

NOW LEASING:

TERRAZA MEDICAL VILLAGE

40245 NORTH GANTZEL ROAD
SAN TAN VALLEY, ARIZONA 85140



MICHAEL DOUGLAS

Office: (480) 977-2935

Mobile: (480) 772-8870

michael.douglas@orionprop.com

MARY NOLLENBERGER

Office: (480) 866-8177

Mobile: (480) 748-8266

mary.nollenberger@orionprop.com

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 one of the fastest growing cities 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, wildlife, and amazing hiking and horseback trails.

As San Tan Valley's population grows so does the need for local healthcare. Terraza Medical Village is an excellent medical office solution providing medical professionals quality medical office space to meet the healthcare needs of San Tan Valley.



AVAILABILITY:

±2,434 RSF - ±15,067 RSF

LEASE RATE:

CONTACT BROKER



BUILDING 1 FLOOR PLAN

FIRST FLOOR GROSS AREA

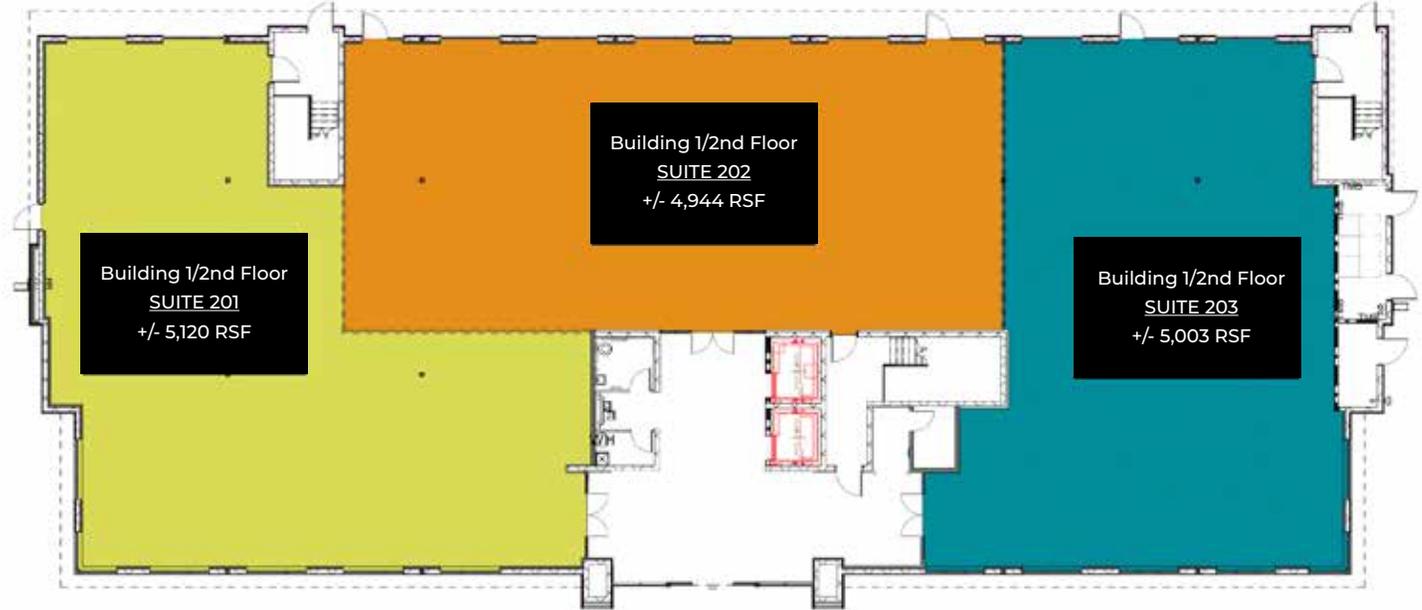


MINIMUM SF: **± 4,534 RSF**

MAXIMUM SF: **± 4,906 RSF**

TOTAL CONTIGUOUS SF: **± 14,159 RSF**

SECOND FLOOR GROSS AREA



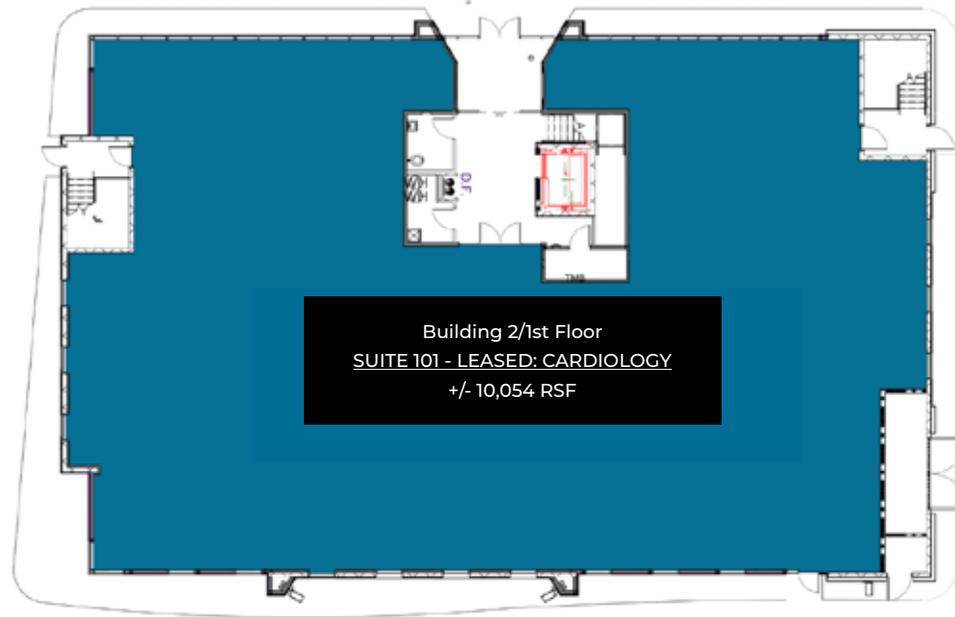
MINIMUM SF: ± 4,994 RSF

MAXIMUM SF: ± 5,003 RSF

TOTAL CONTIGUOUS SF: ±15,067 RSF

BUILDING 3 FLOOR PLAN

FIRST FLOOR GROSS AREA



TOTAL CONTIGUOUS SF: ± 10,054 RSF

SECOND FLOOR GROSS AREA



MINIMUM SF: ±4,695 RSF

MAXIMUM SF: ±4,996 RSF

TOTAL CONTIGUOUS SF: ± 9,691 RSF

BUILDING 4 FLOOR PLAN

FIRST FLOOR GROSS AREA



MINIMUM SF: ± 3,165 RSF

MAXIMUM SF: ± 3,873 RSF

TOTAL CONTIGUOUS SF: ± 9,677 RSF

BUILDING 5 FLOOR PLAN

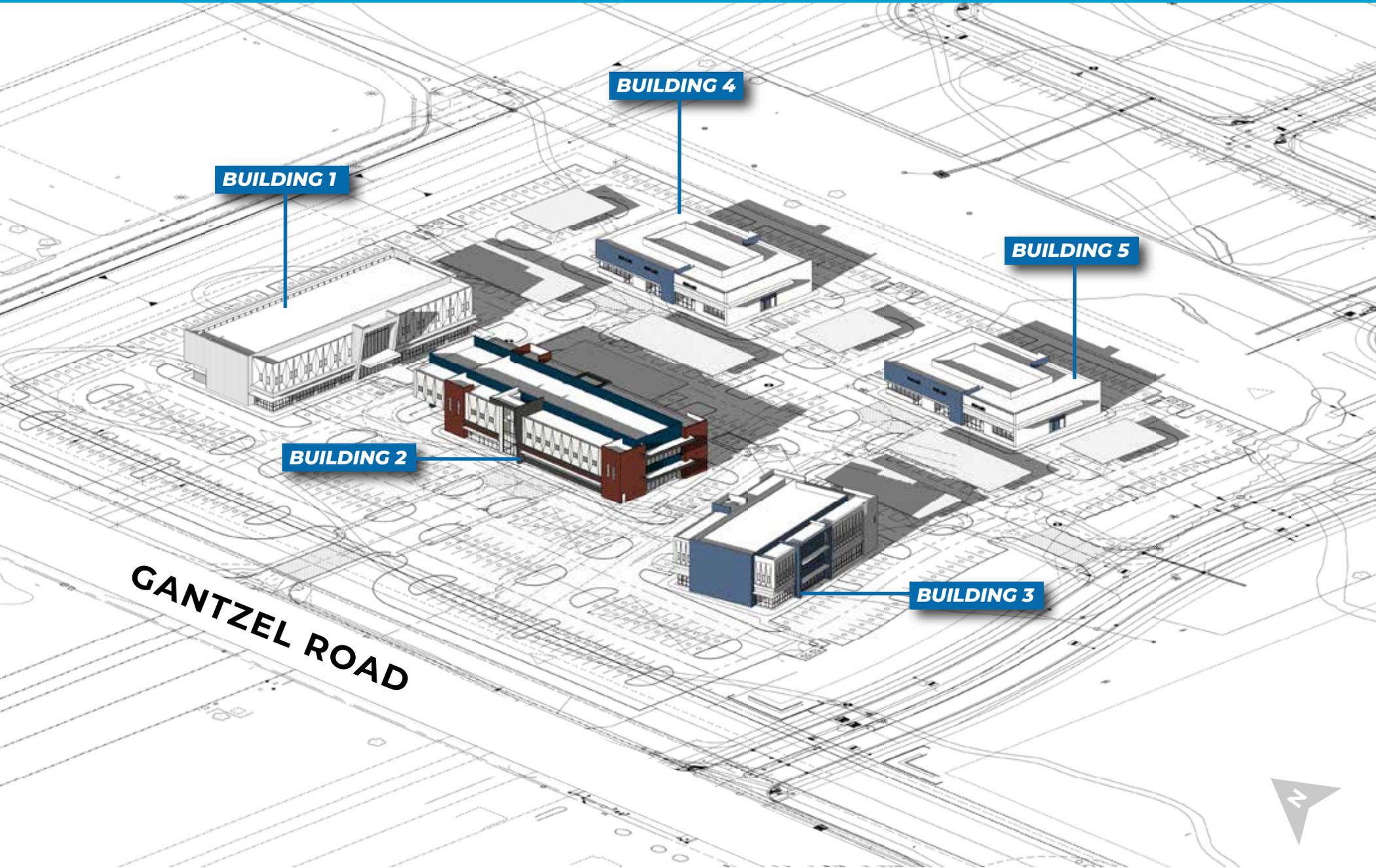
FIRST FLOOR GROSS AREA



MINIMUM SF: ± 2,434 RSF

MAXIMUM SF: ± 4,767 RSF

TOTAL CONTIGUOUS SF: ± 9,668 RSF





TERRAZA MEDICAL VILLAGE is located within 25 minutes of the Phoenix-Mesa Gateway Airport, Dignity Health Mercy Gilbert Medical Center, Banner Ironwood Medical Center, Banner Heart Hospital, Banner Baywood Medical Center, Banner Gateway Medical Center, HonorHealth Mountain Vista Medical Center, HonorHealth Florence Medical Center, Dignity Mercy Gilbert Medical Center, Dignity Arizona General Hospital 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 2024, the residential population stands at 340,000+, and the average income amongst residents is \$140,000+ per household.



\$144,586

Avg. Household Income (10 Mile Radius of Site)



346,426

Residential Population (10 Mile Radius of Site)



Employment Migration

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

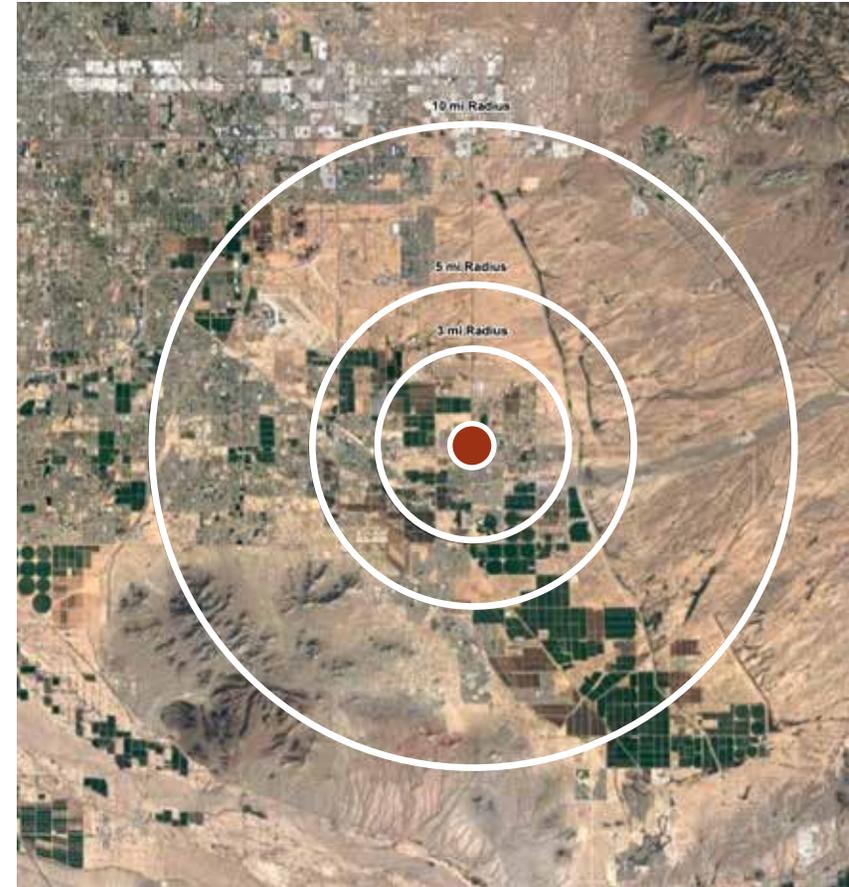
Companies that have located to Pinal County are LG, Lucid Motors, Nikola, P&G, Kohler, CCP, and more.

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."

2024 SUMMARY (SitesUSA)	3 Mile	5 Mile	10 Mile
Daytime Population:	67,406	130,865	386,450
Estimated Population:	63,313	118,916	346,426
2029 Proj. Residential Population:	75,433	141,808	393,675
Average Household Income:	\$139,258	\$139,546	\$144,586
Total Consumer Expenditure:	\$2.53 B	\$4.67 B	\$14.43 B
Median Age:	35.9	35.3	37.4
Average Household Size:	3.1	3.1	3.0
Housing Units:	22,310	40,947	126,587
Total Households:	20,499	37,706	116,032
Total Businesses:	944	2,130	7,260



✓ 10 Mile
Daytime
Population
386,450

✓ 10 Mile
Avg.
Household Income
\$144,586

✓ 10 Mile
Median
Age
37.4

✓ 10 Mile
Housing
Units
126,587