



CIELO VISTA MEDICAL COMMONS



GROUND UP CONSTRUCTION

UP TO ±81,000 SF NEW MEDICAL OFFICE SPACE
SOUTHEAST CORNER OF NORTH LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, AZ





UPWARD
ARCHITECTS

ABOUT THE PROJECT

OPPORTUNITY HIGHLIGHTS

- Building A - One Story $\pm 30,000$ SF
- Building B - Two Story $\pm 51,000$ SF
 - First Floor: $\pm 26,500$ SF
 - Second Floor: $\pm 24,500$ SF
- Convenient Surface Parking
 - Covered Parking 1/1,000 SF
 - 5/1,000 RSF Parking Ratio
- Gurney-Sized Elevator in Building B
- Backup Generators can be Accomodated
- Two Entrances - Accessible Via Lake Pleasant Parkway and Jomax Road
- Prominent Lake Pleasant Parkway Signage Available

SUITE FEATURES

- Suites Ranging from $\pm 2,500$ SF - $\pm 50,000$ SF
- Delivered in Shell Condition Ready for Tenant Improvements
- Direct Access to Suites from Parking in Building A

LOCATION HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS

- Across the Street from the Future Peoria Regional Hospital
- Within 10 Minutes of the New Taiwan Semiconductor Plant
- Within 5 Minutes of the Loop 303
- Extensive Retail Amenities 1 Mile to the South

2021 DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



TOTAL POPULATION



HOUSING UNITS FOR 2021 - EXPOLOSIVE GROWTH AREA IN PEORIA

- 5,068 Units Delivered
- 46,951 Units Under Construction

SOURCE: U.S. CENSUS BUREAU; ESRI

HOUSING AT A GLANCE (3-5 MILE RADIUS)

JANUARY 2020 TO PRESENT

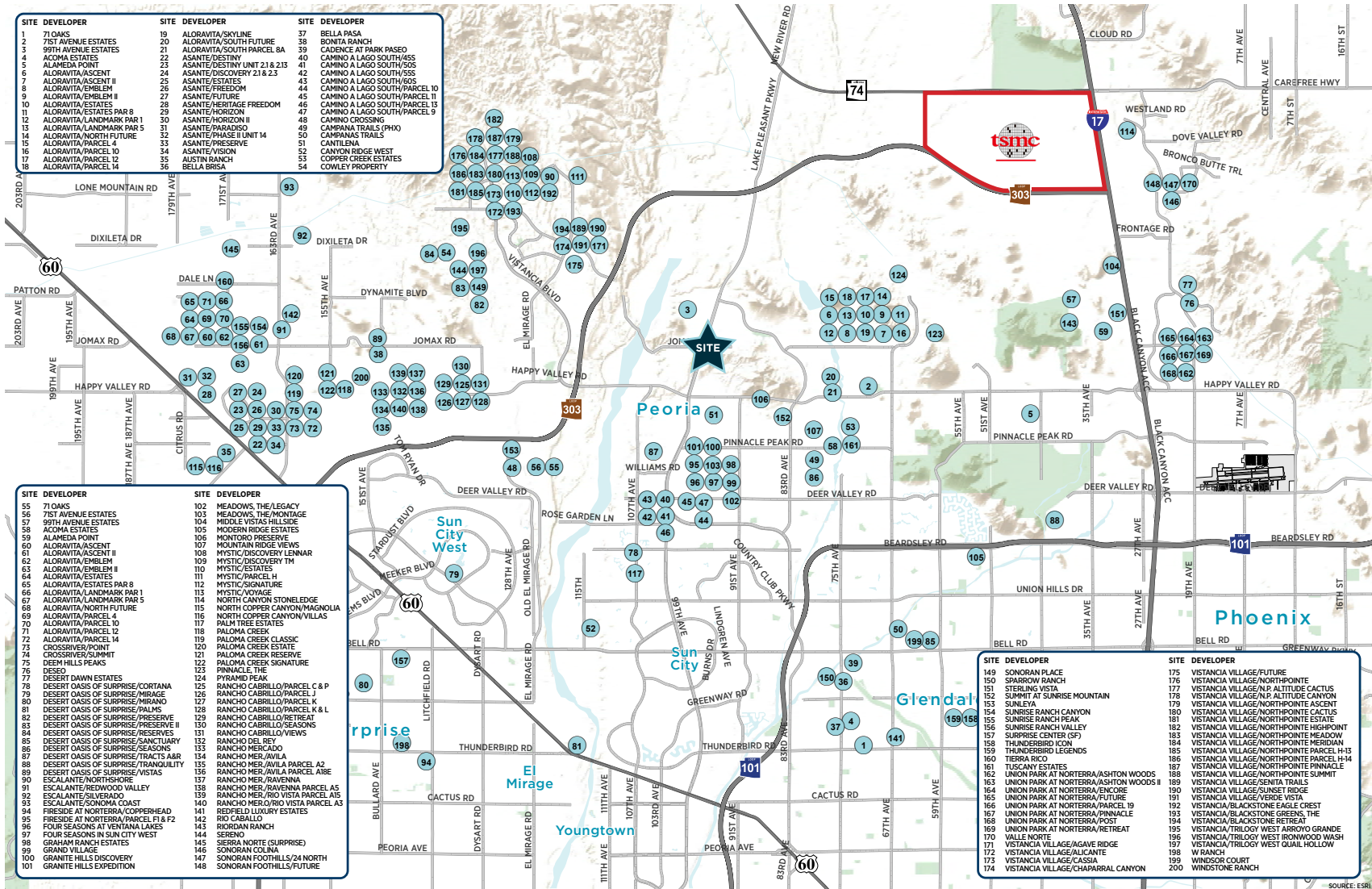
| RESALE HOMES | | NEW HOMES | |
|--------------|-----------|-----------|-------------|
| 1 MILE | \$604,461 | 1 MILE | \$1,010,000 |
| 3 MILES | \$551,992 | 3 MILES | \$560,882 |
| 5 MILES | \$439,848 | 5 MILES | \$507,051 |

SOURCE: MLS

SOURCE: METROSTUDY



NEARBY HOUSING GROWTH

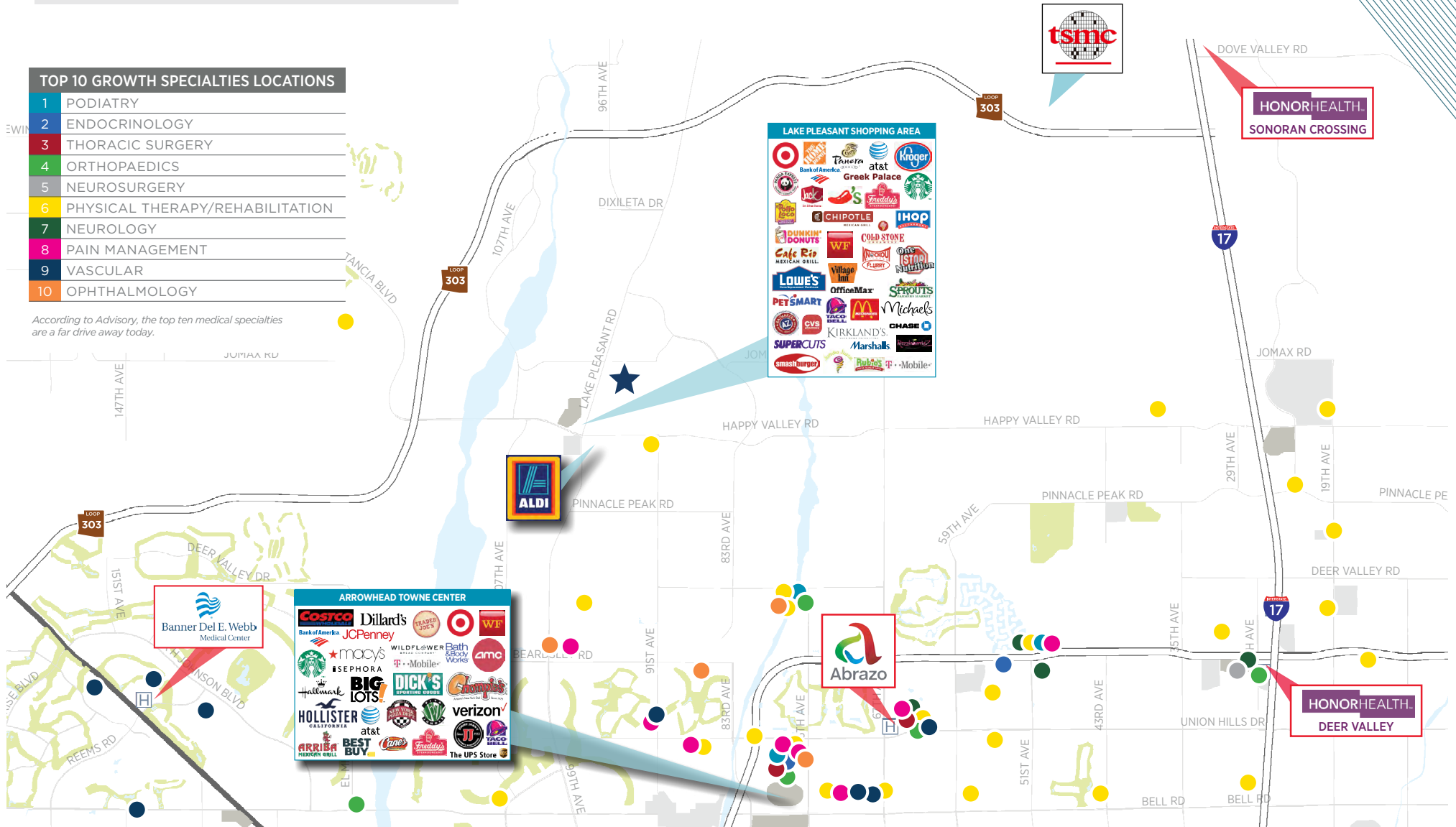


NEARBY AMENITIES

TOP 10 GROWTH SPECIALTIES LOCATIONS

1. **PODIATRY**
2. **ENDOCRINOLOGY**
3. **THORACIC SURGERY**
4. **ORTHOPAEDICS**
5. **NEUROSURGERY**
6. **PHYSICAL THERAPY/REHABILITATION**
7. **NEUROLOGY**
8. **PAIN MANAGEMENT**
9. **VASCULAR**
10. **OPHTHALMOLOGY**

According to Advisory, the top ten medical specialties are a far drive away today.





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SOUTHEAST CORNER OF NORTH LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, AZ

SHEILA BALE
Managing Director
sheila.bale@cushwake.com
+1 602 224 4454

TOM WEINHOLD
Managing Director
tom.weinhold@cushwake.com
+1 602 224 4428

ERIKA ECKBLAD
Associate
erika.eckblad@cushwake.com
+1 602 224 4451

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