

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
106	AVAILABLE Former Medical Office	1,700
107	Kolache Cafe	1,464
108/109	AVAILABLE Can be demised to 1,200 SF - 1,464 SF	2,664
Floor 2 Suite	Tenant	Sq. Ft.
202	Cabinet Design Studio	1,267
203	RZ Management	1,834
204 & 205	Brikhouse Dental	3,000
207	AVAILABLE Former Medical Office	1,800
208	Beem Light Sauna	1,663
209	Prizm Dental	2,300

Suites 106/207 feature an internal staircase connecting both levels

DEMOGRAPHICS 2025



POPULATION

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



HOUSEHOLDS

3,186
33,136
98,757



AVG HH INCOME

\$164,631
\$174,521
\$169,524



MEDIAN HOME VALUE

\$663,109
\$592,769
\$568,610



DAYTIME POPULATION

5,077
44,243
125,431



TOTAL BUSINESSES

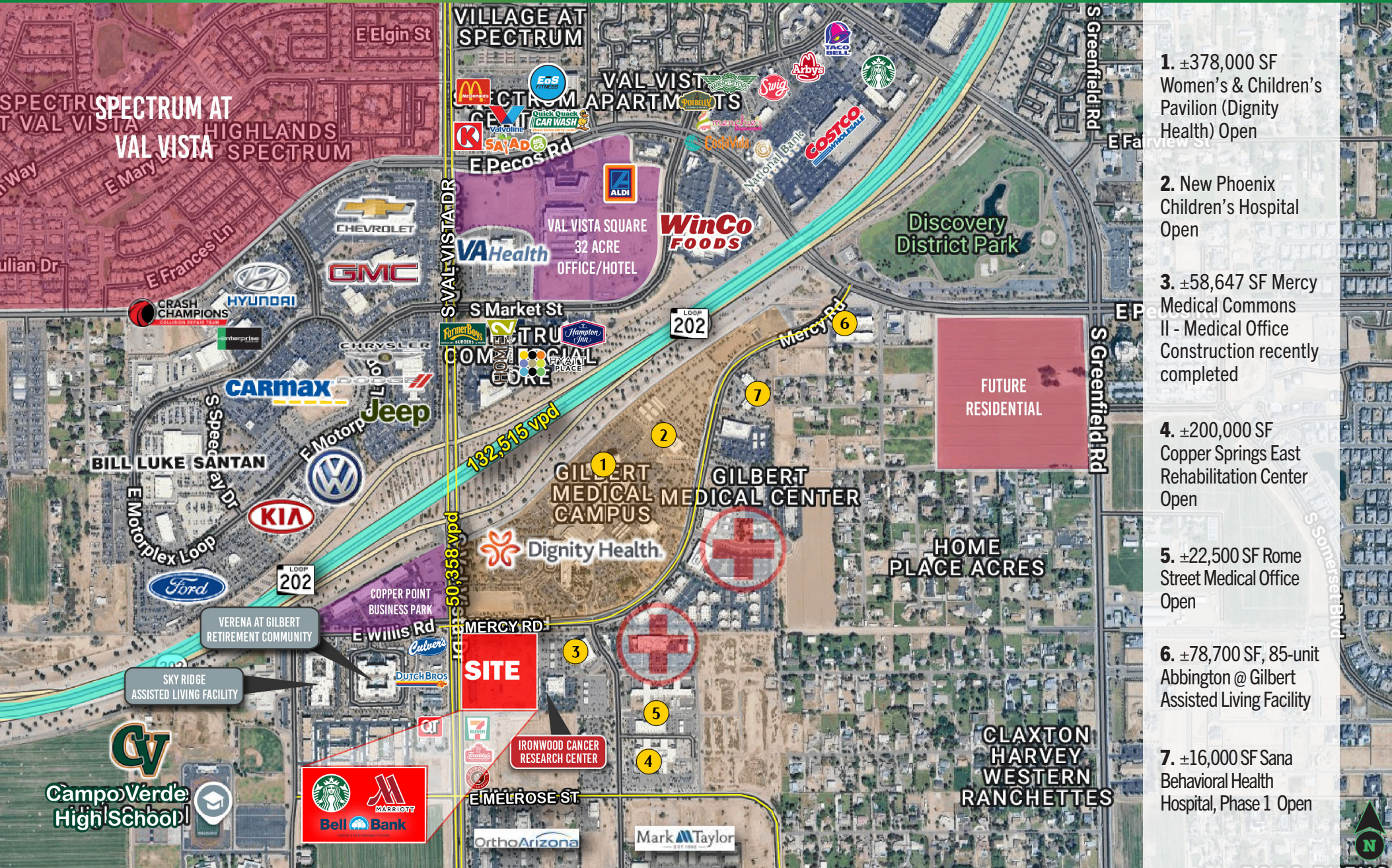
452
4,018
10,667

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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 - 108/109
±2,664 SF

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