

# MEDICAL / LIFE SCIENCES DEVELOPMENT OPPORTUNITY

± 7.92 ACRES IN  
**GILBERT**

1/2 Mile South of Loop 202 San Tan Freeway

Dignity Health Mercy Gilbert Medical Center  
212 Beds & 1,400 Employees



**VAL VISTA DRIVE**

2 Medical PADS + Hotel Available for Sale  
**CONTACT BROKER**

**MELROSE STREET**

**ROME STREET**

OrthoArizona  
WORLD-CLASS ORTHOPEDICS

Ironwood Women's Centers  
Personal Cancer & Research Centers

AZCCC  
Arizona Center for Cancer Care

THE OAKS  
SENIOR LIVING

Southwest Kidney  
INSTITUTES

Women's Health  
Arizona

**SUBJECT PROPERTY**  
Medical/Life Sciences  
Development Opportunity

**4 PARCELS AVAILABLE**  
FOR SALE TOGETHER OR  
INDEPENDENTLY

SELLER-CARRY OPTIONS FOR ONE YEAR

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**ORION**  
INVESTMENT REAL ESTATE

**ICRE**

# ±7.92 ACRES / MEDICAL PADS

## DEVELOPMENT OPPORTUNITY

### LOCATION & SURROUNDING AREA

**This nearly 8 acre site is perfectly positioned within the Town of Gilbert's medical and life sciences corridor and includes the following features.**

- Within walking distance of the 212 bed, Dignity Health Mercy Gilbert Medical Center, and it's newly completed Women's and Children's Pavilion, which is a collaboration with Phoenix Children's Hospital.
- Proximity to 1,000-acre world-class education, training and research campus with ASU Polytechnic, Chandler-Gilbert Community College's Aviation Division, U.S. Air Force Research Laboratory and U.S. Army Reserve Center.
- Only minutes from Mesa Gateway Airport, one of the fastest growing airports in the country, and home to Skybridge Arizona, the nation's first air cargo hub with a joint U.S.-Mexico customs inspection facility.
- Surrounded by ample retail and restaurant options, such as Arizona's first two-story Starbucks, and The Gilmore, a newly planned 35 acre mixed use development.

### SITE CHARACTERISTICS

**This site comes with a few unique characteristics, making it a rare opportunity in a highly sought-after location.**

- Parcels may be purchased together or independent of one another.
- Seller-Carry Options are available for one year.
- Gilbert's Vertical Development Overlay Zoning District (VDOD) allows for maximum density with mid-rise construction up to 90 feet and/or 6 stories, by right. Additionally, this VDOD allows for a developer to apply for approval for up to eleven stories.
- Ideal for life sciences, laboratory and/or biotech uses with access to the site from two roadways (Rome & Melrose), allowing ease of access and navigation for delivery and shipping.

## PROPERTY OVERVIEW

Cross Streets: N/NWC Val Vista Dr & Germann Rd  
Gilbert, Arizona 85297

Sale Price: Contact Broker

Parcels/APN: 304-53-125A, 304-53-126A,  
304-53-130A & 304-53-196B

Combined Lot Size: ±7.92 Acres (345,068 SF)

**\*Parcels may be purchased together or independently**

Split Lot Sizes:  
304-53-130A: ±1.79 Acres (±77,914 SF)  
304-53-196B: ±1.40 Acres (±61,172 SF)  
304-53-126A: ±3.88 Acres (±169,043 SF)  
304-53-125A: ±0.85 Acres (±36,939 SF)

Zoning Designation: BP (Business Park), Town of Gilbert

2024 Combined Property Taxes: \$19,694.60

Traffic Counts  
Val Vista Drive: 45,268 VPD  
Germann Road: 17,625 VPD



Dignity Health Mercy  
Gilbert Medical Center

# 4 PARCELS AVAILABLE

## FOR SALE TOGETHER OR INDEPENDENTLY

±7.92 Acres (345,068 SF)

Phoenix-Mesa Gateway Airport &  
ASU Polytechnic Campus





# 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*

**\$811.26M**

HEALTHCARE  
EXPENDITURE

*annually in a 5 mile radius*

**\$104,435**

HOUSEHOLD  
INCOME

*in a 5 mile radius*



# NEARBY DEVELOPMENT

## GILBERT, ARIZONA



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:

- 212 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





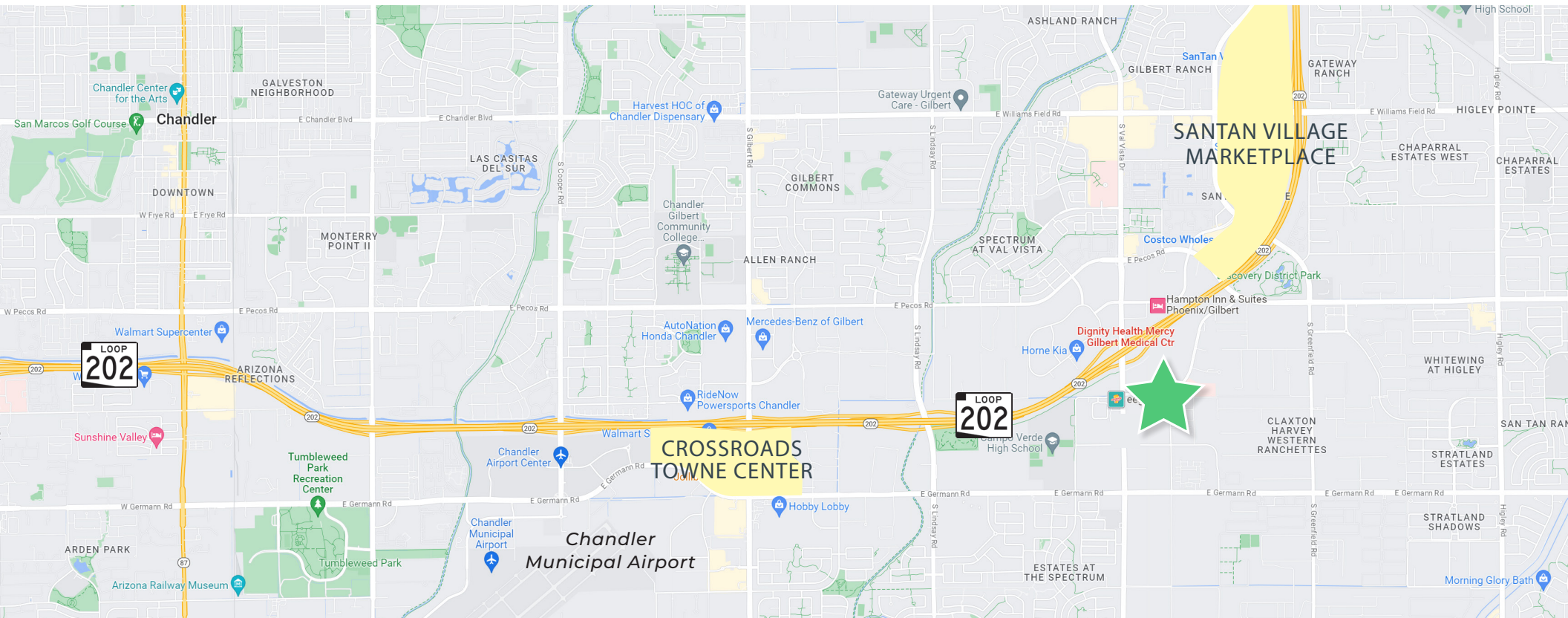
# NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM  
THESE GREAT AMENITIES:

## Crossroads Towne Center:



## SanTan Village Marketplace:





# OUTPATIENT MARKET PLANNER SCENARIO

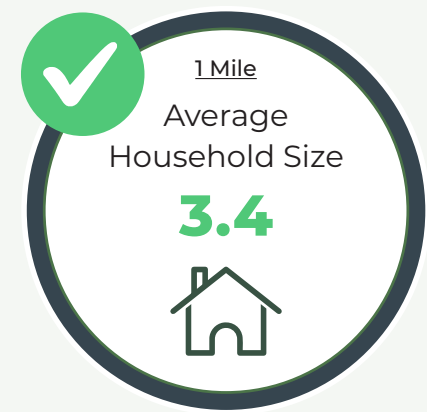
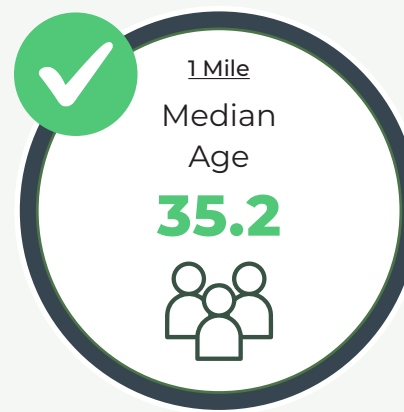
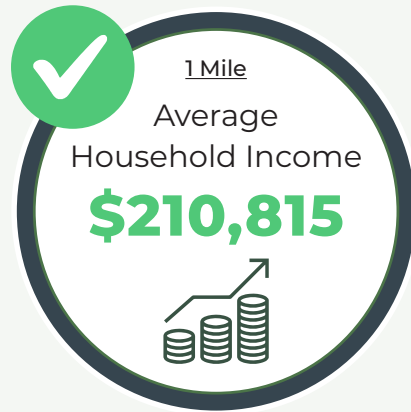
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The following data is representative service line growth within a 5 mile radius of the project.

## DATA AND ANALYTICS | MARKET SCENARIO PLANNER - OUTPATIENT

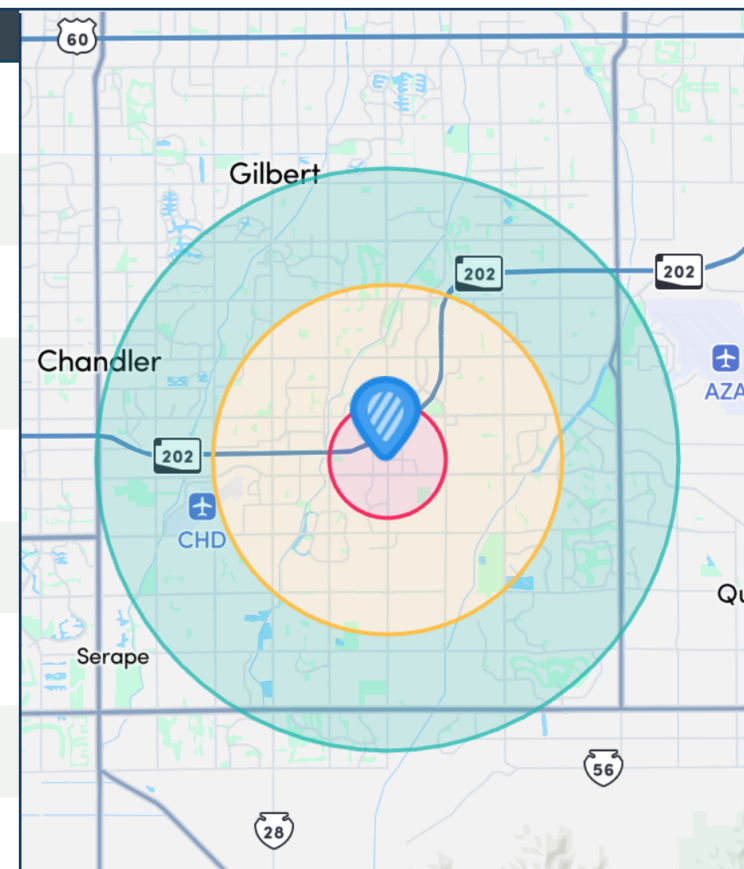
Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	4,930	6,518	7,894	32.2%	60.1%
Podiatry	36,234	45,435	55,063	25.4%	52.0%
Psychiatry	330,666	413,024	451,313	24.9%	36.5%
Spine	4,628	5,754	6,758	24.3%	46.0%
Vascular	37,541	46,402	56,071	23.6%	49.4%
Physical Therapy/Rehabilitation	610,523	753,181	908,236	23.4%	48.8%
Cardiology	221,613	270,963	317,853	22.3%	43.4%
Ophthalmology	202,882	247,704	295,642	22.1%	45.7%
Orthopedics	69,970	84,980	100,358	21.5%	43.4%
Pain Management	26,242	31,785	36,891	21.1%	40.6%
Lab	1,032,780	1,242,809	1,449,661	20.3%	40.4%
Miscellaneous Services	506,048	598,099	708,099	18.2%	39.9%
ENT	80,318	94,284	110,493	17.4%	37.6%
Nephrology	12,016	14,101	16,146	17.3%	34.4%
Evaluation and Management	2,454,503	2,816,304	3,290,459	14.7%	34.1%
Trauma	17,673	20,175	23,074	14.2%	30.6%
Oncology	34,603	39,399	44,517	13.9%	28.7%
Radiology	705,311	800,793	914,657	13.5%	29.7%
Gastroenterology	55,681	63,107	69,805	13.3%	25.4%
Neurology	41,850	47,381	53,527	13.2%	27.9%
Thoracic Surgery	1,275	1,443	1,578	13.2%	23.7%
Dermatology	104,735	118,028	131,995	12.7%	26.0%
Neurosurgery	2,189	2,465	2,830	12.6%	29.2%
General Surgery	14,215	15,963	17,675	12.3%	24.3%
Urology	23,030	25,815	28,526	12.1%	23.9%
Cosmetic Procedures	19,221	21,253	22,911	10.6%	19.2%
Gynecology	23,685	25,457	27,501	7.5%	16.1%
Pulmonology	34,322	35,233	36,098	2.7%	5.2%
Obstetrics	10,679	10,039	9,474	-6.0%	-11.3%



# DEMOGRAPHIC HIGHLIGHTS



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
Average Household Income:	<b>\$210,815</b>	\$180,974	\$172,123
Median Age:	<b>35.2</b>	35.7	36.5
Average Household Size:	<b>3.4</b>	3.0	3.0
Annual Health Care Expenditures:	\$14.33 M	\$254.59 M	\$784.46 M
Housing Units:	2,032	31,834	100,705
Total Households:	1,890	29,813	94,210
Total Businesses:	319	3,574	9,493



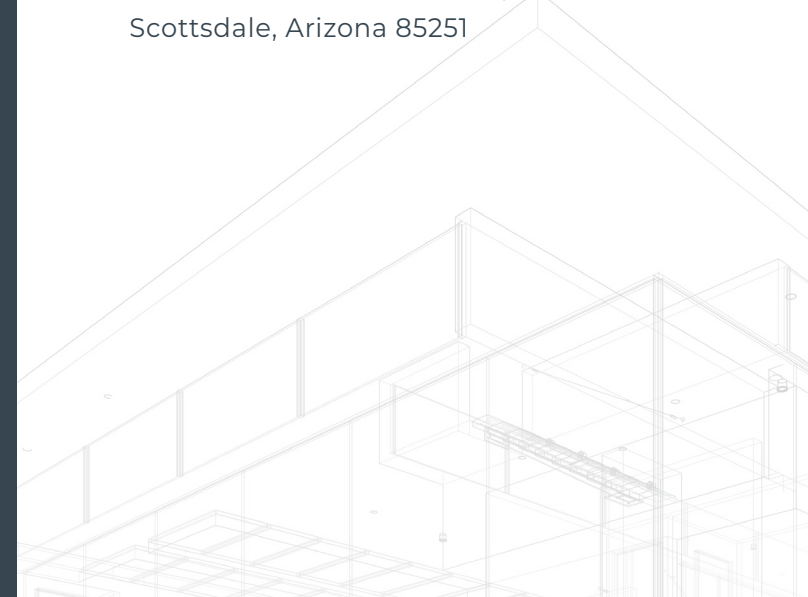


# DEVELOPMENT OPPORTUNITY **MEDICAL/LIFE SCIENCES**

## GILBERT, ARIZONA



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