

# CELEBRATION MEDICAL CENTER

3275 S Mercy Rd | Gilbert, AZ

A Premier Location in the Center  
of Gilbert's Medical Community

CLASS A MEDICAL OFFICE DEVELOPMENT DELIVERING PHENOMENAL SPACE 2025



**CBRE**

**OKLAND**

# PROPERTY OVERVIEW

Celebration Medical Center is an approximately 68,000 SF Class A free-standing medical office building ideally located across from Dignity's Mercy Gilbert Hospital Campus.

- Offers a cutting-edge design and provides medical practices with an upscale image and identity
- Property allows all medical use— no use restrictions
- Frontage on Mercy Rd with prominent building signage
- Easy access for ingress and egress

Under Construction  
**NOW LEASING**



## BUILDING SIZE:

±68,000 SF Total  
1st Floor: ±23,000 RSF  
2nd Floor: ±23,000 RSF  
3rd Floor: ±23,000 RSF  
(approximate floor sizes)



## LEASE RATE:

\$35.00/SF NNN

## TENANT IMPROVEMENTS:

Generous TI Allowance



## STRUCTURES:

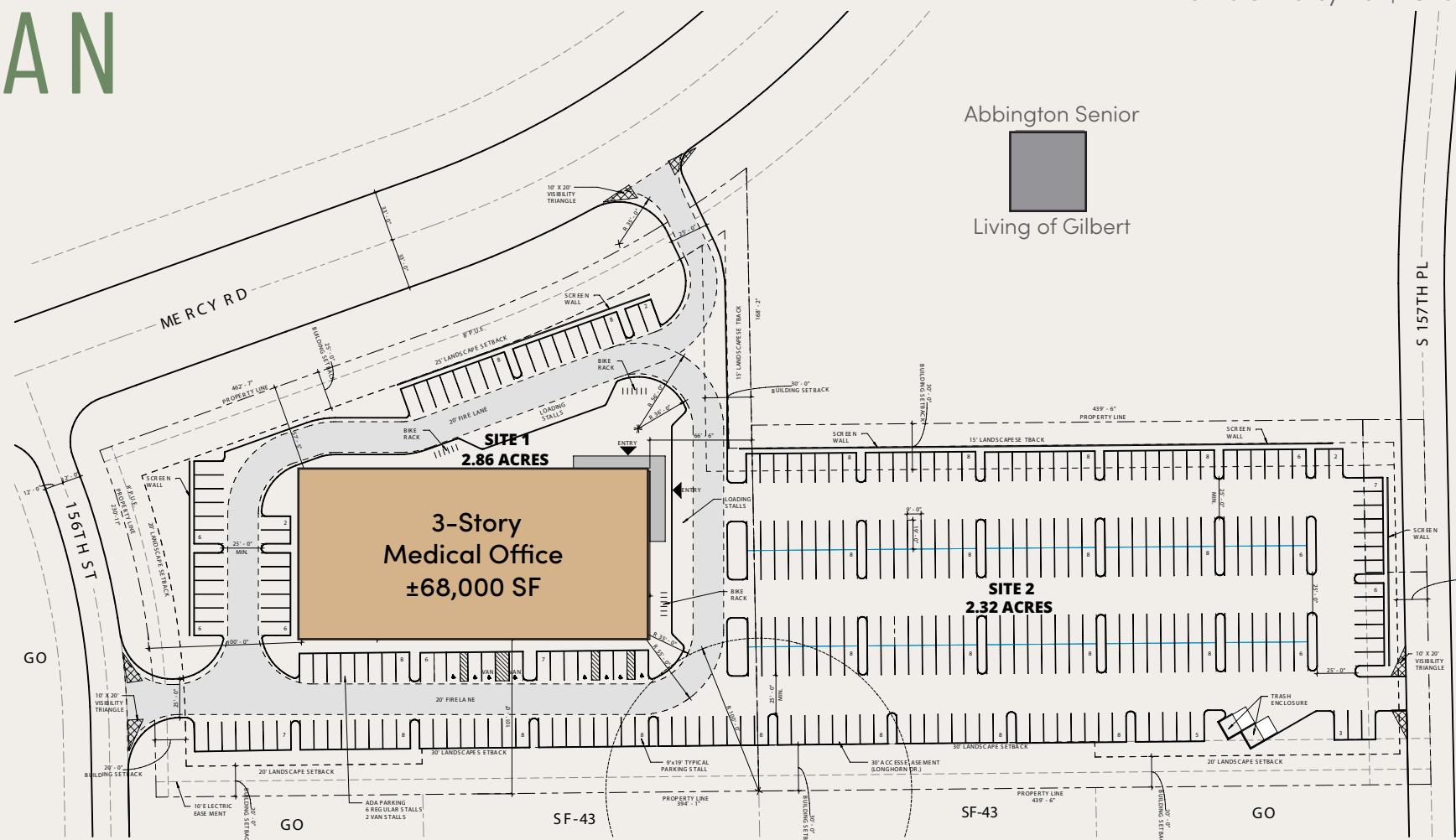
Flexible deal structures available.  
Open to physician equity participation.

# SITE PLAN

CELEBRATION

MEDICAL CENTER

3275 S Mercy Rd | Gilbert, AZ



Abbington Senior

Living of Gilbert

## BUILDING DETAILS



### BUILDING:

3-Story  
New Build



### PARKING:

5.5:1,000 SF  
Surface & Covered  
Parking available



### PROMINENT SIGNAGE:

Building & Monument  
Signage available



### LOCATION:

0.3 miles from  
San Tan Loop 202



### AIRPORT:

30 minutes from  
Sky Harbor Int'l Airport

# AREA OVERVIEW





## DEMOGRAPHICS WITHIN 5 MILES



Population

**296,048**



Employed Population

**158,972**



Average Household income

**\$159,038**



Median Home Value

**\$554,298**



Population with some college

**18.2%**



Population with college degrees

**61.70%**

Source: esri, 2024

# BY THE NUMBERS

Dignity Health Mercy Gilbert  
Medical Center



## ANNUAL CLINICAL STATISTICS



DELIVERIES  
**3,522**



SURGERIES  
**8,648**



EMERGENCY  
ROOM VISITS  
**38,586**



ADMISSIONS  
**14,752**

SOURCE: FREIDA.AMA-ASSN.ORG



## GILBERT HIGHLIGHTS



**AAA Rating from  
All 3 Major Ratings  
Agencies**



**Best Place to  
Live/Work in Arizona**

Source: AZ Big Media, 2025



**#1 City for Economic  
Growth (250,000-  
350,000 Population)**

Source: Coworking Cafe, 2024



**20th Best City to  
Find a Job in the  
United States**

Source: WalletHub, 2024



**6th Best Place to Raise a  
Family in the United States**

Source: WalletHub, 2024



**#5 Best City for First-time  
Homebuyers**

Source: Good Morning America, 2025

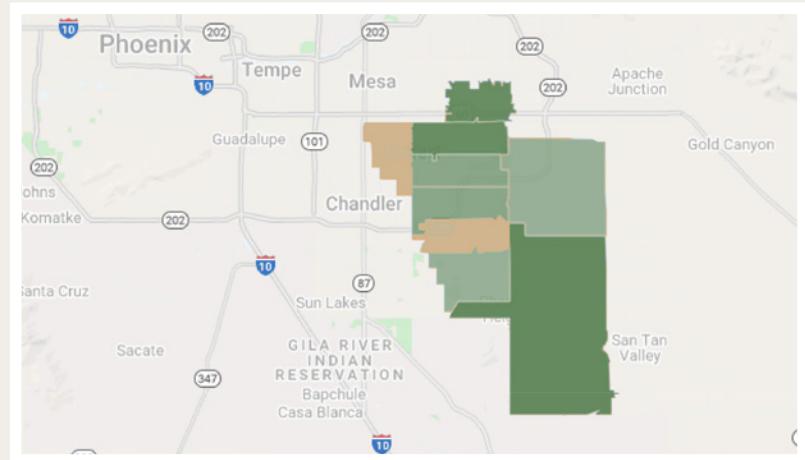


**#4 Most Caring City  
in America**

Source: WalletHub, 2025

# OUTPATIENT MARKET SURVEY

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the 15 Phoenix Area zip codes that surround Celebration Medical Center.



SERVICE LINE	2020 VOLUME	2025 VOLUME	2030 VOLUME	5 YR GROWTH	10 YR GROWTH	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)	2021 VOLUME ESTIMATE	2022 VOLUME ESTIMATE	2023 VOLUME ESTIMATE	2024 VOLUME ESTIMATE
Cardiology	68,871	81,458	91,867	18.3%	33.4%	3.41%	71222	73653	76168	78768
Cosmetic Procedures	8,930	10,877	13,148	21.8%	47.2%	4.02%	9289	9662	10051	10455
Dermatology	49,851	62,183	72,890	24.7%	46.2%	4.52%	52103	54459	56920	59493
Endocrinology	1,896	2,445	2,825	29.0%	49.0%	5.22%	1994	2098	2208	2323
ENT	35,243	44,089	49,281	25.1%	39.8%	4.58%	36856	38545	40311	42157
Evaluation and Management	1,037,317	1,184,074	1,323,578	14.1%	27.6%	2.68%	1065135	1093700	1123031	1153148
Gastroenterology	14,569	18,151	21,612	24.6%	48.3%	4.50%	15223	15907	16623	17370
General Surgery	2,400	2,889	3,414	20.3%	42.2%	3.77%	2490	2584	2682	2783
Gynecology	9,333	10,836	11,758	16.1%	26.0%	3.03%	9616	9907	10208	10517
Lab	461,262	556,052	642,828	20.6%	39.4%	3.81%	478829	497066	515998	535650
Miscellaneous Services	211,018	262,020	277,500	24.2%	31.5%	4.42%	220354	230104	240285	250917
Nephrology	2,078	2,604	3,246	25.3%	56.2%	4.62%	2173	2274	2379	2489
Neurology	16,100	21,177	25,685	31.5%	59.5%	5.63%	17007	17965	18977	20047
Neurosurgery	830	1,125	1,330	35.5%	60.2%	6.26%	882	937	996	1058
Obstetrics	3,735	3,815	4,130	2.1%	10.6%	0.42%	3751	3766	3782	3798
Oncology	9,091	9,388	9,472	3.3%	4.2%	0.64%	9149	9208	9267	9327
Ophthalmology	92,024	118,107	140,781	28.3%	53.0%	5.12%	96733	101683	106887	112356
Orthopedics	25,394	35,853	43,358	41.2%	70.7%	7.14%	27207	29150	31232	33463
Pain Management	9,098	14,023	18,342	54.1%	101.6%	9.04%	9920	10816	11794	12860
Physical Therapy/Rehabilitation	281,289	391,999	465,880	39.4%	65.6%	6.86%	300592	321222	343266	366824
Podiatry	16,793	23,083	29,664	37.5%	76.6%	6.57%	17896	19071	20324	21659
Psychiatry	156,662	182,605	214,282	16.6%	36.8%	3.11%	161537	166564	171748	177093
Pulmonology	14,391	17,910	20,425	24.5%	41.9%	4.47%	15034	15707	16409	17143
Radiology	181,024	206,936	228,896	14.3%	26.4%	2.71%	185932	190974	196153	201472
Spine	642	937	1,162	46.1%	81.1%	7.88%	692	746	805	868
Thoracic Surgery	126	176	202	38.9%	60.1%	6.79%	134	144	153	164
Trauma	5,674	5,874	6,252	3.5%	10.2%	0.69%	5713	5752	5792	5833
Urology	9,248	10,822	12,480	17.0%	35.0%	3.19%	9543	9847	10162	10486
Vascular	11,023	14,566	17,598	32.1%	59.6%	5.73%	11655	12323	13029	13776

# CELEBRATION MEDICAL CENTER



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For more information, please contact:



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