

# MERCY CENTER

# RETAIL SPACE AVAILABLE FOR LEASE

SEC Val Vista Dr & Mercy Rd | Gilbert, AZ



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**D** **DIVERSIFIED PARTNERS**

*Nationwide Real Estate Services*

## PROPERTY HIGHLIGHTS

- ±24,147 SF modern mixed-use building featuring a rare two-story Starbucks with drive-thru, indoor seating on both levels, patios and strong daily traffic generation
- Complimentary mix of wellness, medical, food and service tenants providing consistent customer visits throughout the day
- Signalized intersection of Val Vista Dr & Mercy Rd (59,000 VPD) with immediate access to Loop 202 (130,000+ VPD)
- Directly across from Dignity Health Mercy Gilbert Medical Center (197 beds) and surrounded by national retailers including Target, Walmart, Lowe's, Home Depot, Sprouts and Dutch Bros
- Located within onw of Metro Phoenix's strongest submarkets with 267,900+ residents, \$174K average household income, strong multifamily density and new Hilton & Marriott hotels nearby



## Join Co-Tenants & Nearby Tenants:



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Floor 1 Suite	Tenant	Sq. Ft.
101 & 201	Starbucks	3,865
104 & 105	Gallery Nails	2,500
<b>106</b>	<b>AVAILABLE</b> Former Medical Office Do Not Disturb	<b>1,700</b>
107	Kolache Cafe	1,464
<b>108</b>	<b>AVAILABLE</b>	<b>1,464</b>
<b>109</b>	<b>AVAILABLE</b>	<b>1,200</b>
Floor 2 Suite	Tenant	Sq. Ft.
202	Cabinet Design Studio	1,267
203	RZ Management	1,834
204 & 205	Brikhouse Dental	3,000
<b>207</b>	<b>AVAILABLE</b> Former Medical Office Do Not Disturb	<b>1,800</b>
208	Beem Light Sauna	1,663
209	Prizm Dental	2,300

## DEMOGRAPHICS 2025



POPULATION

1 MILE	8,713
3 MILE	99,583
5 MILE	292,448



HOUSEHOLDS

1 MILE	3,186
3 MILE	33,136
5 MILE	98,757



AVG HH INCOME

1 MILE	\$164,631
3 MILE	\$174,521
5 MILE	\$169,524



MEDIAN HOME VALUE

1 MILE	\$663,109
3 MILE	\$592,769
5 MILE	\$568,610



DAYTIME POPULATION

1 MILE	5,077
3 MILE	44,243
5 MILE	125,431



TOTAL BUSINESSES

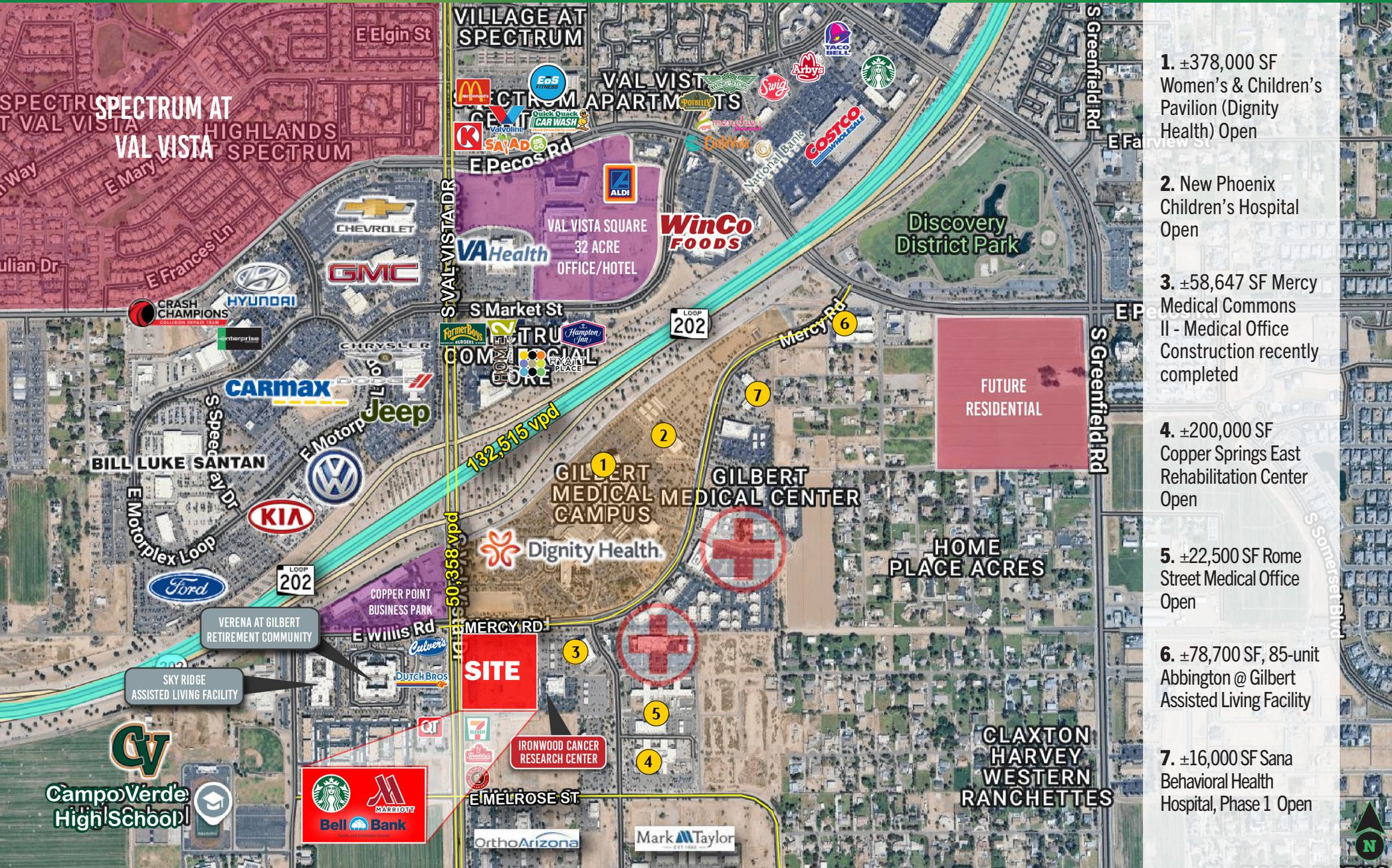
1 MILE	452
3 MILE	4,018
5 MILE	10,667

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**1.** ±378,000 SF Women's & Children's Pavilion (Dignity Health) Open

**2.** New Phoenix Children's Hospital Open

**3.** ±58,647 SF Mercy Medical Commons II - Medical Office Construction recently completed

**4.** ±200,000 SF Copper Springs East Rehabilitation Center Open

**5.** ±22,500 SF Rome Street Medical Office Open

**6.** ±78,700 SF, 85-unit Abbington @ Gilbert Assisted Living Facility

**7.** ±16,000 SF Sana Behavioral Health Hospital, Phase 1 Open

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AVAILABLE - 106 & 207  
±1,700 SF & ±1,800 SF

AVAILABLE - 109  
±1,200 SF

AVAILABLE - 108  
±1,464 SF

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