



Office building for sale in Mercy Gilbert Medical Plaza

- Located adjacent to Dignity Health Mercy Gilbert Medical Center
- Access to Loop-202 Freeway
- 7-miles from Phoenix-Mesa Gateway Airport, Arizona State University Polytechnic Campus, and Chandler-Gilbert Community College - Williams Campus
- Highly visible location
- 100% NNN lease expires March 31, 2031
- Very strong tenant

Property overview

Building size	17,611 sf
Sale price	\$8,914,500
Year built	2016
Annual increase	4%
Cap rate	6.0%
NOI 2025	\$534,869
Parking	5.7:100 sf

For further information

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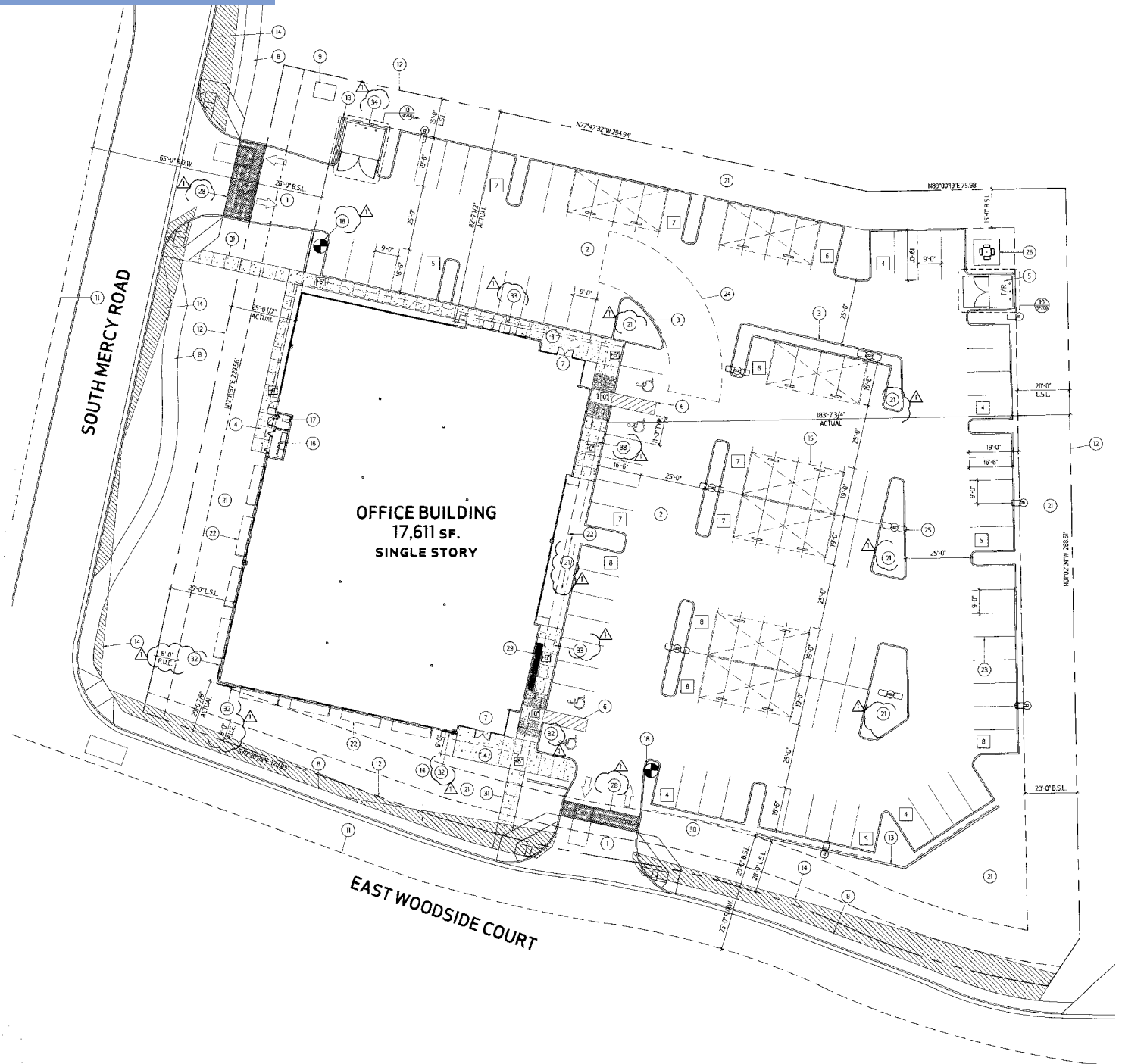
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2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

Site plan

For sale
3451 S Mercy Dr

17,611 sf



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Photos

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Location

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Demographics

For sale
3451 S Mercy Dr



	1-mile	3-miles	5-miles
Population	8,198	100,228	278,855
Median age	34.4	35.3	36.2
Daytime employment	2,726	20,892	56,657
Avg. HH income	\$156,252	\$173,070	\$169,862
HH units	3,714	35,766	100,115

Travel time	5-miles
14 minutes or less to work	24,297 (15.2%)
Average minutes to work	23.9

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