

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)



MICHAEL DOUGLAS , CCIM

O: (480) 977-2935 M: (480) 772-8870

michael.douglas@orionprop.com



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

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

MICHAEL DOUGLAS, CCIM

Office: (480) 977-2935

Mobile: (480) 3772-8870

michael.douglas@orionprop.com



SITE PLAN

PAD 2

FOR SALE

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

PAD 3

FOR SALE

- » Proposed **10,000 SF**
- » Multiple delivery options - **CONTACT BROKER**
- » 1-story building

PAD 4

FOR SALE

- » Proposed **60,735 SF**
- » One 4-story Hotel Development PAD Site

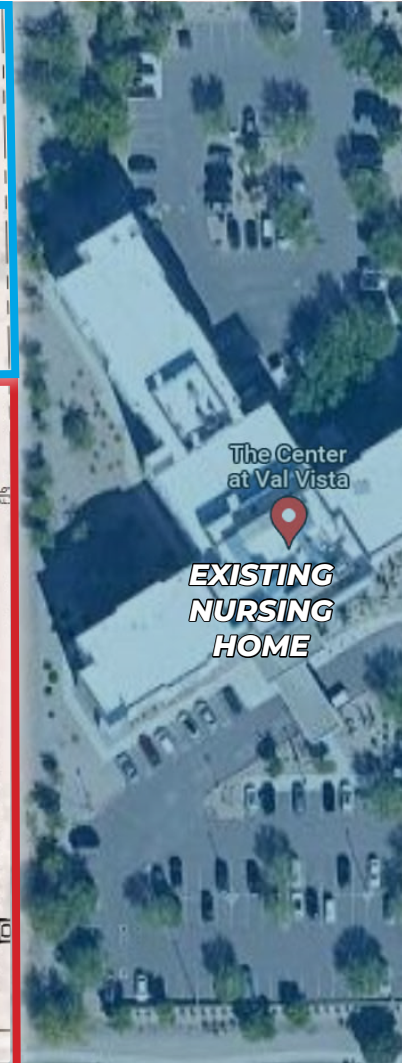
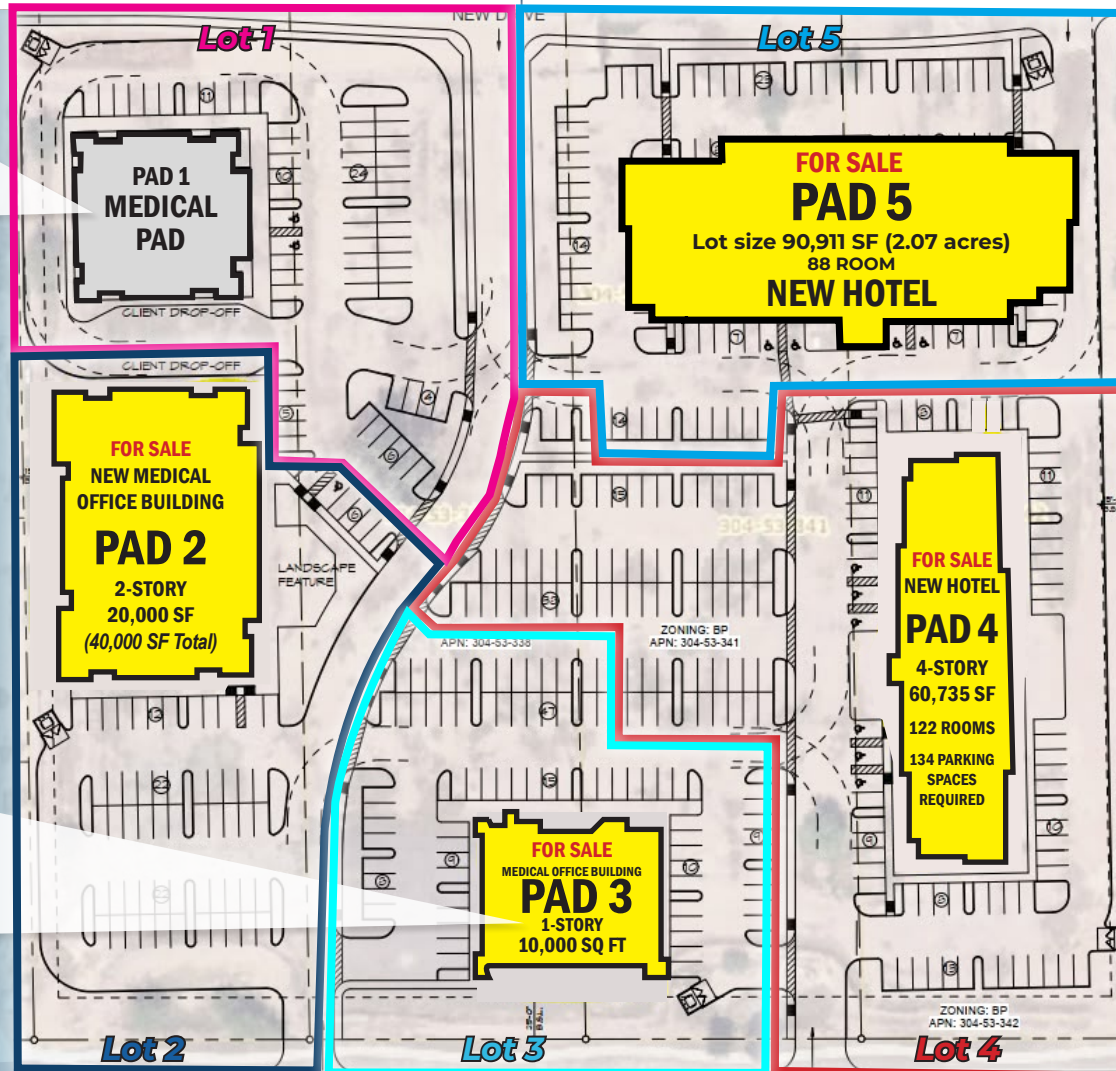
PAD 5

FOR SALE

- » Proposed **90,911 SF**
- » Hotel **PAD**
- » $\pm$ 2.00 Acres



**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



PAD 2 1ST 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



PAD 3 1ST FLOOR

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 3 FOR SALE

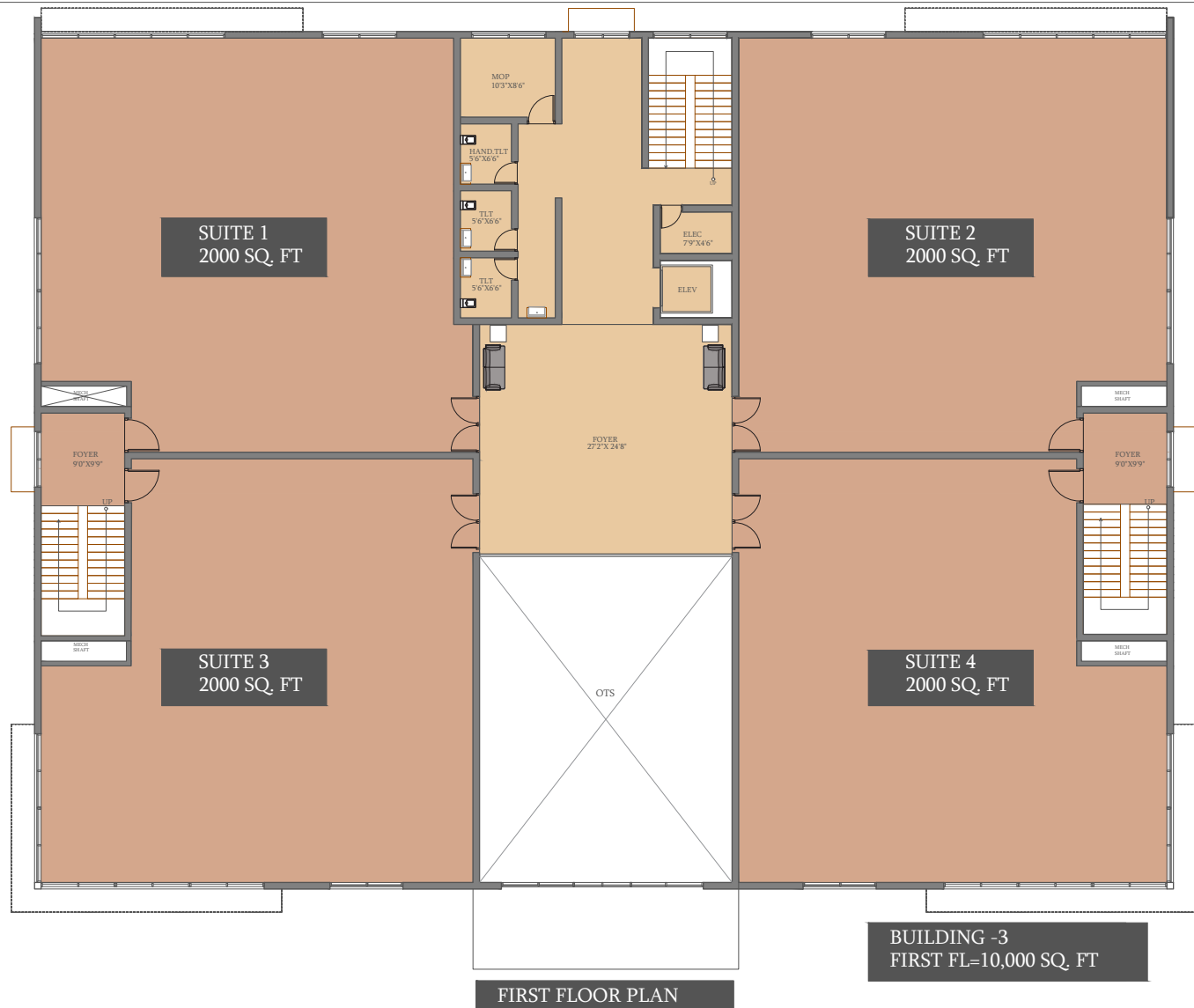
- » Proposed **10,000 SF**
- » 1-story building

MINIMUM SF:

± 2,000 SF

MAXIMUM SF:

± 10,000 SF



AREA OVERVIEW

THIS DEVELOPMENT OPPORTUNITY IS CENTRALLY LOCATED WITHIN A BOOMING & EXPANDING MEDICAL HUB



LOCATED IN THE CENTER OF ONE OF THE ***FASTEST 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.

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



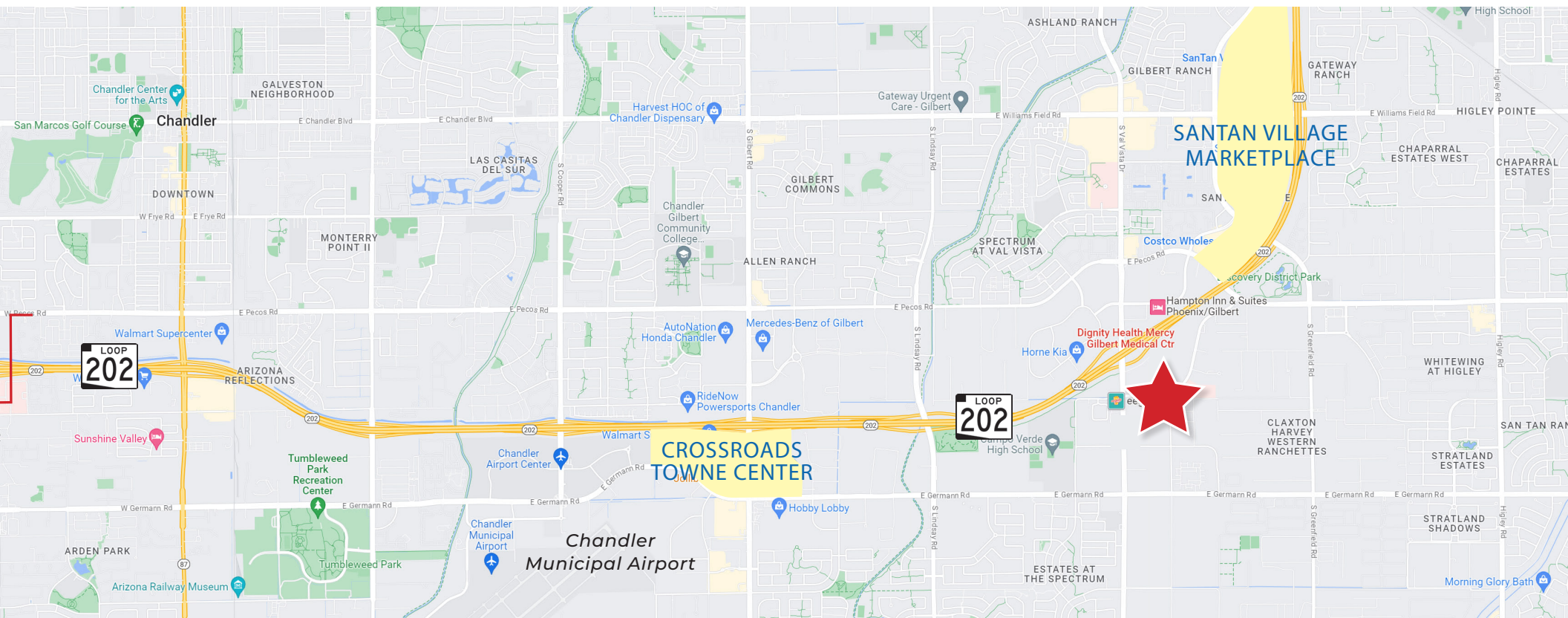
NEARBY AMENITIES

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

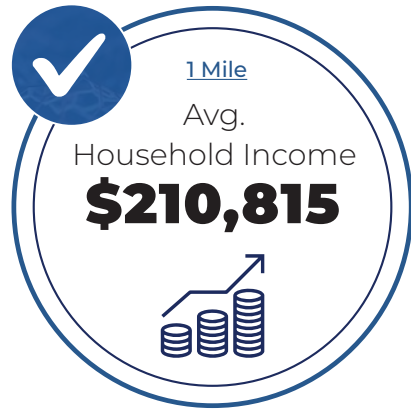
±9.44 ACRES
AVAILABLE HERE

LOOP 202 SAN TAN
FREEWAY ACCESS

MERCY GILBERT
MEDICAL CENTER



DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	10,347	125,778	352,777
Residential Population:	7,978	102,730	294,643
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:	34.4	35.9	36.6
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

ORION INVESTMENT REAL ESTATE

MEDICAL DEVELOPMENT OPPORTUNITY **MERCY VISTA MEDICAL**

GILBERT, ARIZONA



Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251



MICHAEL DOUGLAS, CCIM

Office: (480) 977-2935 *Mobile:* (480) 772-8870

michael.douglas@orionprop.com

