

MEDICAL DEVELOPMENT OPPORTUNITY

MERCY VISTA MEDICAL

GILBERT, ARIZONA

DELIVERY
2026



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 Hotel
- Leasing Options Available
- Delivery Q2 2026

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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)*
- 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

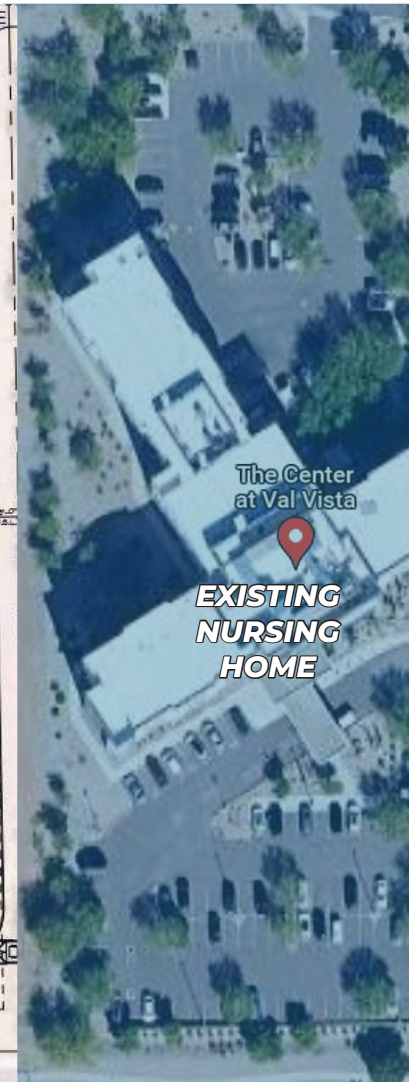
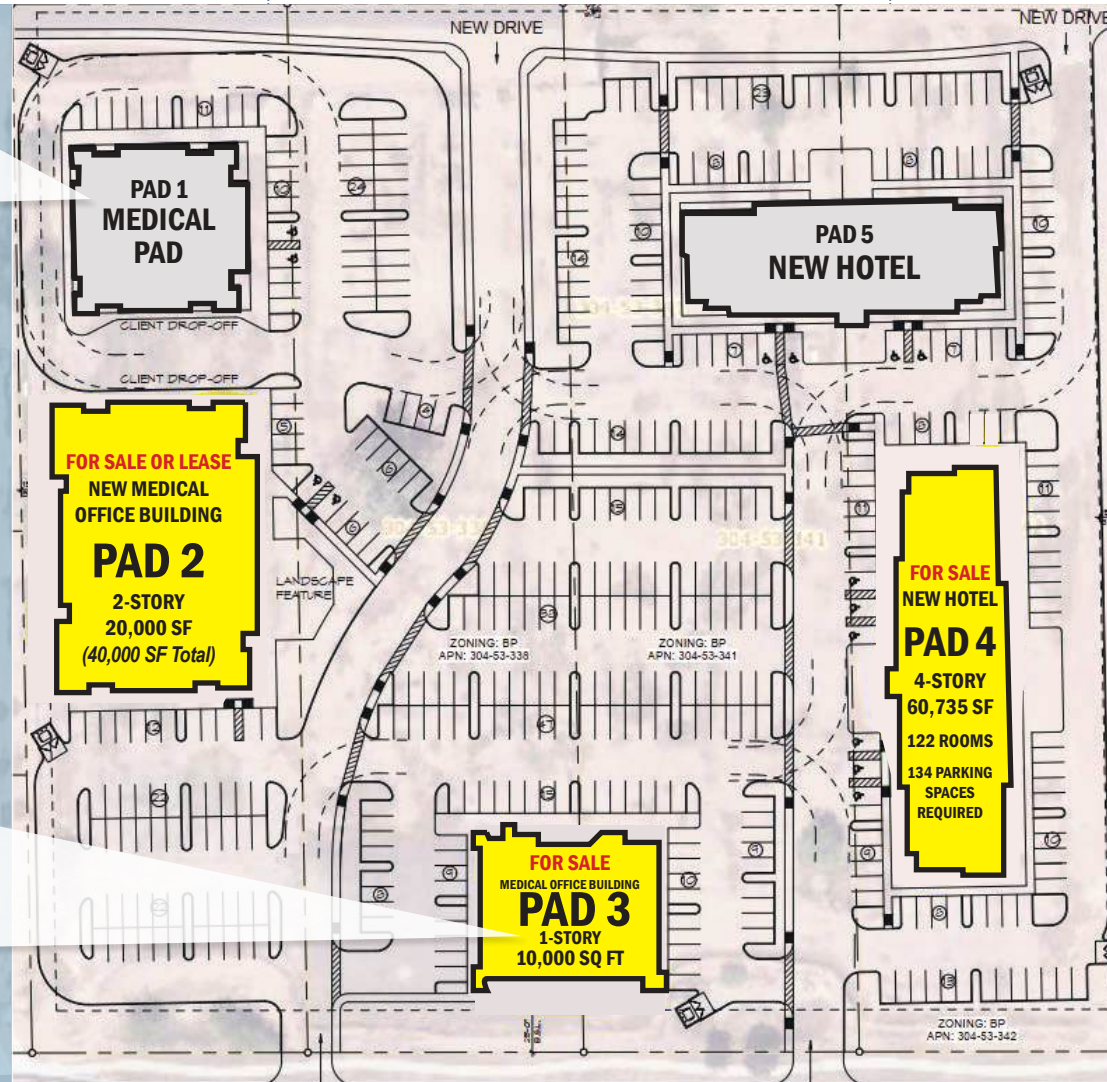
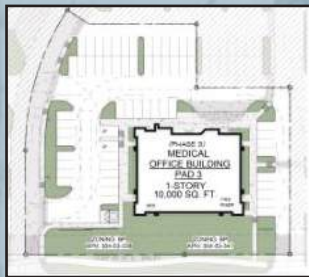
PAD 4

FOR SALE

- » Proposed **60,735 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » One 4-story Hotel 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

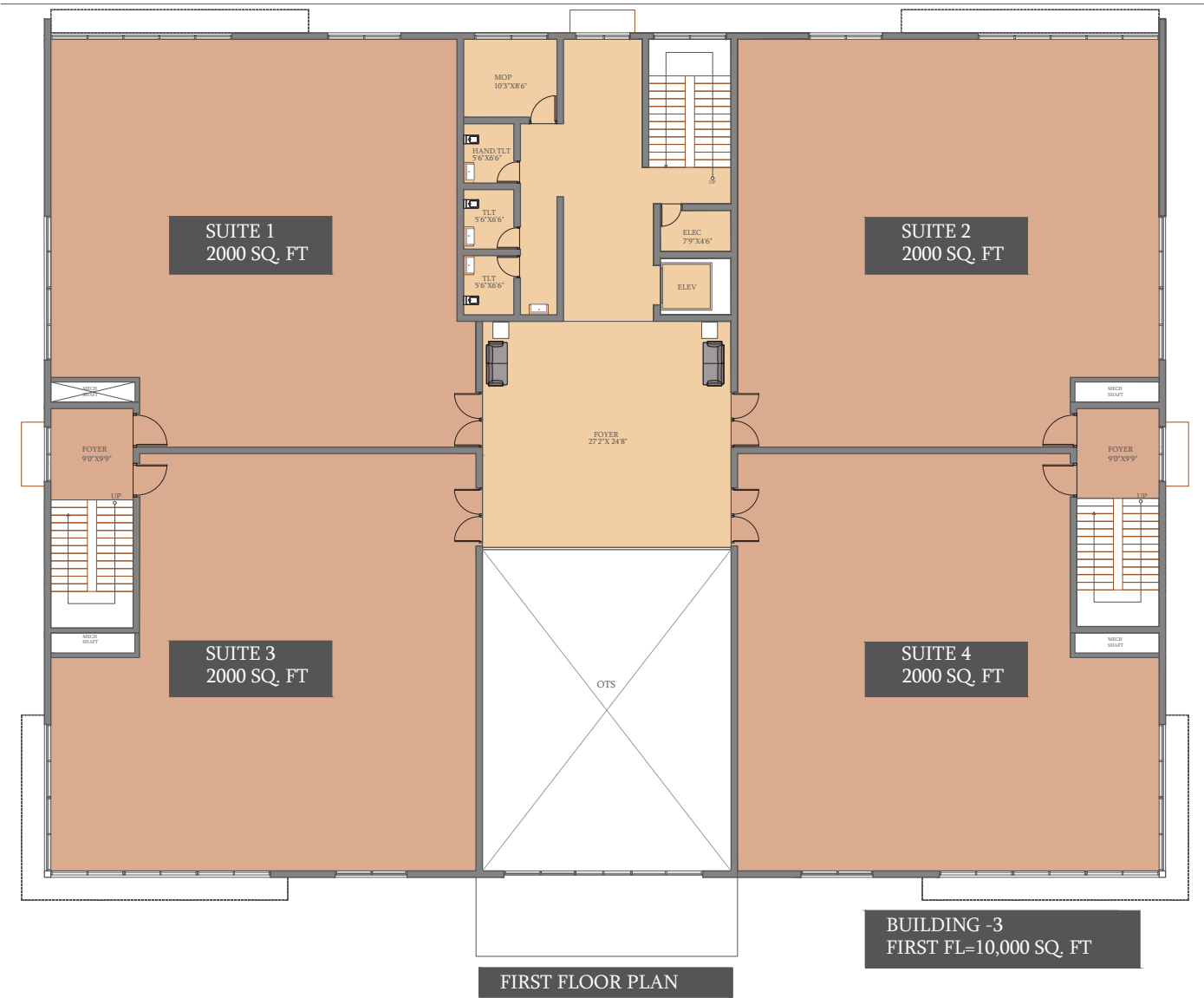
PAD 3

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



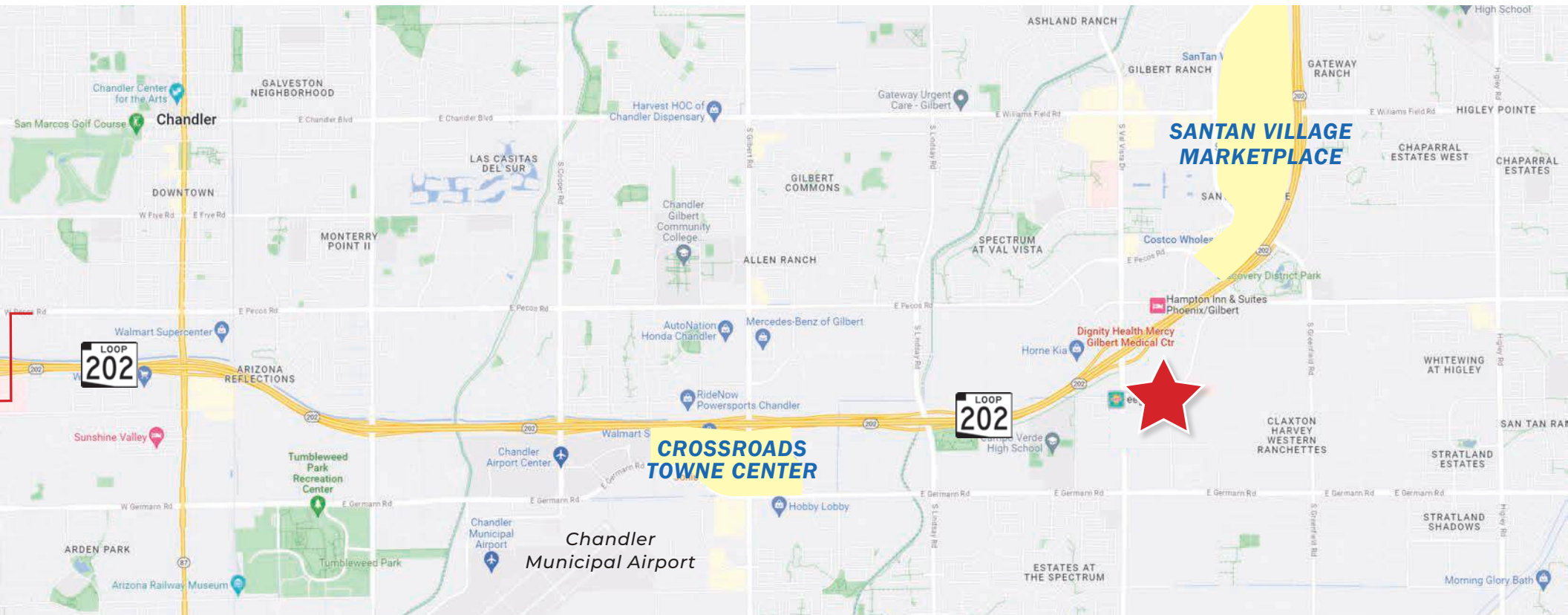
NEARBY AMENITIES

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

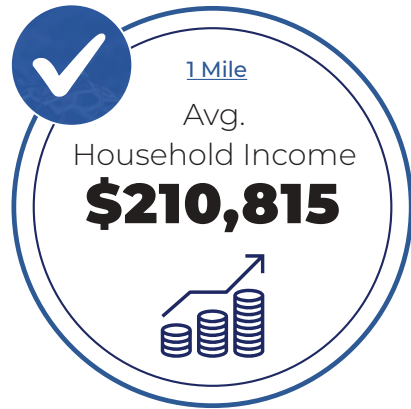
±9.44 ACRES
AVAILABLE HERE

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	333,648
Residential Population:	6,581	90,464	280,288
2028 Proj. Residential Population:	7,637	95,932	292,829
Average Household Income:	\$210,815	\$180,974	\$172,123
Annual Consumer Health Care Expenditures:	\$14.33 M	\$254.59 M	\$784.46 M
Median Age:	35.2	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). The Orion Investment Real Estate logo is in the bottom right corner.

MEDICAL DEVELOPMENT OPPORTUNITY **MERCY VISTA MEDICAL**

GILBERT, ARIZONA



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