

MEDICAL DEVELOPMENT OPPORTUNITY

MERCY VISTA MEDICAL

GILBERT, ARIZONA

DELIVERY
2026



Available for Sale or Lease:

- Two 2-Story Medical PADS (40,000 SF & 20,000 SF)
- One ±2.5 Acre Assisted Living / Hotel PAD
- Leasing Options Available

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EXECUTIVE SUMMARY

This medical development opportunity is located in the center of a healthcare hub with dozens of other medical businesses nearby including Mercy Gilbert Medical Center, Ironwood Women's Centers, Southwest Kidney Institute and more. The site is conveniently located 1 block south of the Loop 202 San Tan Freeway in Gilbert, Arizona. The property is in a prime location for any new medical development with scenic mountain views and easy accessibility in an area well known for healthcare.

PROPERTY DETAILS:

- Two 2-Story Medical PAD Sites
 - 2-Story 20,000 SF (40,000 SF Total)
 - 2-Story 10,000 SF (20,000 SF Total)
- One 4-Story Hotel/Assisted Living Development PAD Site
 - 4-Story 60,735 SF (122 Rooms)
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

PROPERTY OVERVIEW

Offering Price: *Call for Details*

Price per Unit: *Call for Details*

Parcel Numbers: *Parcels will be subdivided
- Improved lots*

Land Size: *PAD 2: ± 2.50 Acres
PAD 3: ± 1.25 Acres
PAD 4: ± 2.50 Acres*

Zoning: *Business Park (BP)*

Cross Streets: *Val Vista Drive &
Melrose Street*

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SITE PLAN

PAD 2

FOR SALE OR LEASE

- » Proposed **40,000 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Gray Shell**
- » 2-story building
- » For lease: **1,650 - 10,000 SF contiguous**
- » **Attractive TIA** » **CONTACT BROKER**

PAD 3

FOR SALE

- » Proposed **20,000 SF**
- » Lot Size: **1.25 Acres**
- » Delivery: **Flexible**
- » 2-story building

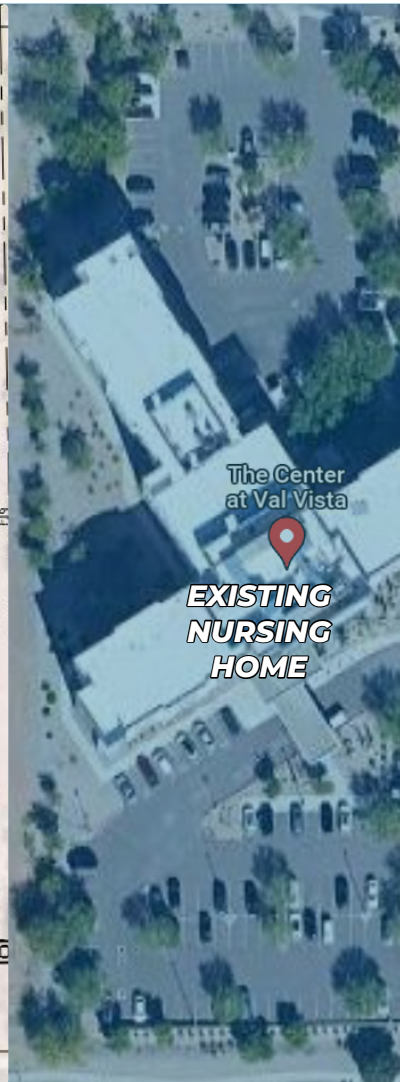
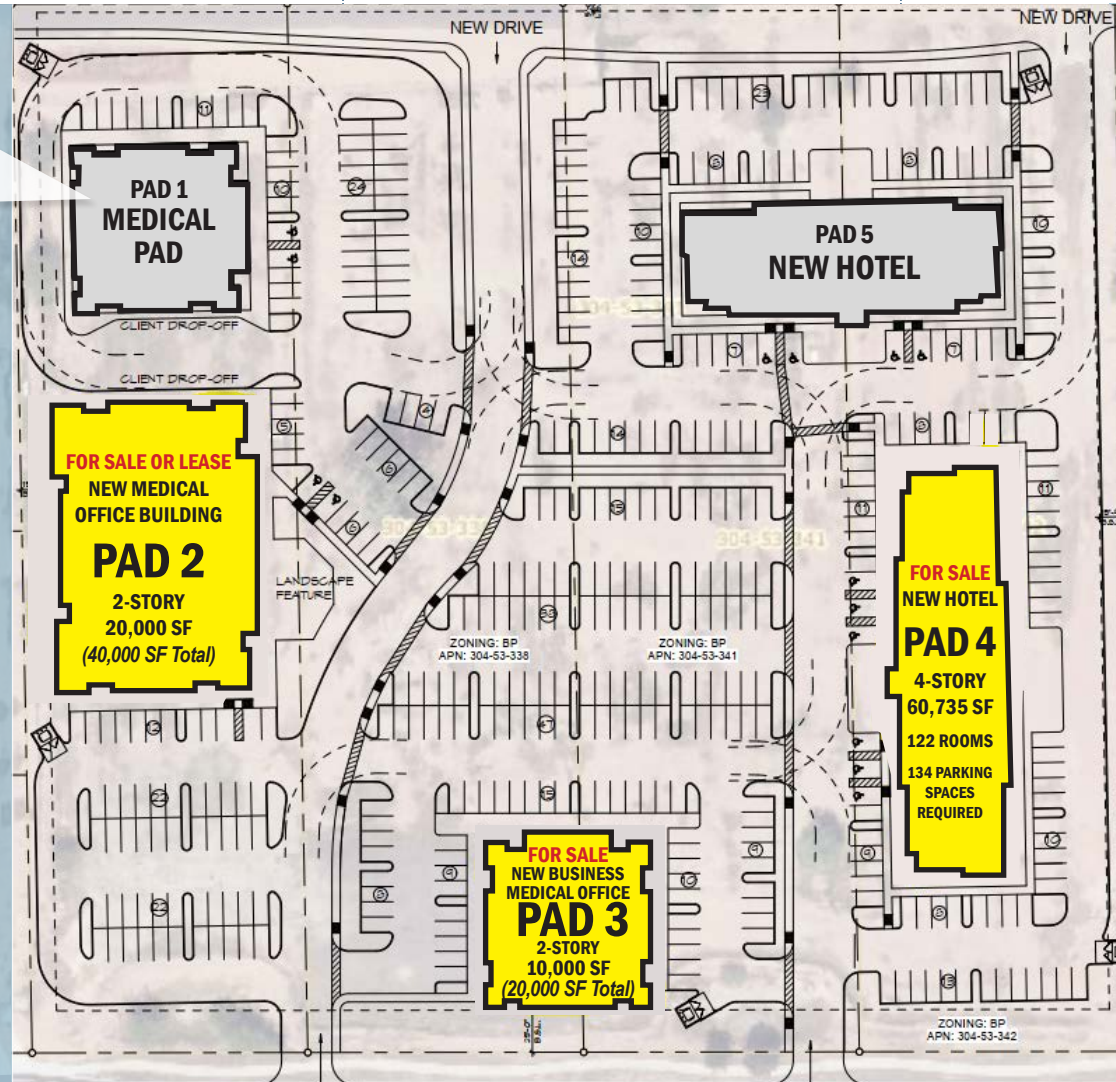
PAD 4

FOR SALE

- » Proposed **60,735 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Flexible**
- » One 4-story Hotel / Assisted Living Development PAD Site



**Future
Retail
Development**



S Val Vista Dr
VAL VISTA DRIVE
S Val Vista Dr
S Val Vista Dr

E Melrose St MELROSE STREET E Melrose St E Melrose St

**PAD 2
GROUND
FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 2

FOR SALE OR LEASE

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- » For lease: **1,650 - 10,000 SF contiguous**
- » **Attractive TIA** » **CONTACT BROKER**

MINIMUM SF:

± 1,650 SF

MAXIMUM SF:

± 40,000 SF



**PAD 2
2ND
FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 2

FOR SALE OR LEASE

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MAXIMUM SF:

± 40,000 SF



**PAD 3
GROUND
FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 3

FOR SALE

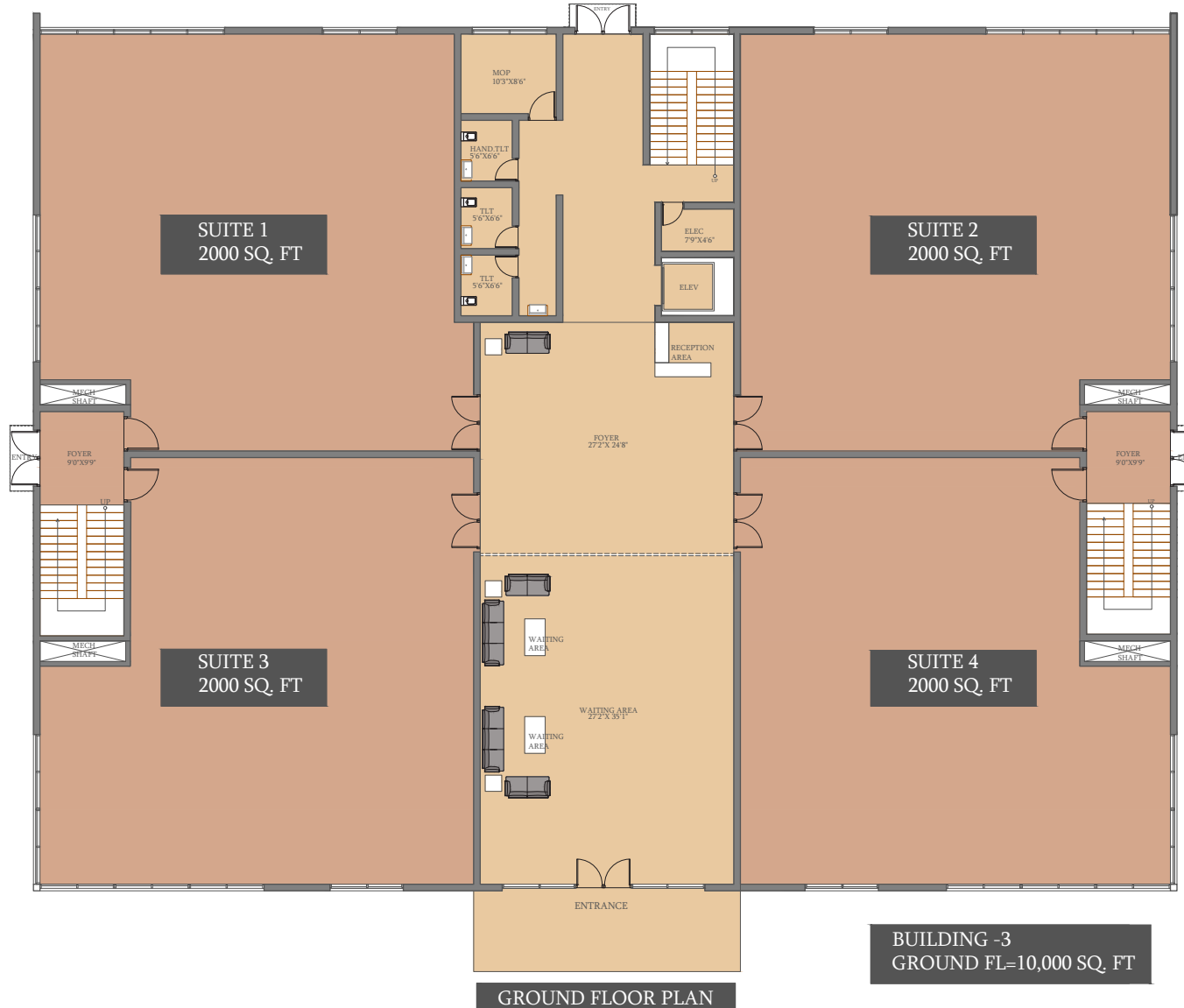
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- » Lot Size: **1.25 Acres**
- » Delivery: **Flexible**
- » 2-story building

MINIMUM SF:

± 2,000 SF

MAXIMUM SF:

± 20,000 SF



**PAD 3
2ND
FLOOR**

ARCHITECTURAL
FLOOR
PLAN

PROPOSED

PAD 3

FOR SALE

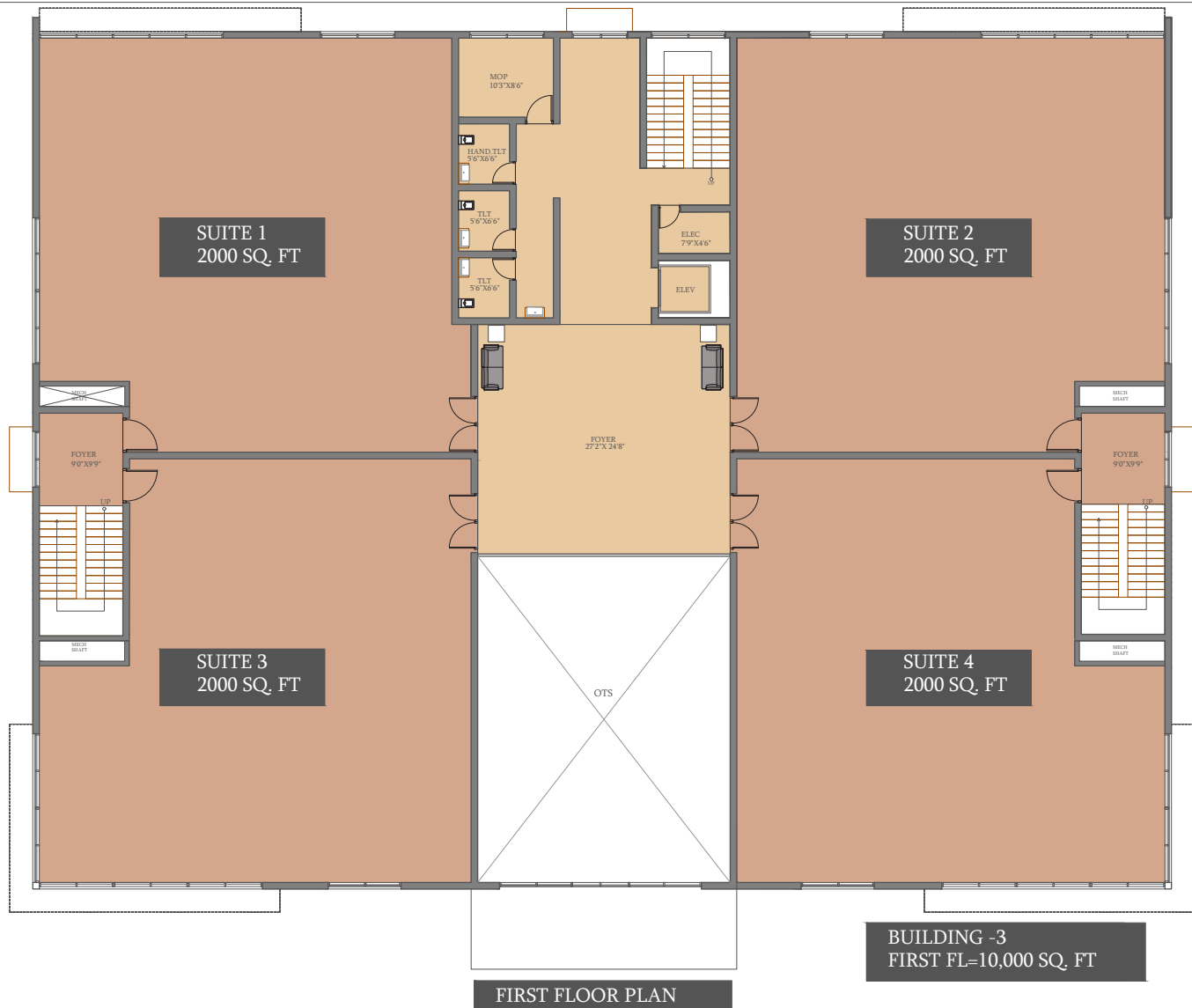
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MINIMUM SF:

± 2,000 SF

MAXIMUM SF:

± 20,000 SF



AREA OVERVIEW

THIS DEVELOPMENT OPPORTUNITY IS CENTRALLY LOCATED WITHIN A BOOMING & EXPANDING MEDICAL HUB



LOCATED IN THE CENTER OF ONE OF THE **FASTED GROWING MEDICAL TRADE AREAS** IN THE VALLEY.

- Strong Daytime Employment Area
- Adjacent to Premium Mixed-Use Development
- Just South of Mercy Gilbert Medical Center and the Loop 202 San Tan Freeway
- New Medical Development Opportunity Directly Across the Street



340,940

TOTAL
EMPLOYEES

in a 5 mile radius

669,091

DAYTIME
POPULATION

in a 5 mile radius

\$811.26 M

HEALTHCARE
EXPENDITURE

annually in a 5 mile radius

\$104,435

HOUSEHOLD
INCOME

in a 5 mile radius



THE Gilmore

Located directly adjacent of the opportunity, at the NWC of Val Vista Drive and Germann Road, is Thompson Thrift's 35-acre mixed-use development, The Gilmore.

The Gilmore will be comprised of both residential apartment homes and commercial retail space. The development will provide residents and visitors with a variety of shopping, dining, and living options. Construction will begin Q2 2024.

LEARN MORE: <https://www.thegilmorelife.com/>



Walking distance from Major Medical Centers, including Mercy Gilbert Medical Center & More:



FACTS & FIGURES:

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



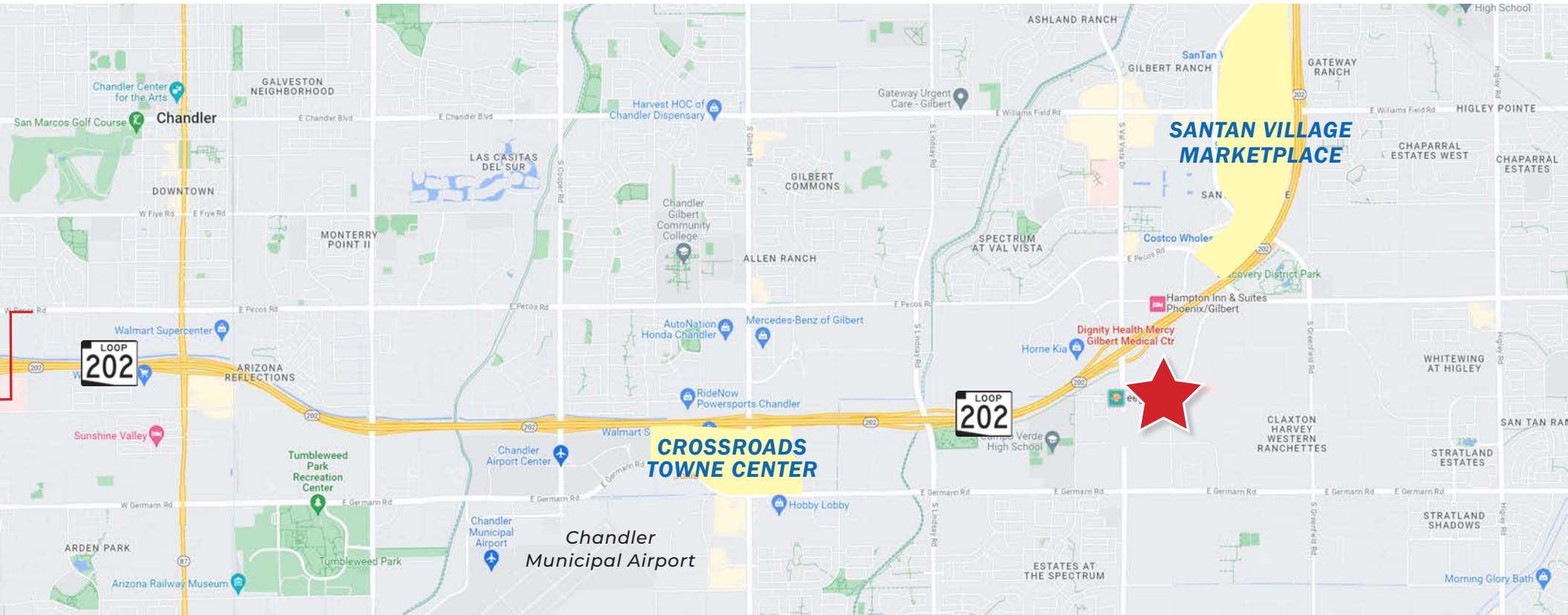
NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES

Crossroads Towne Center:



SanTan Village Marketplace:





PROPERTY PHOTOS

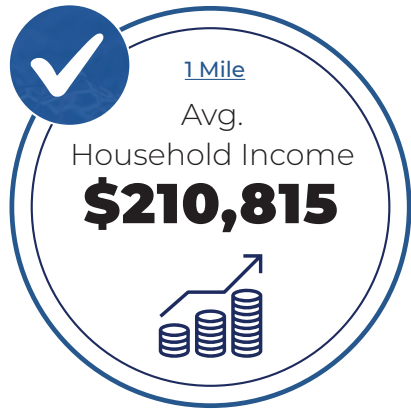
±9.44 ACRES
AVAILABLE HERE

LOOP 202 SAN TAN
FREEWAY ACCESS

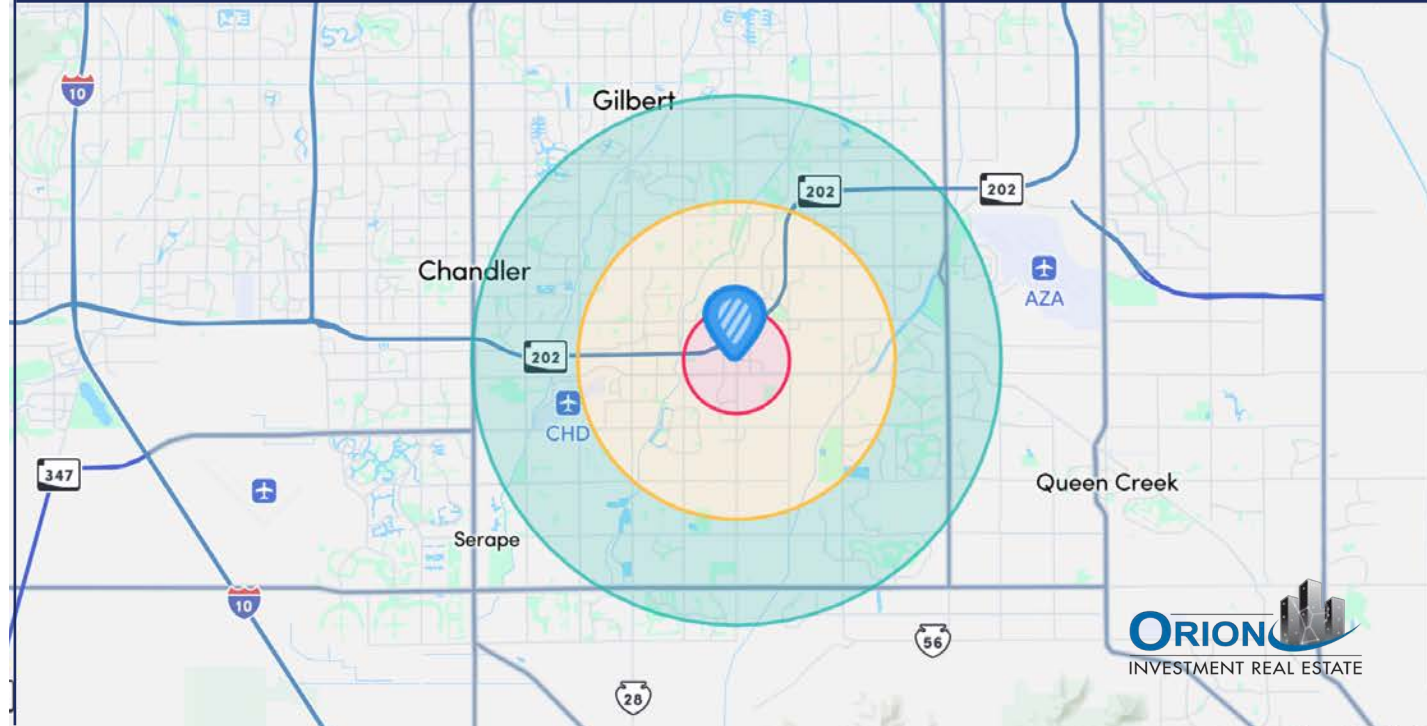
MERCY GILBERT
MEDICAL CENTER



DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	8,867	111,685	333,648
Residential Population:	6,581	90,464	280,288
2028 Proj. Residential Population:	7,637	95,932	292,829
Average Household Income:	\$210,815	\$180,974	\$172,123
Annual Consumer Health Care Expenditures:	\$14.33 M	\$254.59 M	\$784.46 M
Median Age:	35.2	35.7	36.5
Average Household Size:	3.4	3.0	3.0
Housing Units:	2,032	31,834	100,705
Total Households:	1,890	29,813	94,210
Total Businesses:	319	3,574	9,493

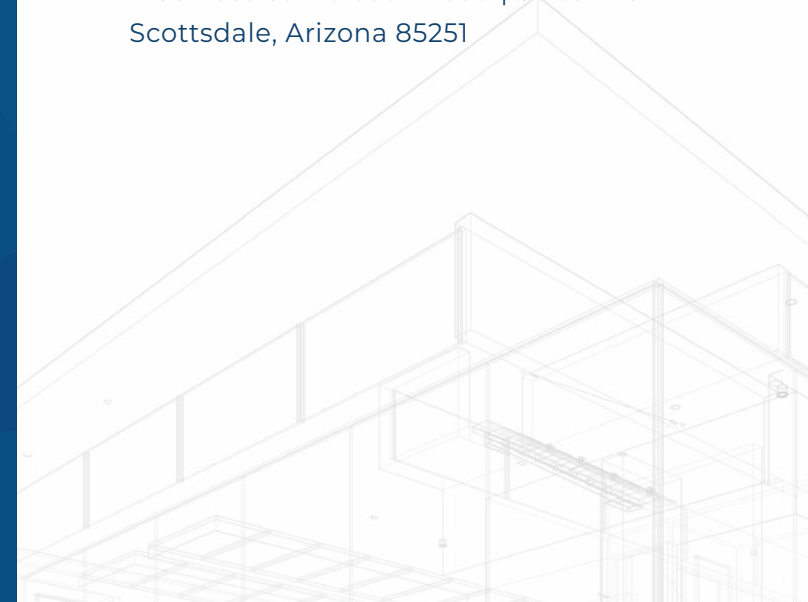


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MERCY VISTA MEDICAL

GILBERT, ARIZONA



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