MEDICAL DEVELOPMENT OPPORTUNITY

MERCY VISTA MEDICAL

GILBERT, ARIZONA

ORION INVESTMENT REAL ESTATE



Available for Sale:

- One 2-Story Medical PAD 2 (*1.75 AC*)
- One 1-Story Medical PAD 3 (*1.33 AC*)
- One ± 2.65 Acre Hotel PAD 4 (*2.65 AC*)
- One ± 2.09 Acre Hotel PAD 5 (*2.09 AC*)



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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 Development PAD Site
  - 4-Story 60,735 SF ***(122 Rooms)***
- One Hotel PAD 5
  - (88 Rooms Lot Size 90,911 SF 2.09 Acres)
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

PROPERTY OVERVIEW

Offering Price:	*Call for Details*
Parcel Numbers:	304-53-927 304-53-928 304-53-929 304-53-930
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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ORION INVESTMENT REAL ESTATE

SITE PLAN

PAD 2

FOR SALE

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

PAD 3

FOR SALE

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

PAD 4

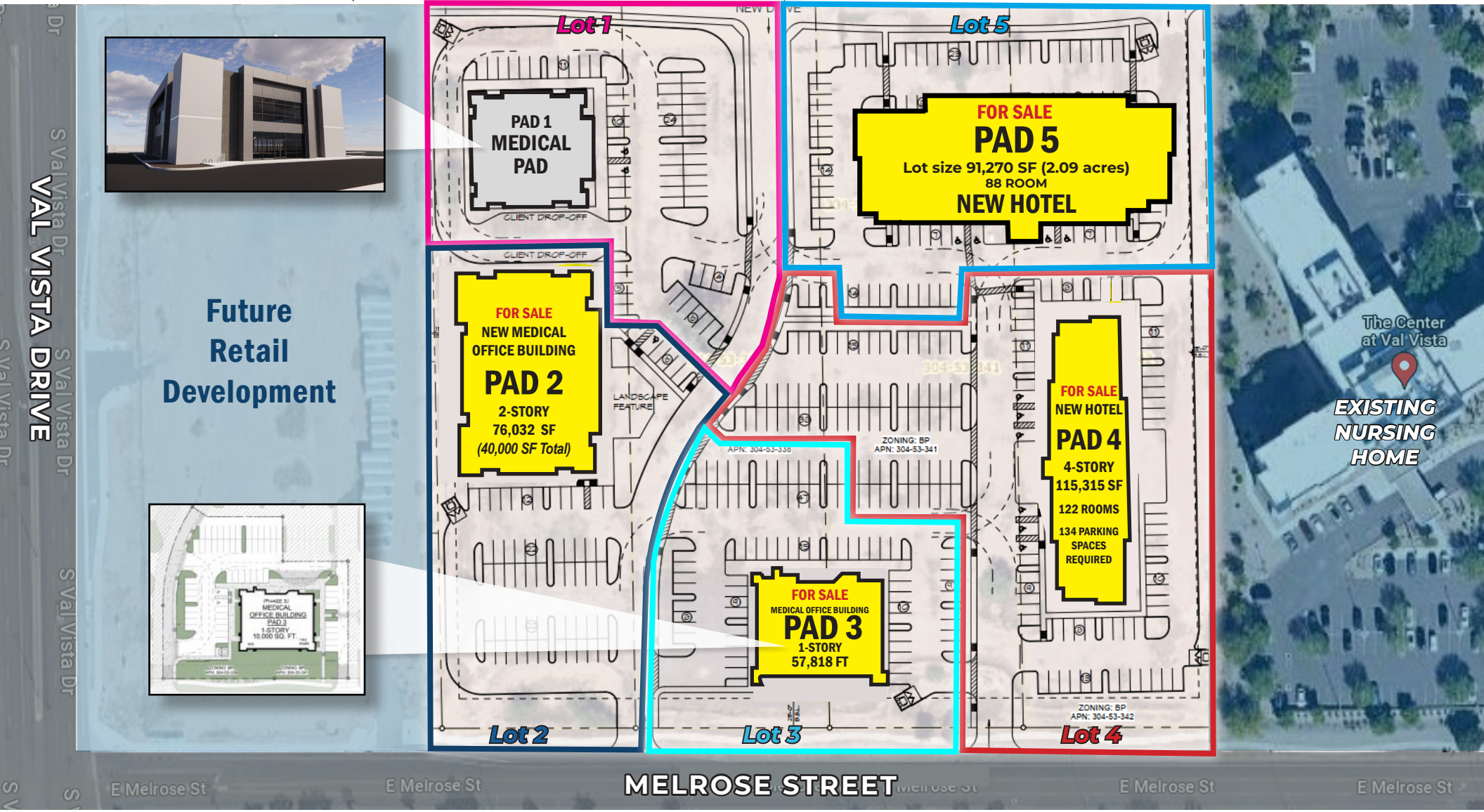
FOR SALE

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

PAD 5

FOR SALE

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



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**



GROUND FLOOR PLAN

PAD 2
1ST FLOOR

ARCHITECTURAL FLOOR PLAN

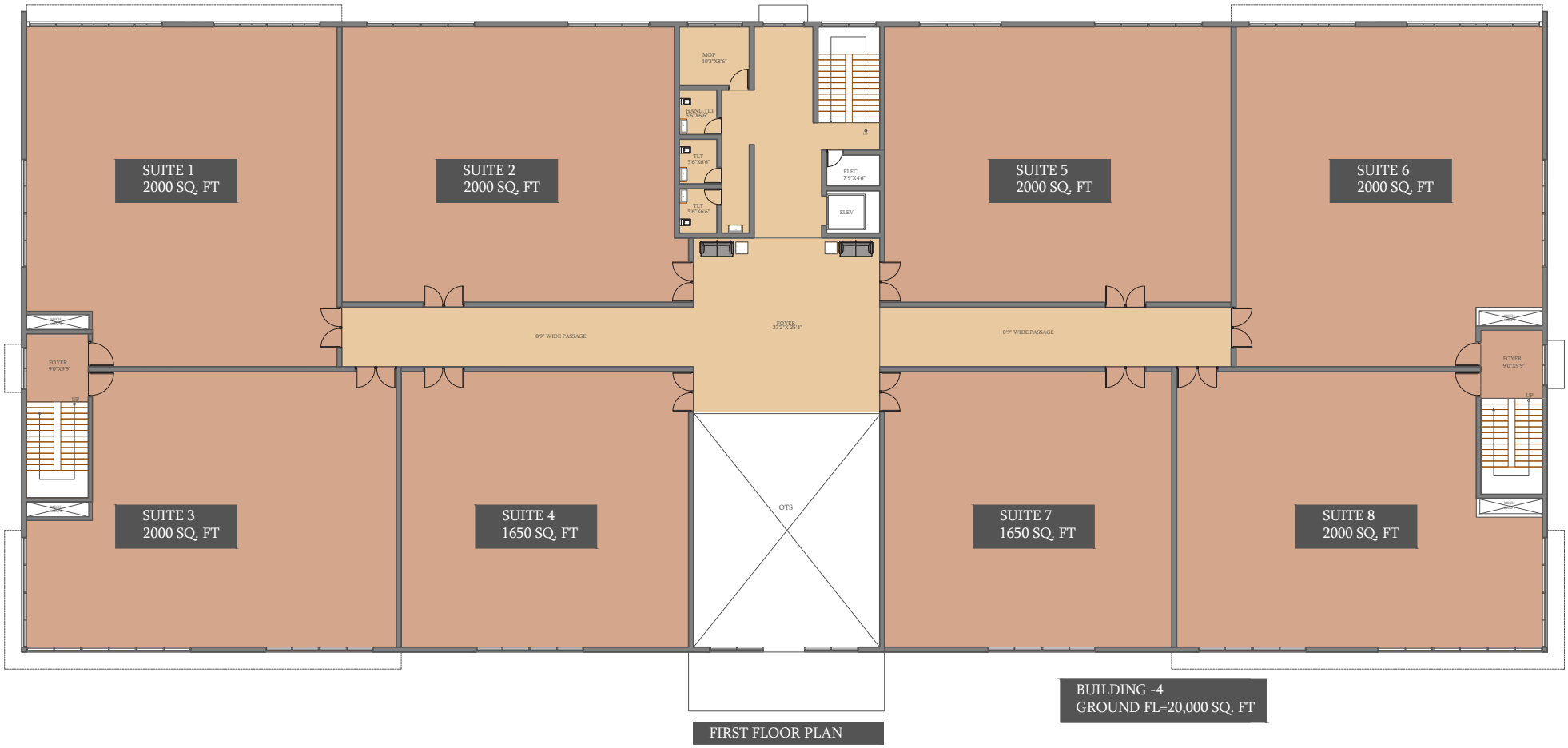
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MINIMUM SF:	**± 1,650 SF**
MAXIMUM SF:	**± 40,000 SF**



FIRST FLOOR PLAN

BUILDING -4
GROUND FL=20,000 SQ. FT

PAD 3
1ST FLOOR

ARCHITECTURAL FLOOR PLAN

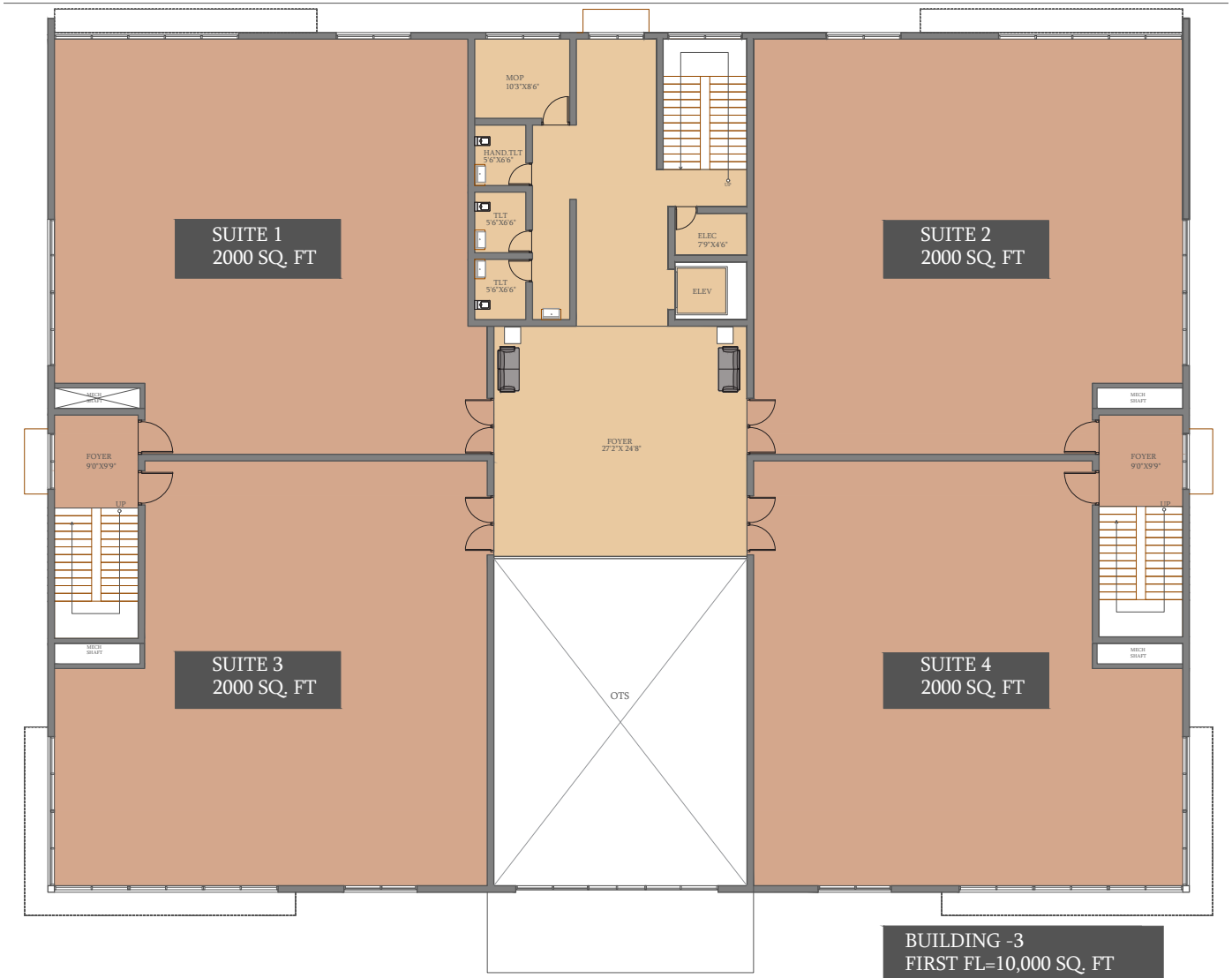
PROPOSED

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



GILBERT, ARIZONA



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:

Dignity Health.
OrthoArizona
NovaSpine Pain Institute
Your Minimally Invasive Spine, Pain & Arthritis Care Experts™
The Oaks Senior Living
A Stellar Living Community
Ironwood Women's Centers
Ironwood Cancer & Research Centers
Copper Springs
There's hope. There's help.®
Southwest Kidney Institute, PLC
AZCCC
Arizona Center for Cancer Care
SONORANSPINE
HealthyU Clinics
SMIL
Southwest Medical Imaging
Seeing You Well
Women's Health Arizona
The CORE Institute
Specialty Hospital
Outcomes by HOPCo®
Tri-City Cardiology



Dignity Health.
Mercy Gilbert Medical Center

Phoenix Children's Hospital

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

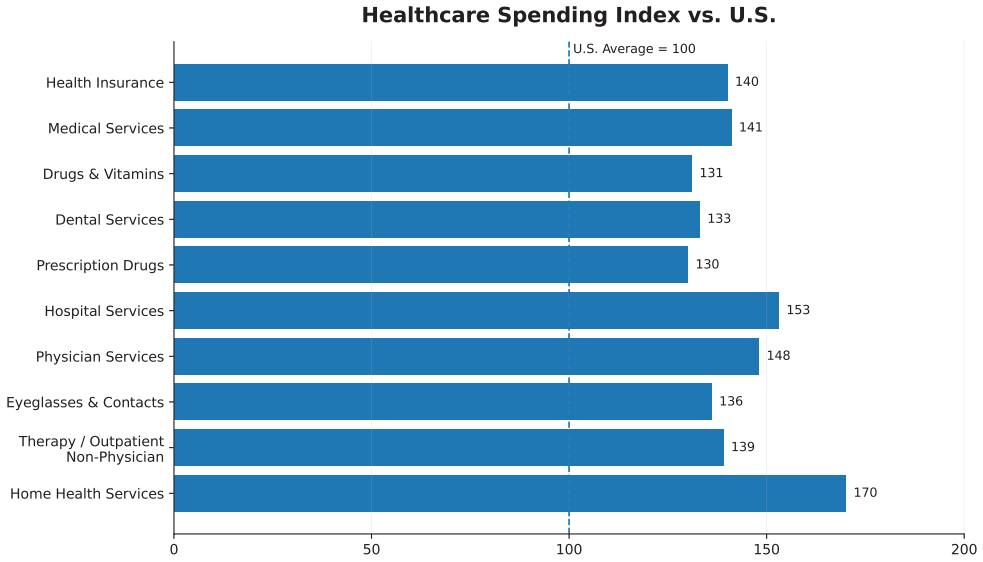
AGES 75+
+21%
by 2031

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

63,000 WOMEN AGED 15-44
within 5 miles

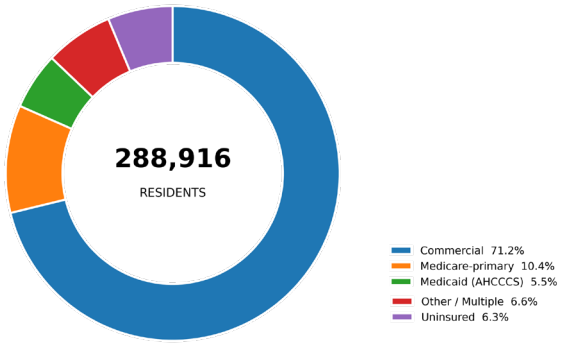
2 $1.13 BILLION IN ANNUAL HEALTHCARE SPENDING

$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
Healthcare building permits within 5 miles since Sept. 2024

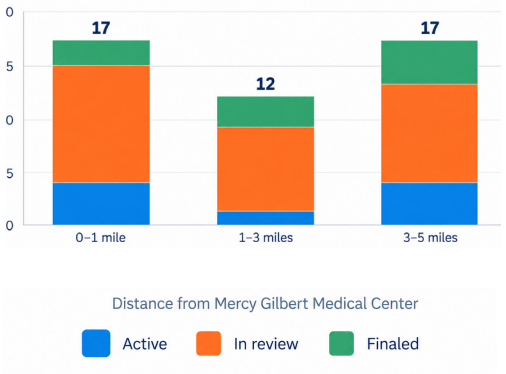
17
Within 1 mile of the hospital
Most active zone

~10M
Medical construction + build-outs permitted within 5 miles

48M
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

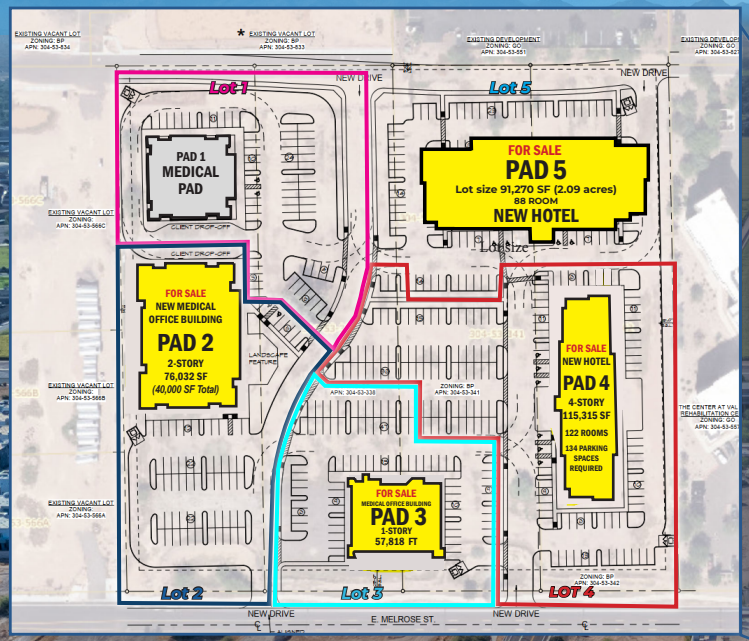
THE OPPORTUNITY

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



PROPERTY PHOTOS





MEDICAL DEVELOPMENT OPPORTUNITY

MERCY VISTA MEDICAL

GILBERT, ARIZONA

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