

# MEDICAL DEVELOPMENT OPPORTUNITY

## MERCY VISTA MEDICAL

GILBERT, ARIZONA

**DELIVERY**  
**2026**



### Available for Sale or Lease:

- Two Medical PADS (40,000 SF & 10,000 SF)
- One ±2.5 Acre Hotel PAD
- Leasing Options Available

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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 Single-Story Medical PAD Site
  - 10,000 SF
- One 2-Story Medical PAD Site
  - 2-Story 20,000 SF *(40,000 SF Total)*
- One 4-Story Hotel 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: *Parcels will be subdivided  
- Improved lots*

Land Size: *PAD 2: ± 2.50 Acres  
PAD 3: ± 1.25 Acres  
PAD 4: ± 2.50 Acres*

Zoning: *Business Park (BP)*

Cross Streets: *Val Vista Drive &  
Melrose Street*

### MICHAEL DOUGLAS, CCIM

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# SITE PLAN

## PAD 2

### FOR SALE OR LEASE

- » Proposed **40,000 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Gray Shell**
- » 2-story building
- » For lease: **1,650 - 20,000 SF contiguous**
- » **Attractive TIA** » **CONTACT BROKER**

## PAD 3

### FOR SALE

- » Proposed **10,000 SF**
- » Lot Size: **1.25 Acres**
- » Delivery: **Flexible**

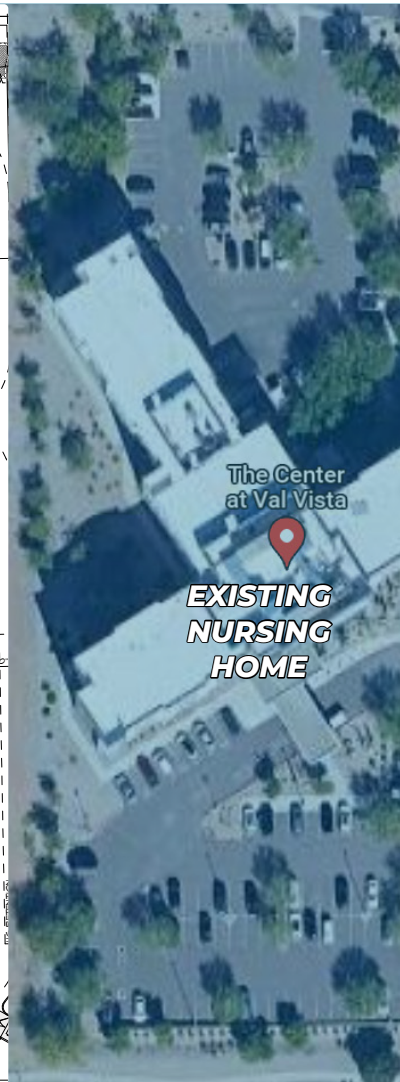
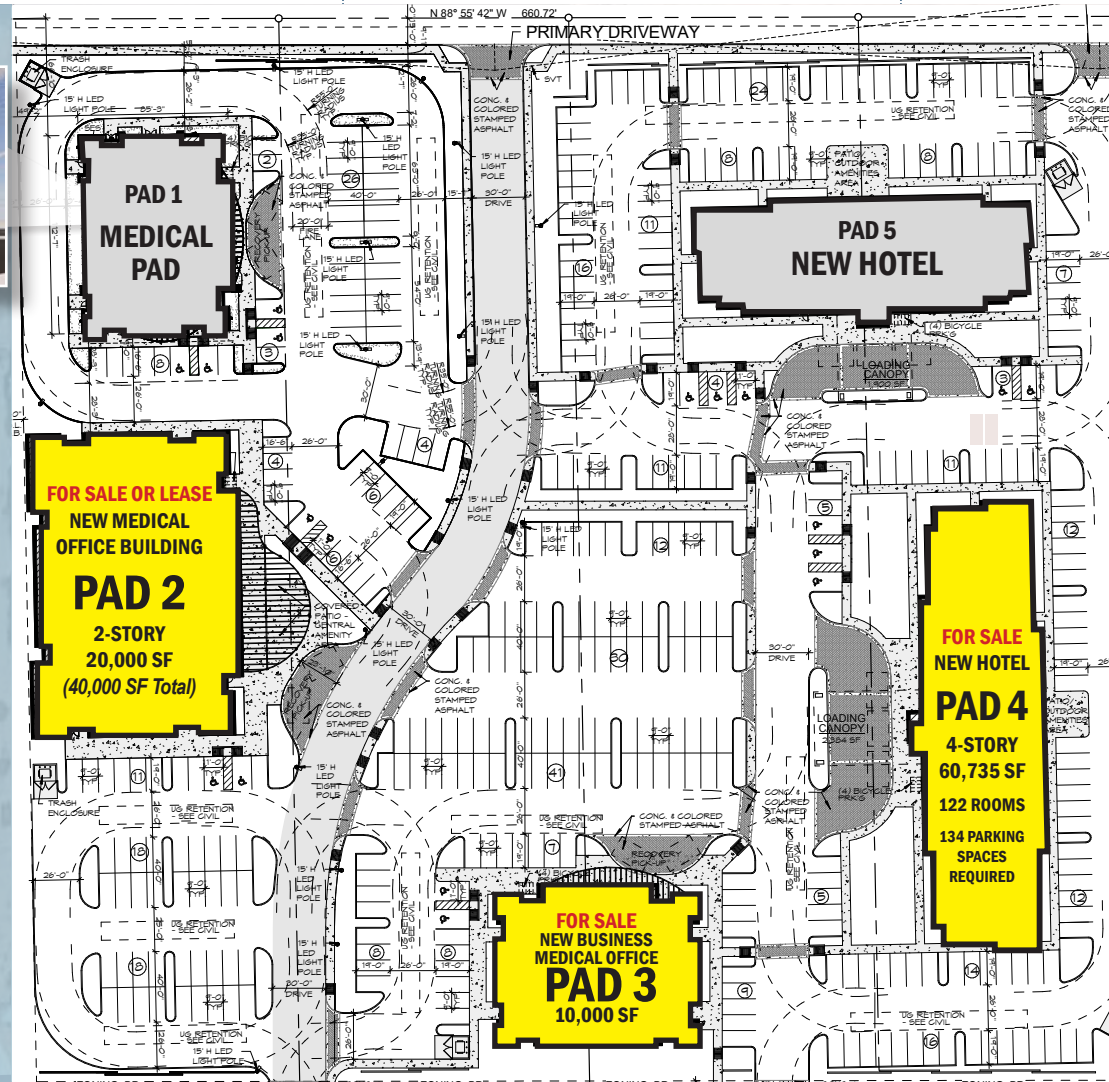
## PAD 4

### FOR SALE

- » Proposed **60,735 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Flexible**
- » One 4-story Hotel
- » Development PAD Site



**Future  
Retail  
Development**



# **PAD 2 GROUND FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

## **PAD 2**

### **FOR SALE OR LEASE**

- » Proposed **40,000 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Gray Shell**
- » 2-story building
- » For lease: **1,650 - 20,000 SF *contiguous***
- » **Attractive TIA** » **CONTACT BROKER**

MINIMUM SF:

**± 1,650 SF**

MAXIMUM SF:

**± 40,000 SF**



# **PAD 2** **2ND** **FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

## **PAD 2**

### **FOR SALE OR LEASE**

- » Proposed **40,000 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Gray Shell**
- » 2-story building
- » For lease: **1,650 - 20,000 SF *contiguous***
- » **Attractive TIA**

MINIMUM SF: **± 1,650 SF**

MAXIMUM SF: **± 40,000 SF**



# **PAD 3 GROUND FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

## **PAD 3**

**FOR SALE**

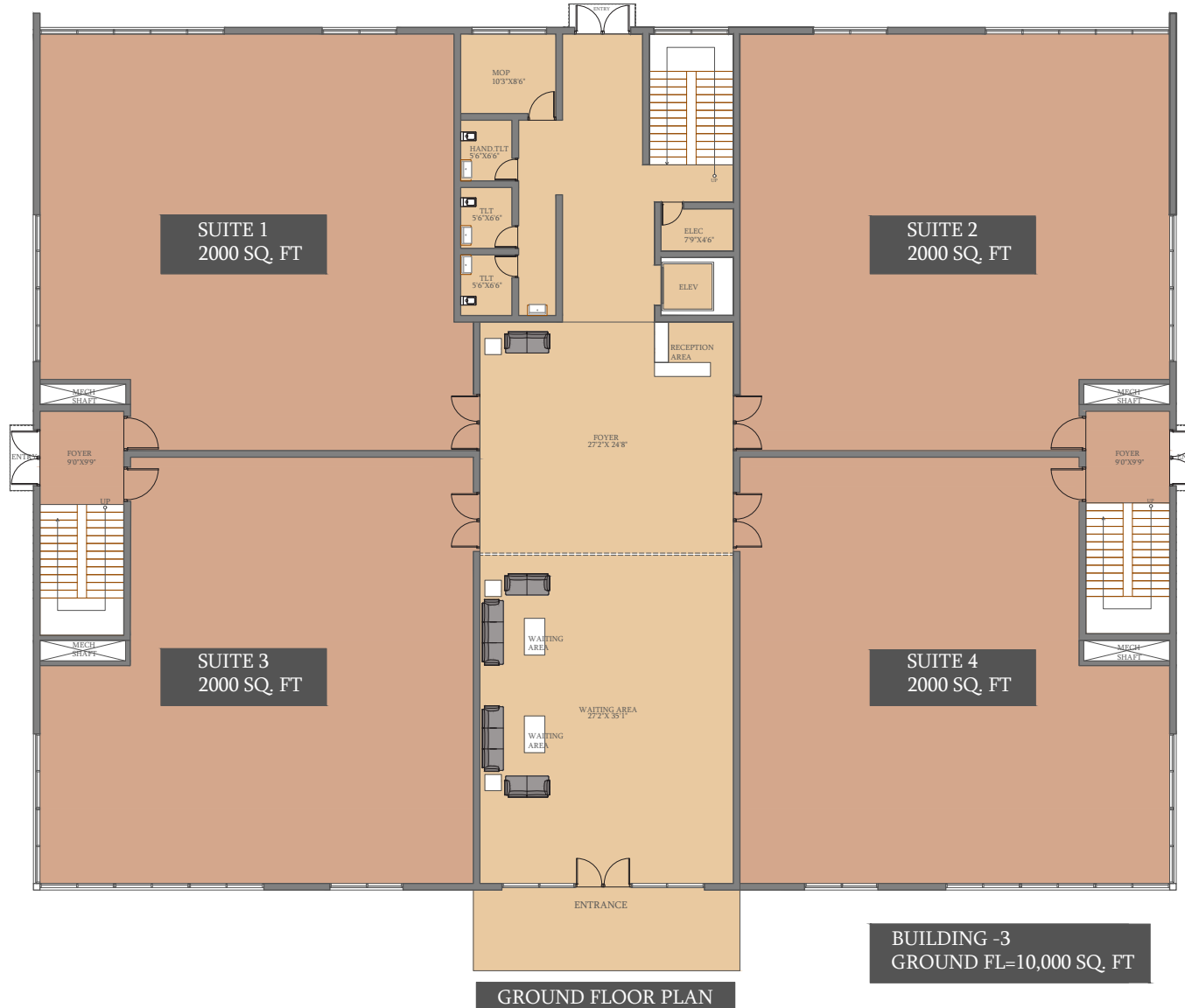
- » Proposed **10,000 SF**
- » Lot Size: **1.25 Acres**
- » Delivery: **Flexible**

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*





# 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





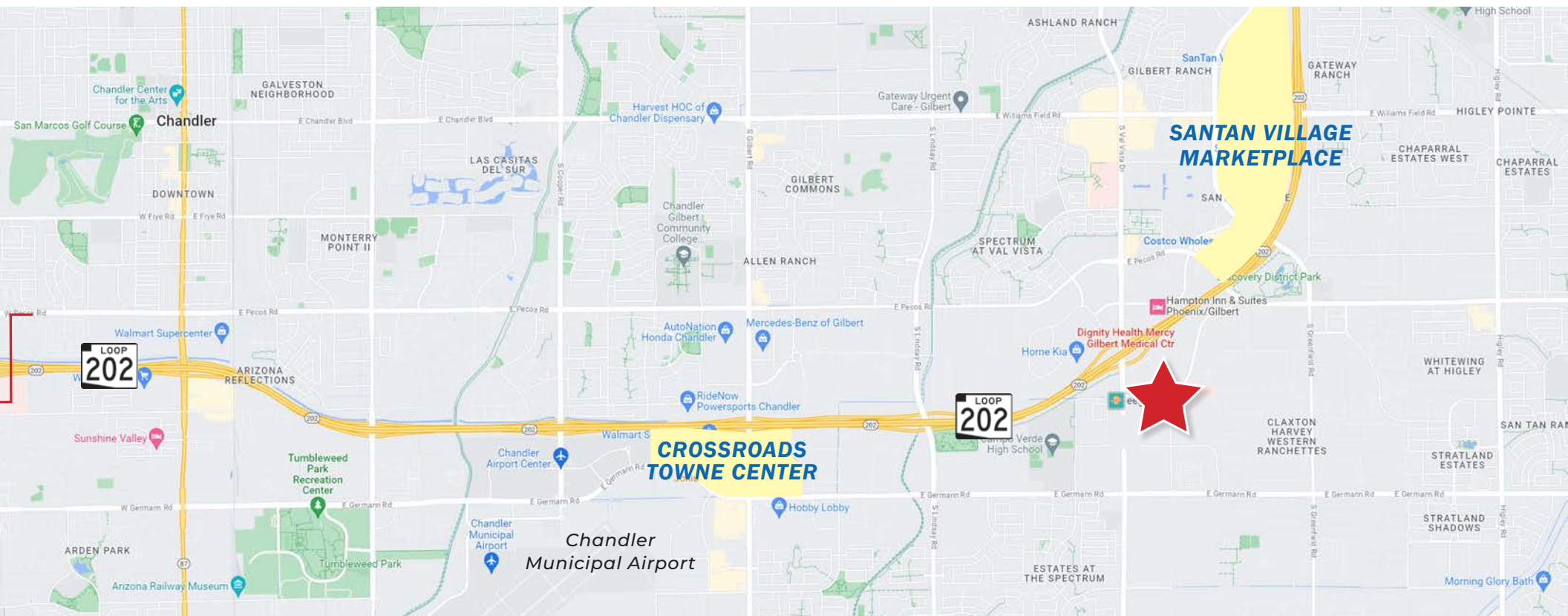
## NEARBY AMENITIES

## 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

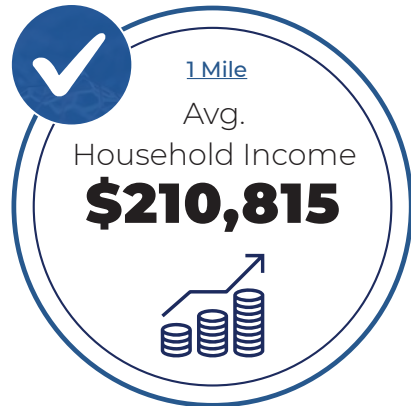
MERCY GILBERT  
MEDICAL CENTER



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# 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

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# MEDICAL DEVELOPMENT OPPORTUNITY **MERCY VISTA MEDICAL**

## GILBERT, ARIZONA



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