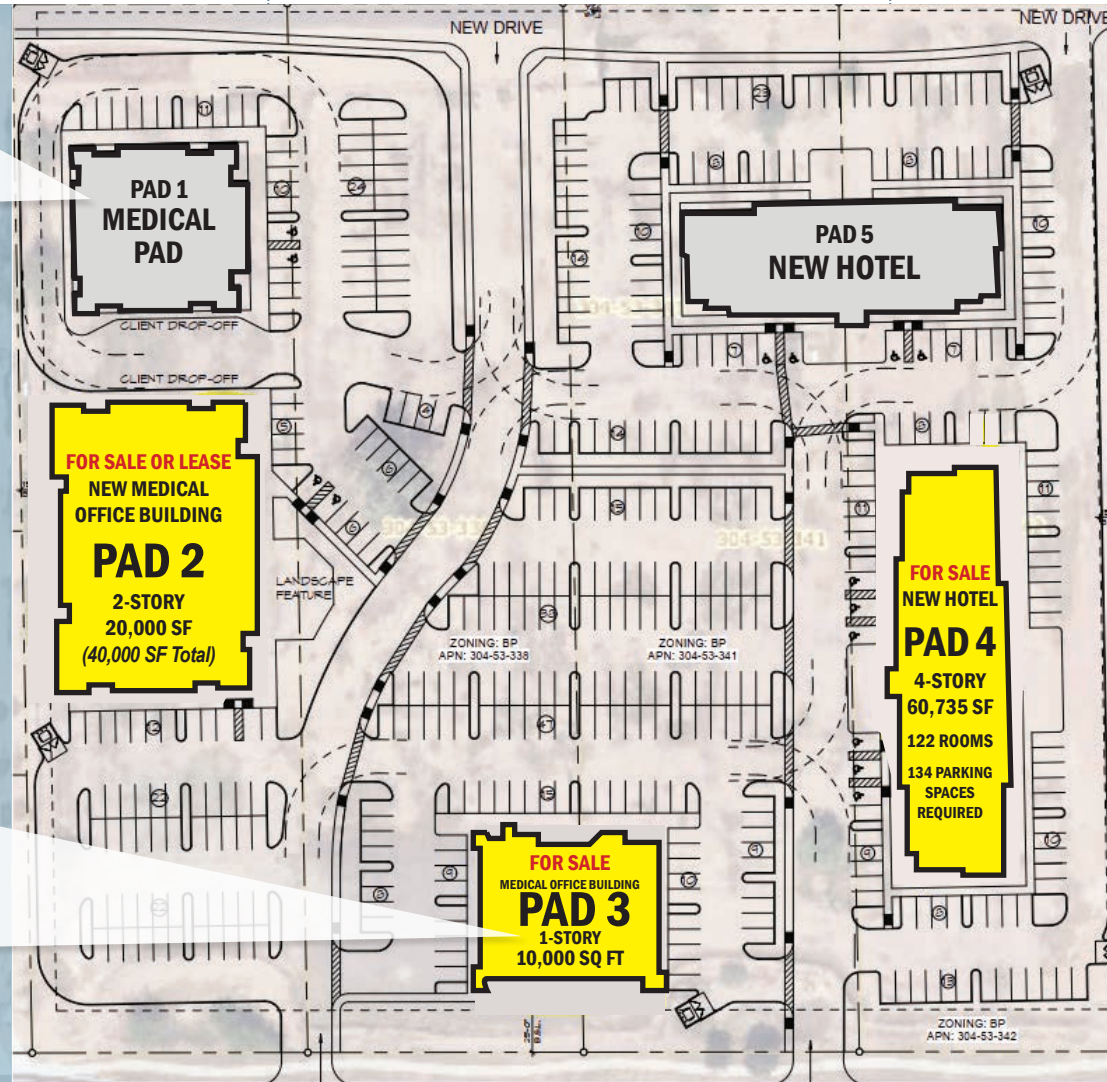
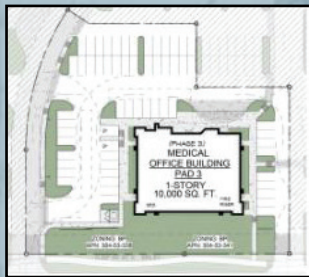
## PAD 4

### FOR SALE

- » Proposed **60,735 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » One 4-story Hotel / Assisted Living Development PAD Site



**Future  
Retail  
Development**



# **PAD 2 GROUND FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

## **PAD 2**

### **FOR SALE OR LEASE**

- » Proposed **40,000 SF**
- » For lease: **1,650 - 10,000 SF** *contiguous*
- » 2-story building
- » Delivery: **Flexible**
- » **Attractive TIA**
- » **CONTACT BROKER**

MINIMUM SF:

**± 1,650 SF**

MAXIMUM SF:

**± 40,000 SF**



# PAD 2 1ST FLOOR

ARCHITECTURAL  
FLOOR  
PLAN

PROPOSED

## PAD 2

### FOR SALE OR LEASE

- » Proposed **40,000 SF**
- » For lease: **1,650 - 10,000 SF** *contiguous*
- » 2-story building
- » Delivery: **Flexible**
- » **Attractive TIA**
- » **CONTACT BROKER**

MINIMUM SF: **± 1,650 SF**

MAXIMUM SF: **± 40,000 SF**



# **PAD 3** **1ST** **FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

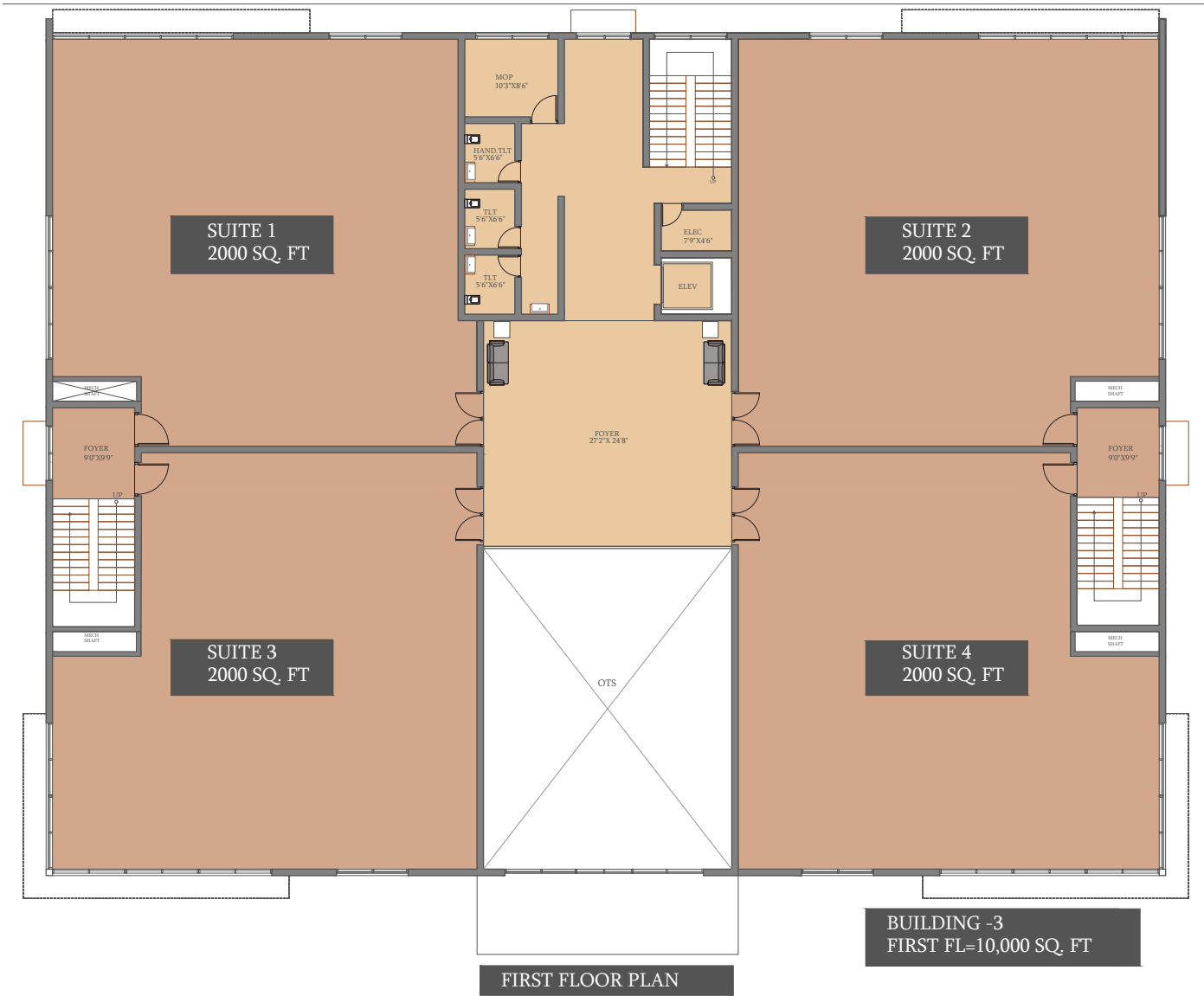
## **PAD 3**

**FOR SALE**

- » Proposed **10,000 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » 1-story building

MINIMUM SF: **± 2,000 SF**

MAXIMUM SF: **± 10,000 SF**



## AREA OVERVIEW

THIS DEVELOPMENT OPPORTUNITY IS CENTRALLY LOCATED  
WITHIN A BOOMING & EXPANDING MEDICAL HUB



# LOCATED IN THE CENTER OF ONE OF THE ***FASTED GROWING MEDICAL TRADE AREAS*** IN THE VALLEY.

- Strong Daytime Employment Area
- Adjacent to Premium Mixed-Use Development
- Just South of Mercy Gilbert Medical Center and the Loop 202 San Tan Freeway
- New Medical Development Opportunity Directly Across the Street



**340,940**

TOTAL  
EMPLOYEES

*in a 5 mile radius*

**669,091**

DAYTIME  
POPULATION

*in a 5 mile radius*

**\$811.26 M**

HEALTHCARE  
EXPENDITURE

*annually in a 5 mile radius*

**\$104,435**

HOUSEHOLD  
INCOME

*in a 5 mile radius*



# THE Gilmore

Located directly adjacent of the opportunity, at the NWC of Val Vista Drive and Germann Road, is Thompson Thrift's 35-acre mixed-use development, The Gilmore.

The Gilmore will be comprised of both residential apartment homes and commercial retail space. The development will provide residents and visitors with a variety of shopping, dining, and living options. Construction will begin Q2 2024.

LEARN MORE: <https://www.thegilmorelife.com/>



Walking distance from Major Medical Centers,  
including Mercy Gilbert Medical Center & More:



## FACTS & FIGURES:

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



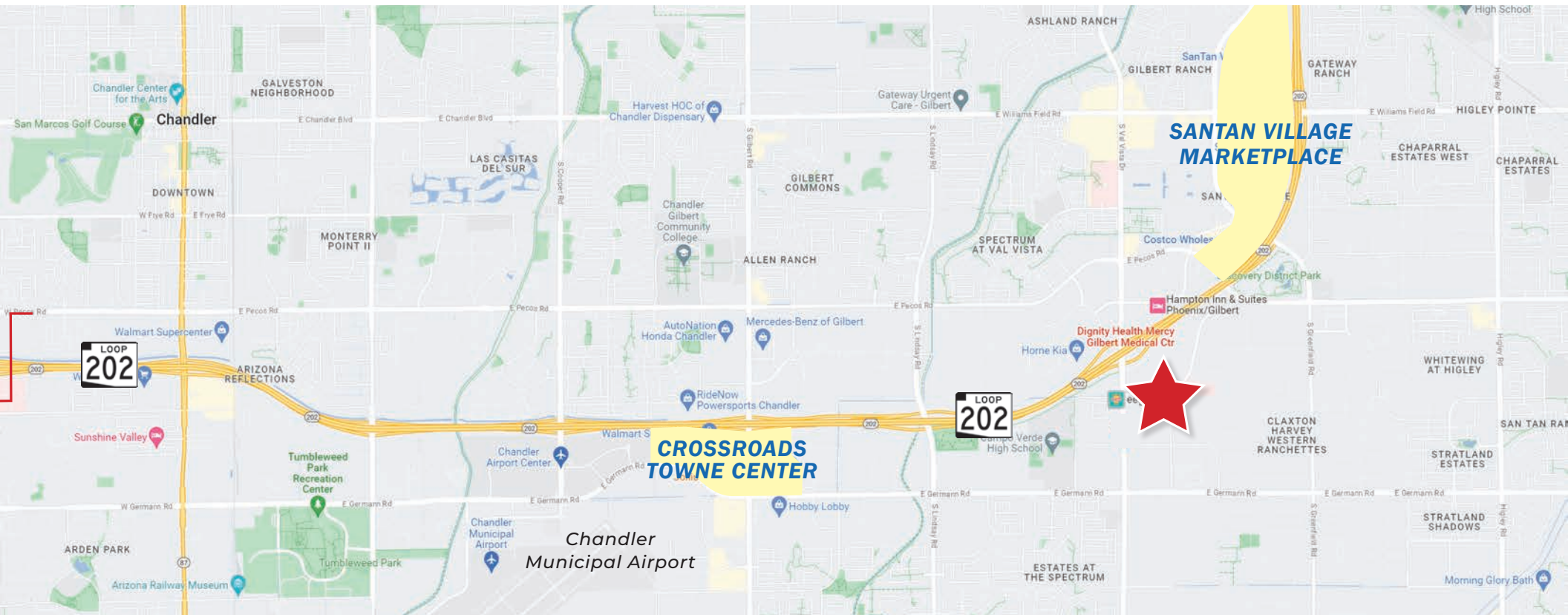
## NEARBY AMENITIES

## LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES

### Crossroads Towne Center:



### SanTan Village Marketplace:



## PROPERTY PHOTOS

SCENIC MOUNTAIN VIEWS AND EASY ACCESS  
TO THE LOOP 202 SAN TAN FREEWAY



# PROPERTY PHOTOS

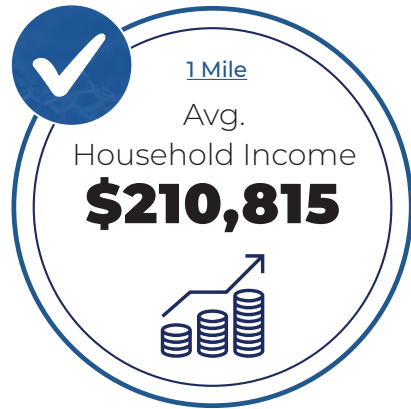
±9.44 ACRES  
AVAILABLE HERE

LOOP 202 SAN TAN  
FREEWAY ACCESS

MERCY GILBERT  
MEDICAL CENTER



# DEMOGRAPHICS



| 2024 SUMMARY (SitesUSA)                   | 1 Mile           | 3 Mile     | 5 Mile         |
|-------------------------------------------|------------------|------------|----------------|
| Daytime Population:                       | 8,867            | 111,685    | <b>333,648</b> |
| Residential Population:                   | 6,581            | 90,464     | 280,288        |
| 2028 Proj. Residential Population:        | 7,637            | 95,932     | 292,829        |
| Average Household Income:                 | <b>\$210,815</b> | \$180,974  | \$172,123      |
| Annual Consumer Health Care Expenditures: | \$14.33 M        | \$254.59 M | \$784.46 M     |
| Median Age:                               | <b>35.2</b>      | 35.7       | 36.5           |
| Average Household Size:                   | 3.4              | 3.0        | 3.0            |
| Housing Units:                            | 2,032            | 31,834     | 100,705        |
| Total Households:                         | 1,890            | 29,813     | 94,210         |
| Total Businesses:                         | 319              | 3,574      | 9,493          |

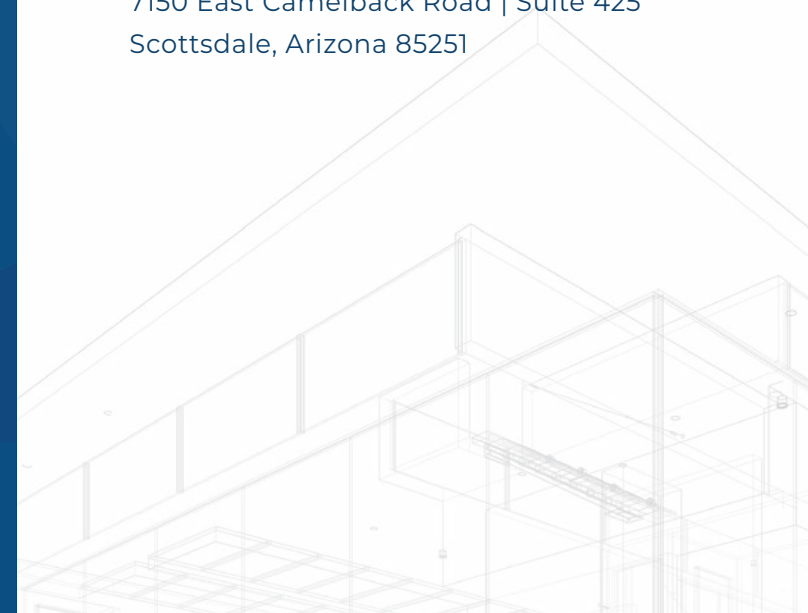
The map shows the Phoenix metropolitan area with concentric circles centered on Chandler. The innermost circle is pink (1 Mile), the middle is orange (3 Mile), and the outermost is light blue (5 Mile). Labels include Gilbert, Chandler, Serape, Queen Creek, AZA, CHD, and various highway shields (10, 202, 347, 56, 28).

# MEDICAL DEVELOPMENT OPPORTUNITY **MERCY VISTA MEDICAL**

## GILBERT, ARIZONA



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