

# MEDICAL DEVELOPMENT OPPORTUNITY

## MERCY VISTA MEDICAL

GILBERT, ARIZONA



### Available for Sale:

- One 2-Story Medical PAD (40,000 SF)
- One 1-Story Medical PAD (10,000 SF)
- One ± 2.5 Acre Hotel PAD (60,735 SF)
- One ± 2.07 Acre Hotel PAD (90,911 SF)



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# 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 Development PAD Site
  - 4-Story 60,735 SF *(122 Rooms)*
- One Hotel PAD 5
  - (88 Rooms Lot Size 90,911 SF 2.07 Acres)
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

## PROPERTY OVERVIEW

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Offering Price: *Call for Details*

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Parcel Numbers: 304-53-927  
304-53-928  
304-53-929  
304-53-930

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Land Size:  $\pm 9.44$  Acres

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Zoning: Business Park (BP)

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

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# SITE PLAN

## PAD 2

### FOR SALE

- » APN 304-53-927
- » 2.50 AC
- » Proposed Use: Medical/Office
- » Price: Call for Details

## PAD 3

### FOR SALE

- » APN 304-53-928
- » 1.25 AC
- » Proposed Use: Medical/Office
- » Price: Call for Details

## PAD 4

### FOR SALE

- » APN 304-53-929
- » 2.50 AC
- » Proposed Use: Hotel
- » Price: Call for Details

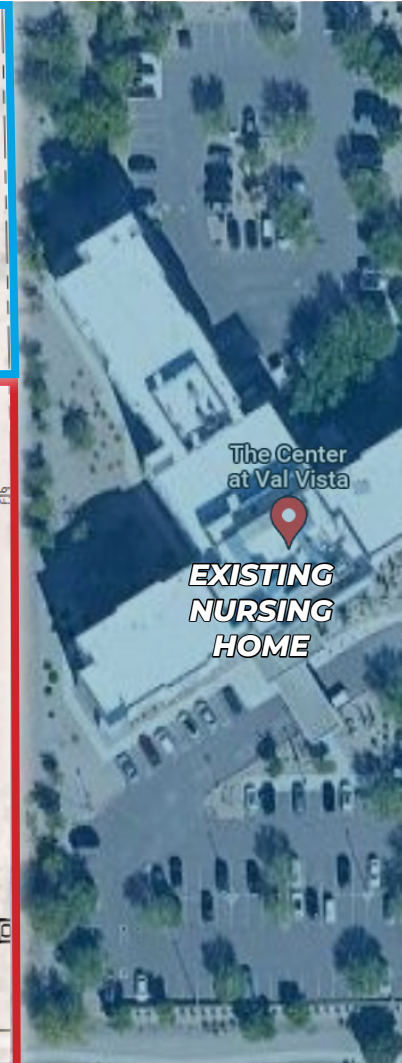
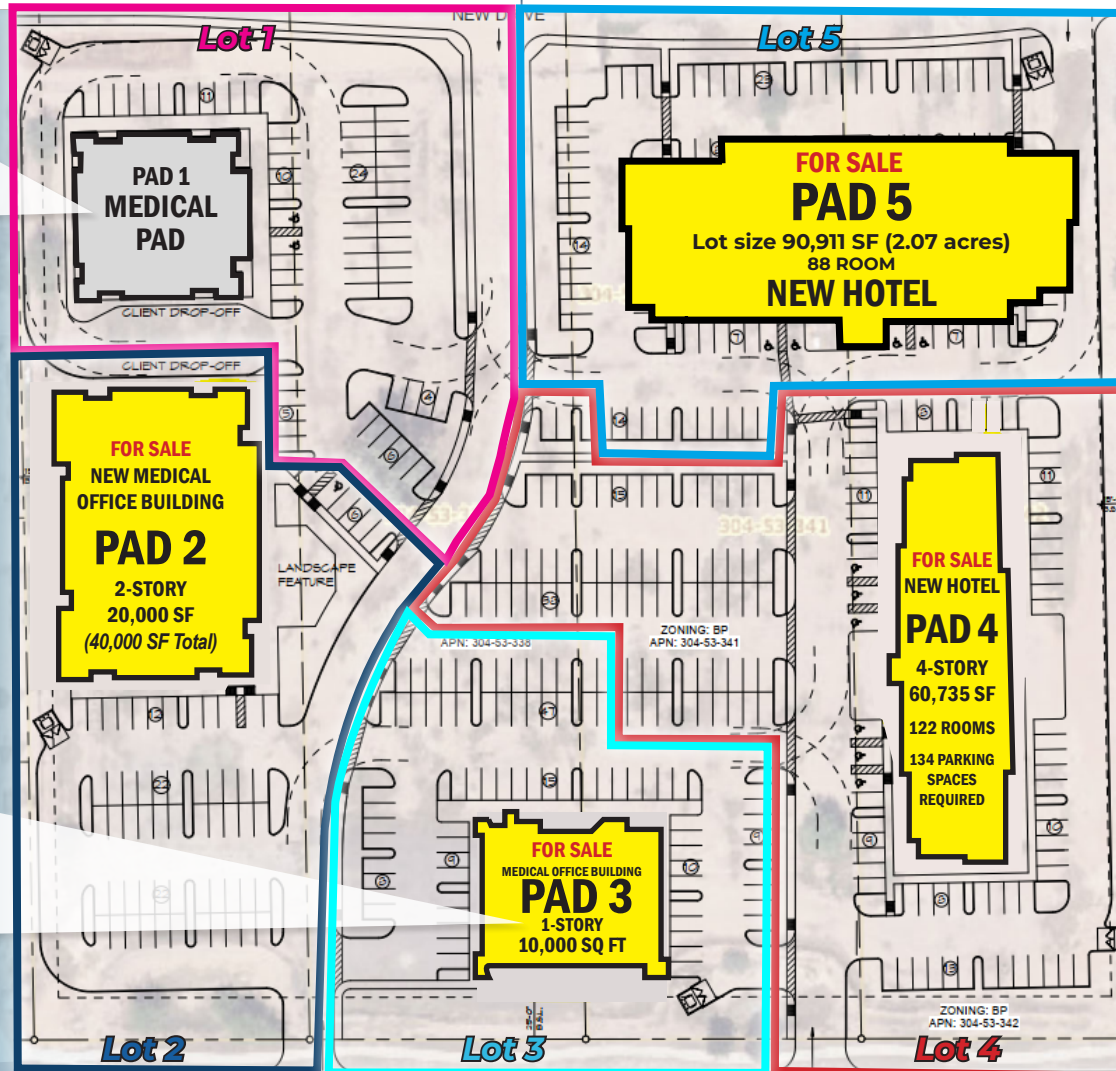
## PAD 5

### FOR SALE

- » APN 304-53-930
- » 2.00 AC
- » Proposed Use: Hotel
- » Price: Call for Details



**Future  
Retail  
Development**



# PAD 2 GROUND FLOOR

ARCHITECTURAL  
FLOOR  
PLAN

PROPOSED

## PAD 2

FOR SALE

- » Proposed **40,000 SF**
- » For Sale: **1,650 - 10,000 SF** *contiguous*
- » 2-story building

MINIMUM SF:

**± 1,650 SF**

MAXIMUM SF:

**± 40,000 SF**



## PROPOSED

- » Proposed **40,000 SF**
- » For Sale: **1,650 - 10,000 SF** *contiguous*
- » 2-story building

**± 40,000 SF**



# **PAD 3 1ST FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

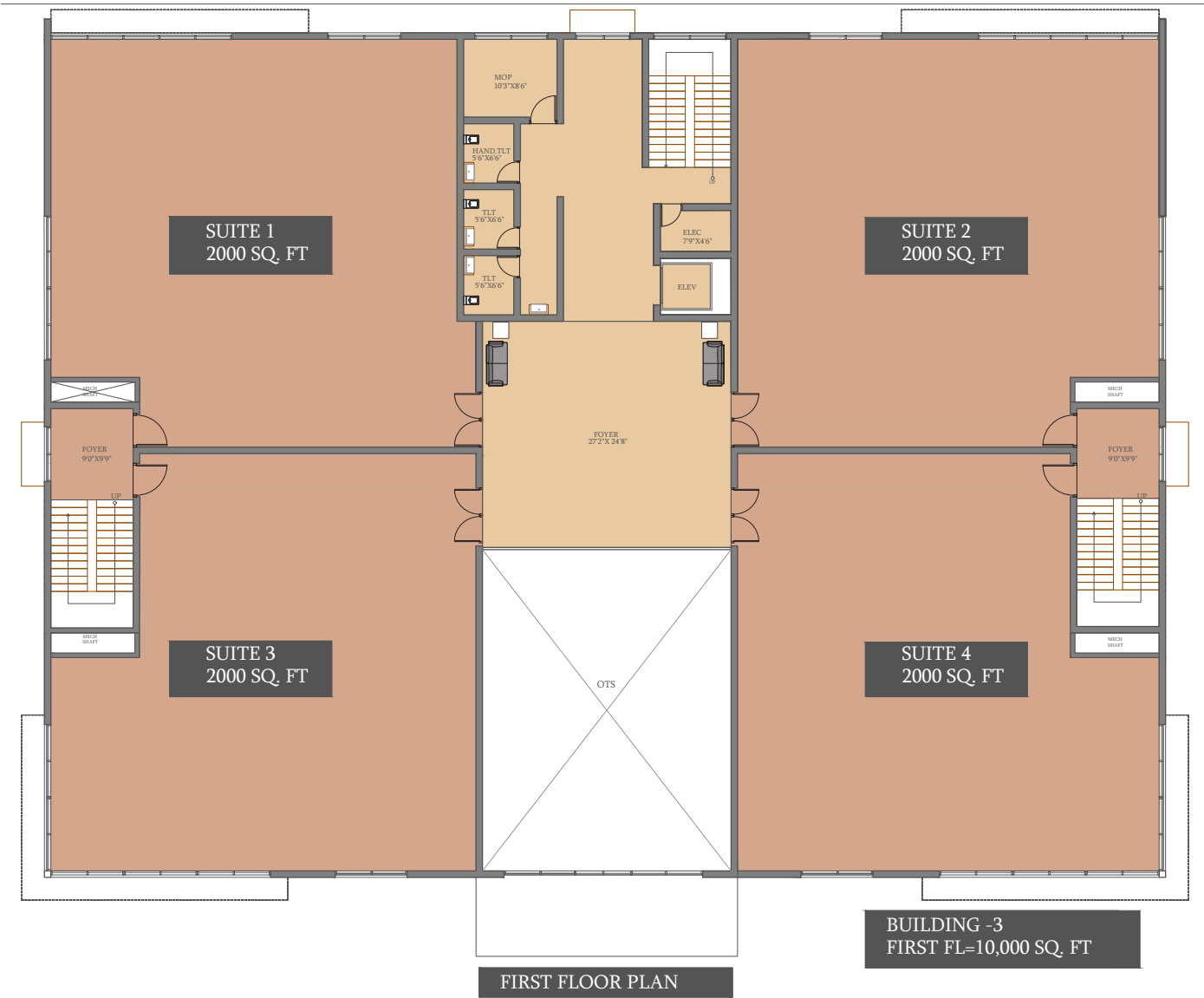
**PROPOSED**

## **PAD 3 FOR SALE**

- » Proposed **10,000 SF**
- » 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





# 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.

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



# HEALTHCARE MARKET OVERVIEW

A HIGH-GROWTH, UNDERSERVED HEALTHCARE MARKET  
1, 3 AND 5-MILE TRADE AREA AROUND MERCY GILBERT MEDICAL CENTER  
GILBERT, ARIZONA



**305,194**  
RESIDENTS  
WITHIN 5 MILES



**\$1.13B**  
ANNUAL HEALTHCARE  
SPENDING



**\$140,794**  
MEDIAN HOUSEHOLD  
INCOME



**71%**  
COMMERCIALLY  
INSURED

1

## A FAST-GROWING, AFFLUENT TRADE AREA

Esri Business Analyst 2026 · 5-mile ring · 2010–2031

|                     | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------|-----------|-----------|-----------|
| 2026 Population:    | 10,441    | 109,227   | 305,194   |
| 2031 Population:    | 11,902    | 115,989   | 319,998   |
| Growth since 2010:  | +112%     | +58%      | +43%      |
| Households:         | 3,763     | 35,831    | 101,678   |
| Median HH Income:   | \$122,732 | \$148,715 | \$140,794 |
| Median Age:         | 35.0      | 35.3      | 36.2      |
| Daytime Population: | 12,527    | 100,914   | 253,075   |

## KEY GROWTH DRIVERS

**SENIORS 65+**  
36,354 → 42,948  
by 2031 (+18%)  
*Fastest-growing group*

**AGES 75+**  
+21%  
by 2031

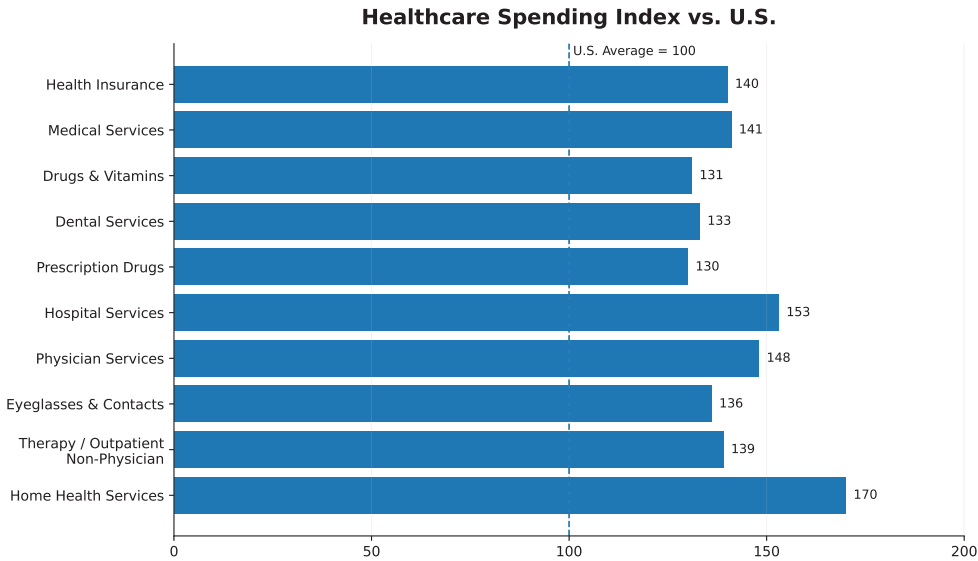
**AGES 25-34**  
+25%  
by 2031  
*Young families: OB, Pediatrics, Fertility*

**63,000 WOMEN AGED 15-44**  
within 5 miles

2

## \$1.13 BILLION IN ANNUAL HEALTHCARE SPENDING

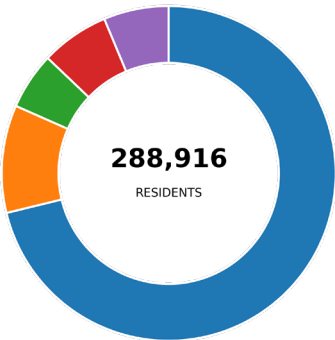
\$1,132,470,225 spent on healthcare each year within 5 miles, 39% above the U.S. average (\$11,138 per household).



3

## A PREMIUM, COMMERCIALLY INSURED PAYER MIX

U.S. Census ACS 2020–2024 via Esri · 5-mile ring



| Coverage                                             | Residents | Share |
|------------------------------------------------------|-----------|-------|
| Commercial (employer + individual)                   | 205,573   | 71.2% |
| Medicare-primary (incl. Medigap/Medicare Advantage)  | 30,104    | 10.4% |
| Medicaid (AHCCCS) only                               | 15,852    | 5.5%  |
| Other/multiple coverage under 65 (incl. TRICARE, VA) | 19,193    | 6.6%  |
| Uninsured                                            | 18,194    | 6.3%  |

## KEY INSIGHTS



**93.7% insured**  
Only 6.3% uninsured



**Only 1.6% of seniors are uninsured**  
8,900+ carry Medigap or employer retiree coverage on top of Medicare



**Health insurance premiums run 40% above the U.S. average (\$740.8M/yr), and dental and vision insurance run 51-55% above the U.S. average**

# HEALTHCARE MARKET OVERVIEW

## A HIGH-GROWTH, UNDERSERVED HEALTHCARE MARKET 1, 3 AND 5-MILE TRADE AREA AROUND MERCY GILBERT MEDICAL CENTER GILBERT, ARIZONA

### 4 WHERE THE MARKET HAS A VOID

Strong demand, few providers. These specialties are thin or missing across a 305,000 resident trade area.

| Specialty                | Provider locations within 5 miles | Residents per location | Demand signal                                | GAP      |
|--------------------------|-----------------------------------|------------------------|----------------------------------------------|----------|
| Rheumatology             | 1                                 | 305,000                | Seniors 65+ +18% by 2031                     | Critical |
| Allergy & Immunology     | 2                                 | 153,000                | Allergist visits 16% above U.S. avg.         | Critical |
| Neurology                | 2-3                               | ~100,000               | Ages 75+ +21% by 2031                        | Critical |
| Audiology / Hearing      | 0 stand-alone                     | -                      | Hearing-aid spend 32% above U.S. avg.        | High     |
| Endocrinology / Diabetes | 4                                 | 76,000                 | Internal-medicine visits 26% above avg.      | High     |
| ENT                      | 4                                 | 76,000                 | 12,600 adults saw an ENT last year           | High     |
| Eye Surgery / Retina     | ~4                                | 76,000                 | 44,800 adults wear progressive lenses        | High     |
| Dermatology / Mohs       | 8                                 | 38,000                 | 32,000 adult patients: visits 11% above avg. | High     |

### FOR COMPARISON

|                   |     |       |           |
|-------------------|-----|-------|-----------|
| General Dentistry | 163 | 1,900 | Saturated |
| Physical Therapy  | 70  | 4,400 | Saturated |

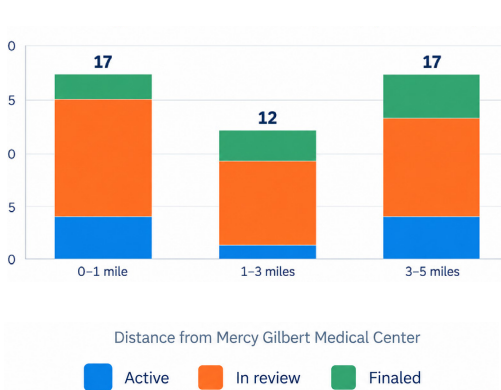
### 5 HEALTHCARE INVESTMENT IS ACCELERATING AROUND MERCY GILBERT

The East Valley continues to attract significant medical investment, with consistent permit activity supporting long-term healthcare growth and increased access to services in the Gilbert market.

|                                                                   |                                                         |                                                                    |                                                                            |
|-------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------|
| 46<br>Healthcare building permits within 5 miles since Sept. 2024 | 17<br>Within 1 mile of the hospital<br>Most active zone | ~10M<br>Medical construction + build-outs permitted within 5 miles | 48M<br>Medical office building sales near the campus in the last 13 months |
|-------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------|

#### The Busiest Ring is the one Closest to the Hospital

Healthcare building permits filed or issued since Sept 2024, by distance band (count)



#### Recent Activity Within 5 Miles

A mix of new construction, expansions, and renovations highlights continued investment in the area.

|                                                                                             |                   |
|---------------------------------------------------------------------------------------------|-------------------|
| New 3-story, 67,946 SF medical office building on the Mercy Gilbert campus (in permitting). | ON CAMPUS         |
| 7,800 SF, 16-exam room orthopedic clinic expansion.                                         | 0.4 MI            |
| Weight-loss/metabolic clinic, a birth center, pharmacy and dental/orthodontic build-outs.   | 0.5 MI            |
| New dental clinic building, a compounding pharmacy and a community health center expansion. | 3.5 MI            |
| 18-permit renovation at Banner Gilbert and a \$10.4M, 20-bed rehab hospital expansion.      | JUST OUTSIDE 5 MI |

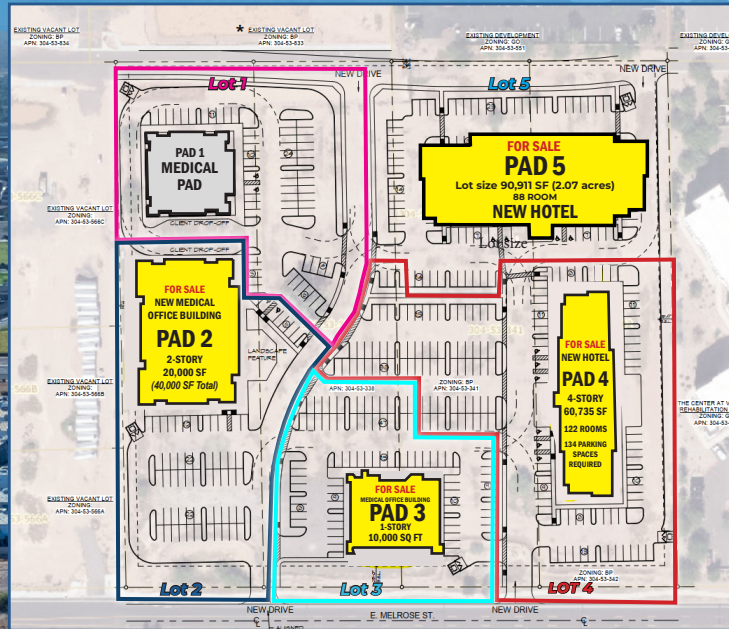
### THE OPPORTUNITY

An affluent, fast-aging, commercially insured population with **\$1.13B** in annual healthcare spending — and **specialty care that hasn't caught up.**

Sources: Esri Business Analyst 2026 (U.S. Census ACS 2020–2024, Esri Consumer Spending); NPPES NPI Registry; Google Maps; ParGo AI municipal permit records, Sept. 2024–Sept. 2026; Maricopa County Assessor; public transaction records. Data compiled September 2026; provider counts approximate.

## PROPERTY PHOTOS

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



MELROSE STREET

VAL VISTA DRIVE

# PROPERTY PHOTOS

±9.44 ACRES  
AVAILABLE HERE

LOOP 202 SAN TAN  
FREEWAY ACCESS

MERCY GILBERT  
MEDICAL CENTER



# MEDICAL DEVELOPMENT OPPORTUNITY **MERCY VISTA MEDICAL**

GILBERT, ARIZONA



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