

NOW LEASING:

TERRAZA MEDICAL VILLAGE

**SOUTHEAST CORNER OF
GANTZEL ROAD & OCOTILLO ROAD
SAN TAN VALLEY, ARIZONA 85140**



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ORION 
INVESTMENT REAL ESTATE

TERRAZA MEDICAL VILLAGE

SOUTHEAST CORNER OF
GANTZEL ROAD & OCOTILLO ROAD

SAN TAN VALLEY, ARIZONA MEDICAL DEVELOPMENT

San Tan Valley is currently the fifth fastest growing city in Arizona, with a 44% increase in population from 2010 to 2020. San Tan Valley is close to the San Tan Mountain Regional Park, a 10,200-acre park with scenic views and wildlife.

As San Tan Valley's population grows, so does the need for healthcare. This medical campus is in a prime location for a Tenant to expand their medical practice in a growing trade area just minutes from Banner Ironwood Medical Center.



MINIMUM SF:

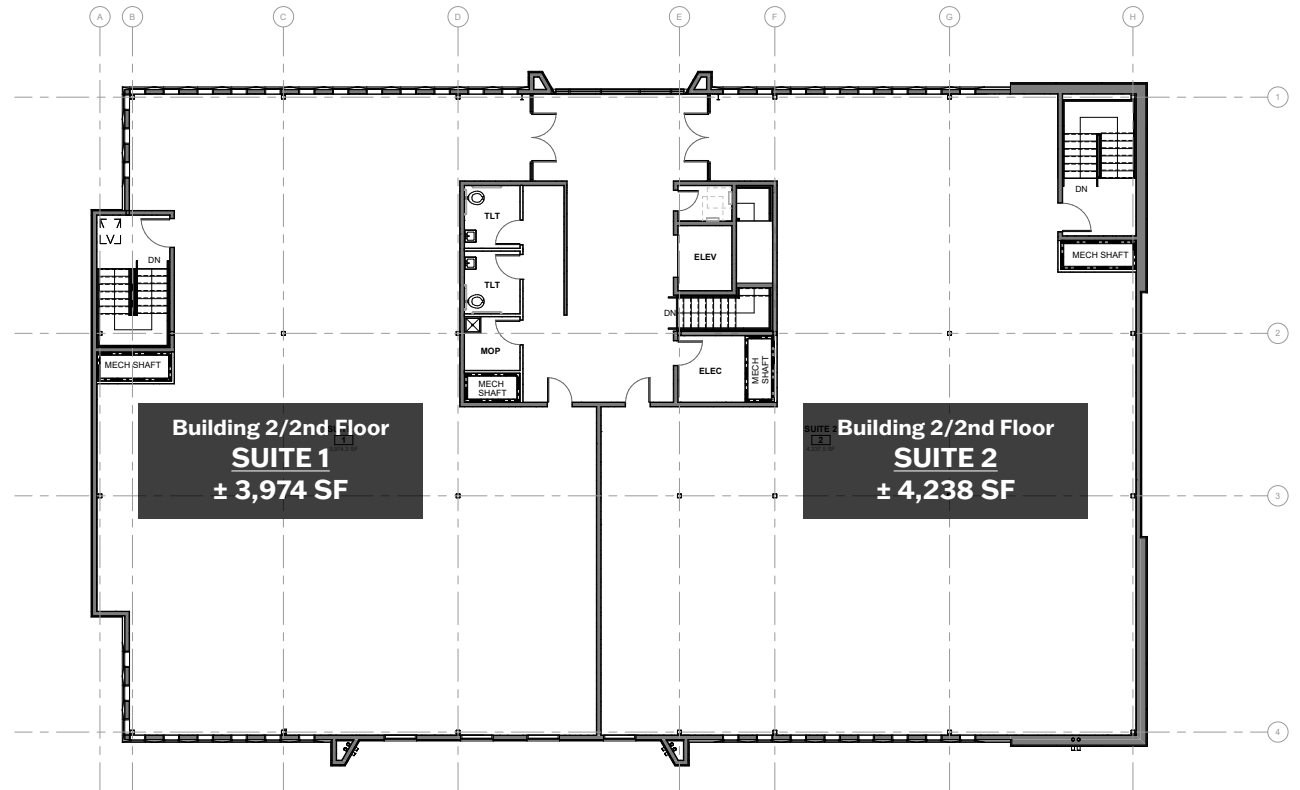
± **2,338 SF**

MAXIMUM SF:

± **12,756 SF**

BUILDING 2 SITE PLAN

SECOND FLOOR GROSS AREA

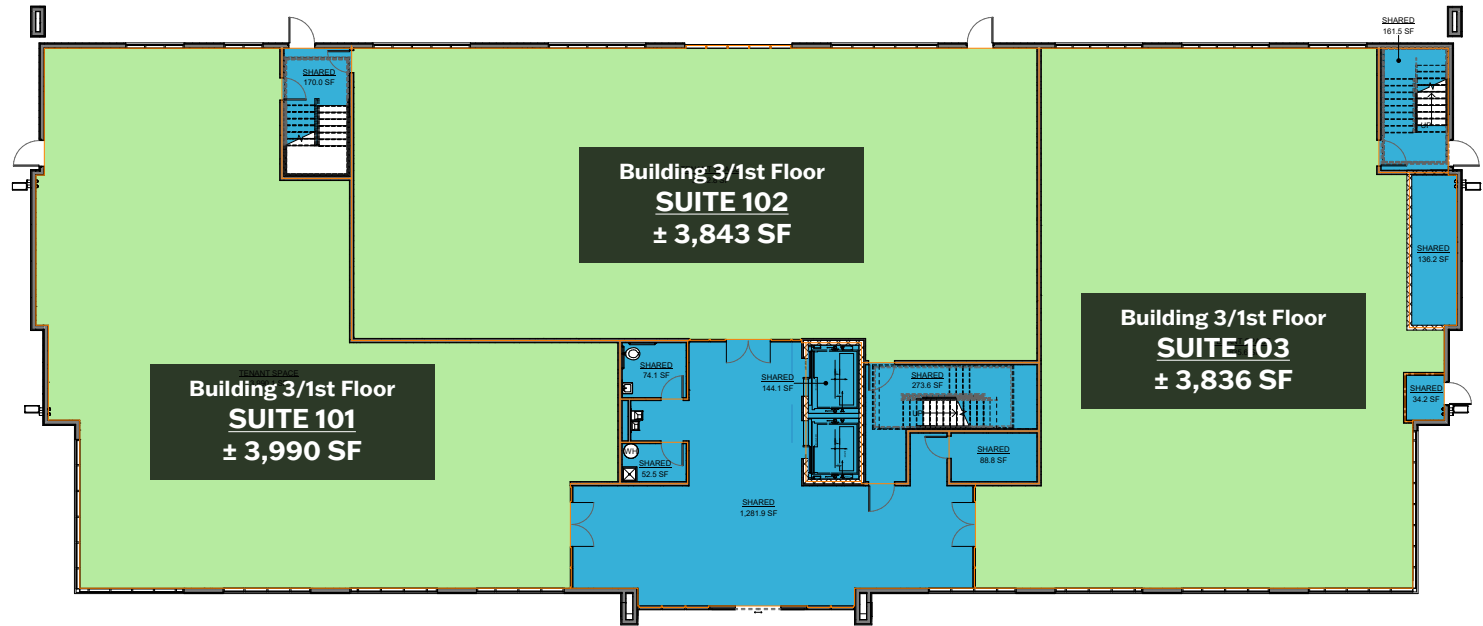


MINIMUM SF: **± 3,974 SF**

MAXIMUM SF: **± 8,212 SF**

BUILDING 3 SITE PLAN

FIRST FLOOR GROSS AREA

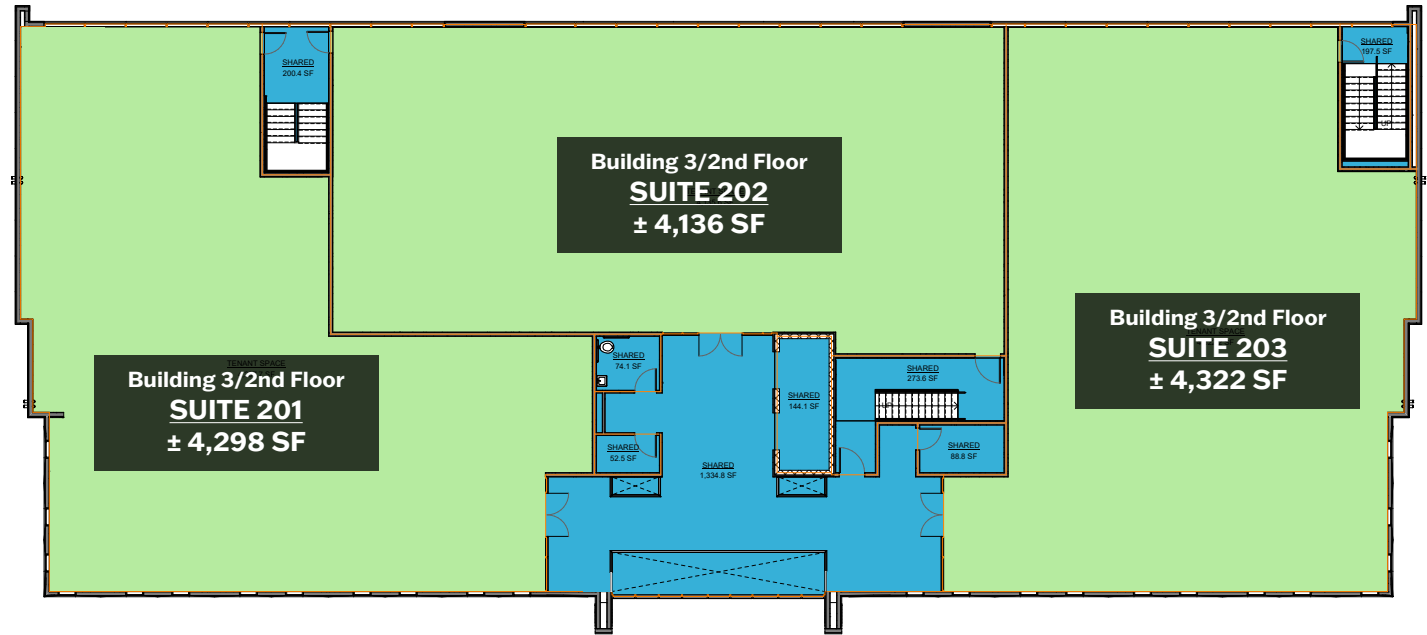


MINIMUM SF: ± 3,836 SF

MAXIMUM SF: ± 11,669 SF

BUILDING 3 SITE PLAN CONT.

SECOND FLOOR GROSS AREA



MINIMUM SF: **± 4,136 SF**

MAXIMUM SF: **± 12,756 SF**

BUILDING 4 SITE PLAN

FIRST FLOOR GROSS AREA



MINIMUM SF: **± 3,120 SF**

MAXIMUM SF: **± 9,791 SF** (Including Common Area)

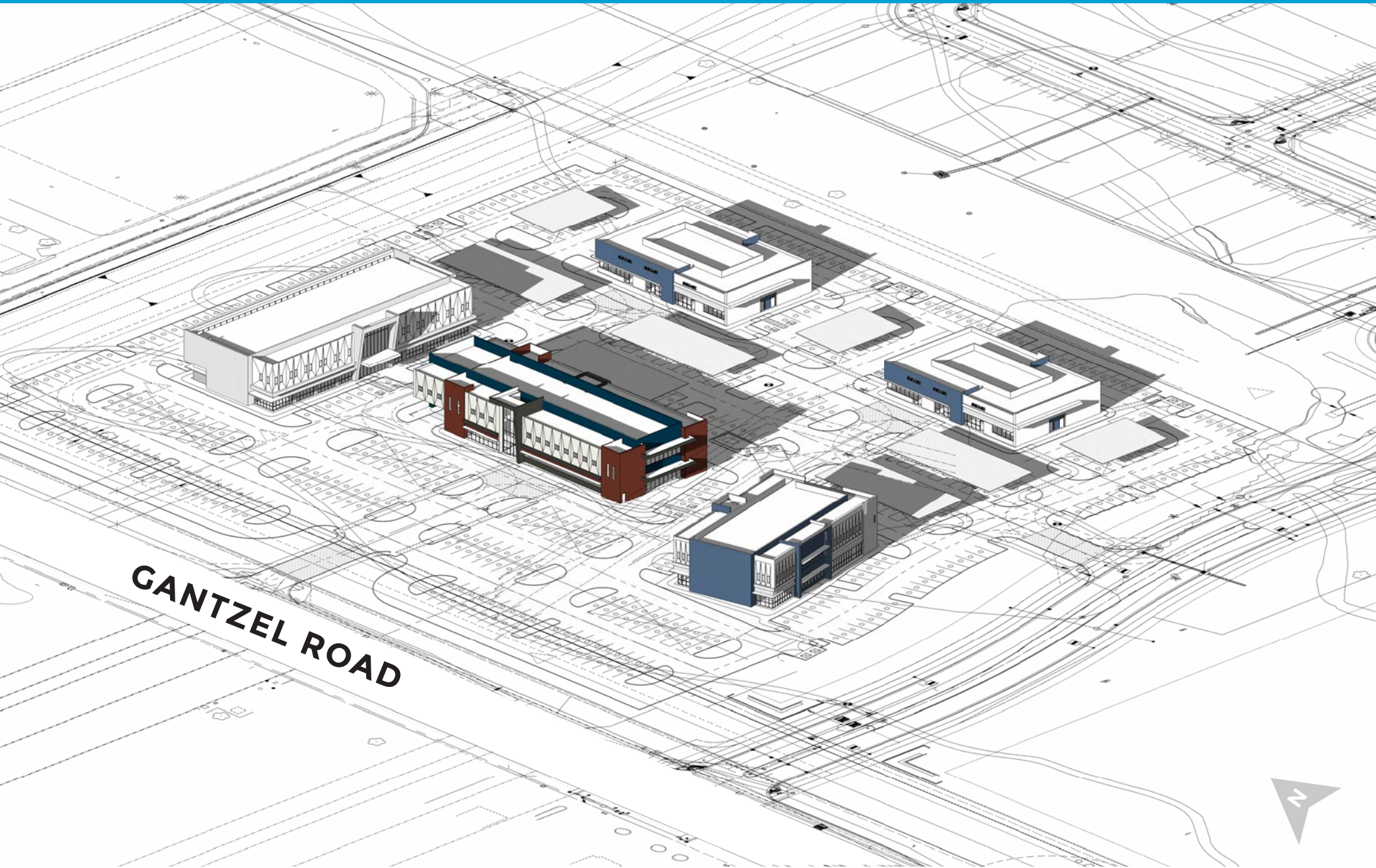
BUILDING 5 SITE PLAN

FIRST FLOOR GROSS AREA



MINIMUM SF: **± 2,338 SF**

MAXIMUM SF: **± 9,592 SF**



GANTZEL ROAD



CONCEPTUAL RENDERINGS

TERRAZA MEDICAL VILLAGE



TERRAZA MEDICAL VILLAGE is located within 25 minutes of Banner Ironwood Medical Center, Dignity Health Mercy Gilbert Medical Center, Phoenix-Mesa Gateway Airport, and dozens of other medical businesses including Ironwood Women's Centers, Southwest Kidney Institute and more.

The property is in a prime location for any type of medical development in a growing, highly sought after new area with scenic mountain views and dozens of recently completed residential housing developments just minutes away from the site.



SAN TAN VALLEY

San Tan Valley is an unincorporated community in northern Pinal County, Arizona, 45 miles outside of Phoenix.

The community is nestled among the foothills of the San Tan Mountains with a variety of golf, age-restricted, and family neighborhoods. By 2010, San Tan Valley was one of the fastest growing communities and the second fastest growing county in the country. As of 2023, the residential population stands at 120,000+, and the average income amongst residents is \$105,500+ per household.



\$132,923

Avg. Household Income (10 Mile Radius of Site)



384,654

Residential Population (10 Mile Radius of Site)



Employment Migration

Pinal County has become the West's epicenter for Automotive and Advanced Manufacturing Companies.

Companies that have located to Pinal County are LG, Lucid Motors, Nikola, P&G, Kohler, CCP, and more.

Target Industries are Aerospace and Defense, Manufacturing, Electric Technology and Manufacturing, Transportation and Distribution, Natural and Renewable Resources (Mining, Agriculture, Solar). A committee is behind the latest effort to incorporate San Tan Valley.

(Credit: AZ Central)

“As an unincorporated area, San Tan Valley is currently depended on Pinal County government and services. The community has boomed as housing prices have soared in metro Phoenix, and residents and county officials have long expressed concerns that it's outgrown its roads, services and unincorporated status.”

DEMOGRAPHIC HIGHLIGHTS

TERRAZA MEDICAL VILLAGE

2023 SUMMARY (SitesUSA)	3 Mile	5 Mile	10 Mile
Daytime Population:	61,225	117,842	384,654
Estimated Population:	57,167	105,902	343,242
2028 Proj. Residential Population:	61,811	116,545	373,265
Average Household Income:	\$128,626	\$128,788	\$132,923
Total Consumer Expenditure:	\$1.5B	\$2.79B	\$9.74B
Median Age:	34.2	34.1	36.0
Average Household Size:	3.2	3.2	3.0
Housing Units:	19,588	36,484	126,422
Total Households:	17,745	32,976	112,781
Total Businesses:	927	2,095	7,614



✓ **10 Mile**
Daytime
Population
384,654

✓ **10 Mile**
Avg.
Household Income
\$132,923

✓ **10 Mile**
Median
Age
36.0

✓ **10 Mile**
Housing
Units
126,422