

CIELO VISTA MEDICAL COMMONS



GOING VERTICAL!

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

- Lake Building - One Story $\pm 30,000$ SF
 - Shell Building Completion Scheduled for Q2 2026
- Summit Building - Two Story $\pm 45,000$ SF
- Convenient Surface Parking
 - Covered Parking 1/1,000 SF
 - 5/1,000 RSF Parking Ratio
- Gurney-Sized Elevator in Summit Building
- Backup Generators can be accommodated
- Two Entrances - Accessible Via Lake Pleasant Parkway and Jomax Road
- Prominent Lake Pleasant Parkway Signage Available

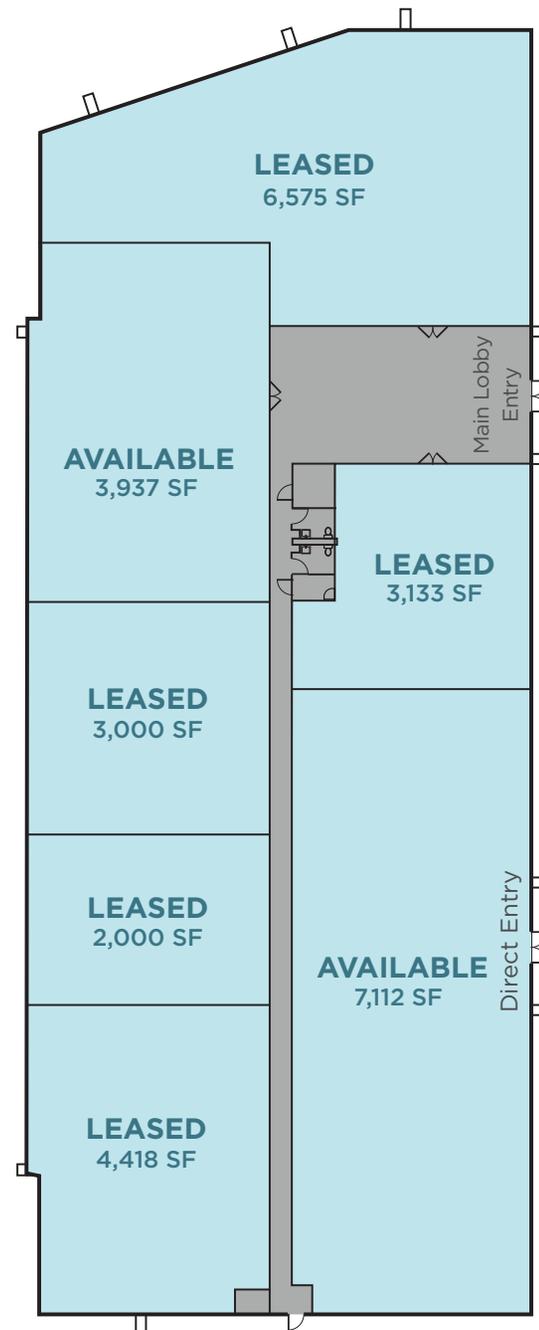
PROPERTY FEATURES

LAKE BUILDING FEATURES

- Attractive brick masonry and painted paneling facade with storefront glazing elements
- 14' floor height facilitating 9' or taller ceilings within tenant suites
- Canopy at main entrances
- Common lobby with restrooms
- Large, flexible floorplates to accommodate tenant needs
- State-of-the-art HVAC system with individual tenant controls
- Suites ranging from ±2,500-±50,000 SF
- Delivered in shell condition
- Ready for tenant Improvements
- Direct access to suites from parking in Lake Building

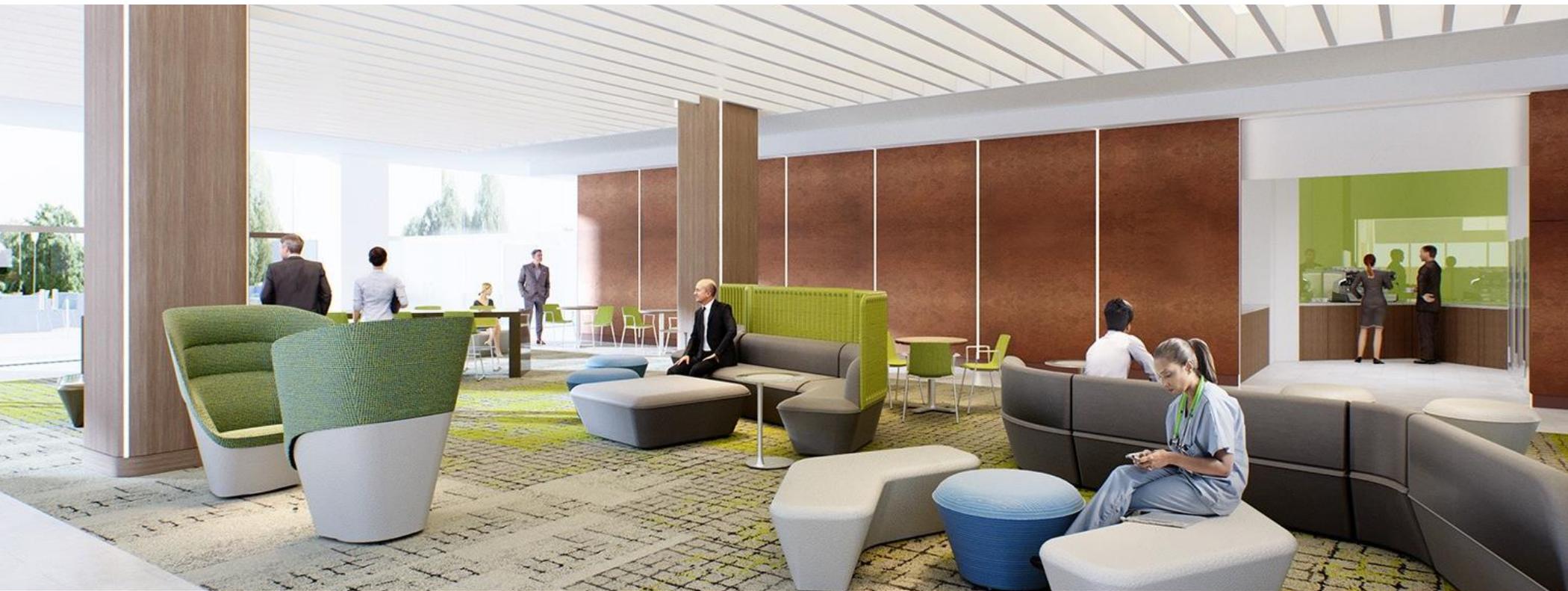
SITE FEATURES

- Prominent monument along Lake Pleasant Parkway
- Building signage opportunities along Lake Pleasant Parkway
- Desirable Lake Pleasant Parkway address
- Patient parking at the main entrance



USES

- Lab
- Dental
- Therapy
- Endodontist



CONSTRUCTION UPDATES



LOCATION HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS

- Within 10 Minutes of the New Taiwan Semiconductor Plant
- Within 5 Minutes of the Loop 303
- Extensive Retail Amenities 1 Mile to the South

2025 DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



TOTAL POPULATION



SINGLE-FAMILY HOMES DEVELOPMENT FOR 2025 - EXPLOSIVE GROWTH AREA IN PEORIA

- 83 Units Delivered
- 355 Units Under Construction

SOURCE: U.S. CENSUS BUREAU; ESRI

HOUSING AT A GLANCE (3-5 MILE RADIUS)

JANUARY 2025 TO PRESENT

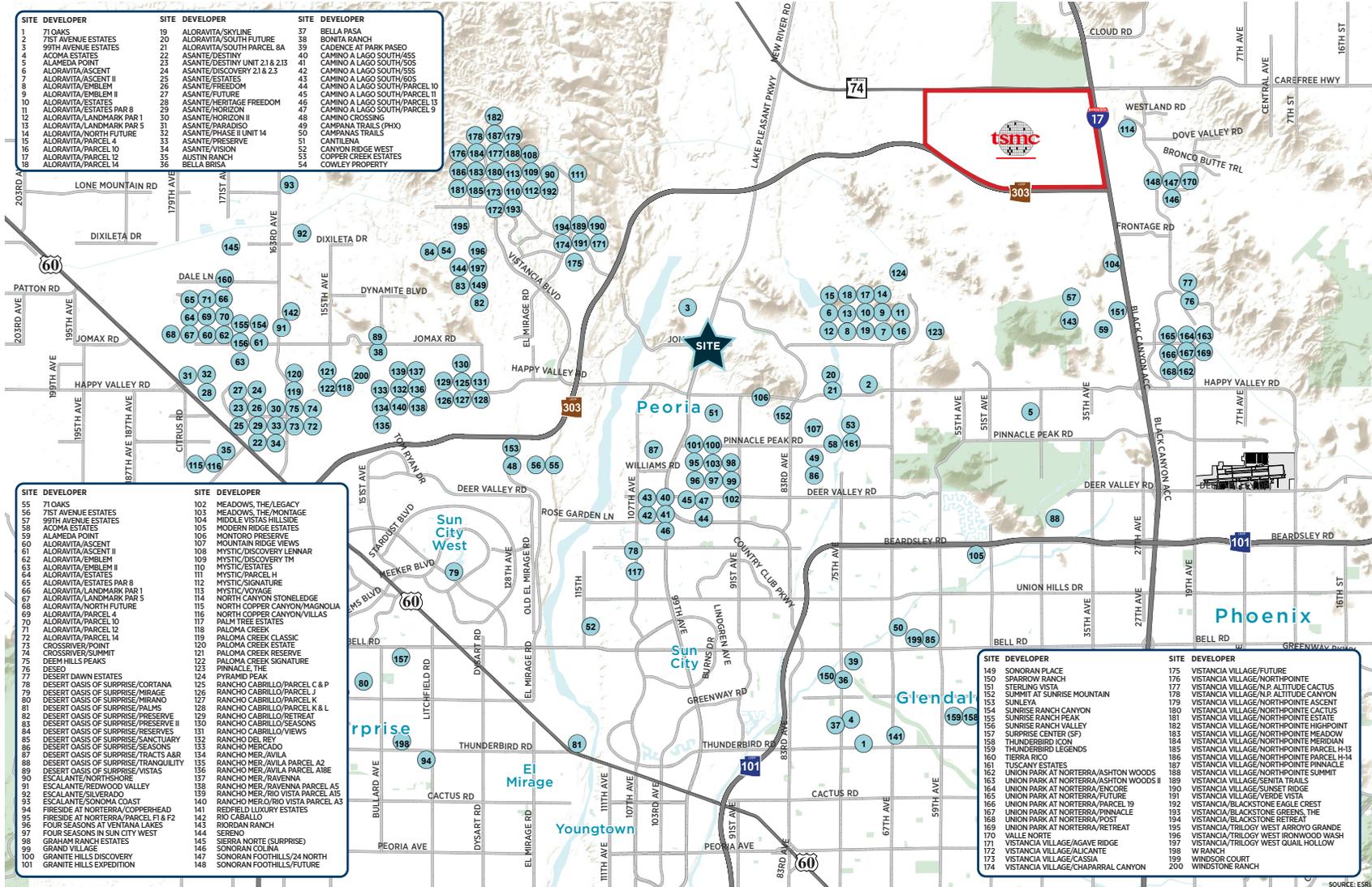
RESALE HOMES		NEW HOMES	
1 MILE	\$948,368	1 MILE	\$1,559,011
3 MILES	\$707,455	3 MILES	\$751,742
5 MILES	\$593,012	5 MILES	\$719,698

SOURCE: ZONDA

SOURCE: METROSTUDY



NEARBY HOUSING GROWTH



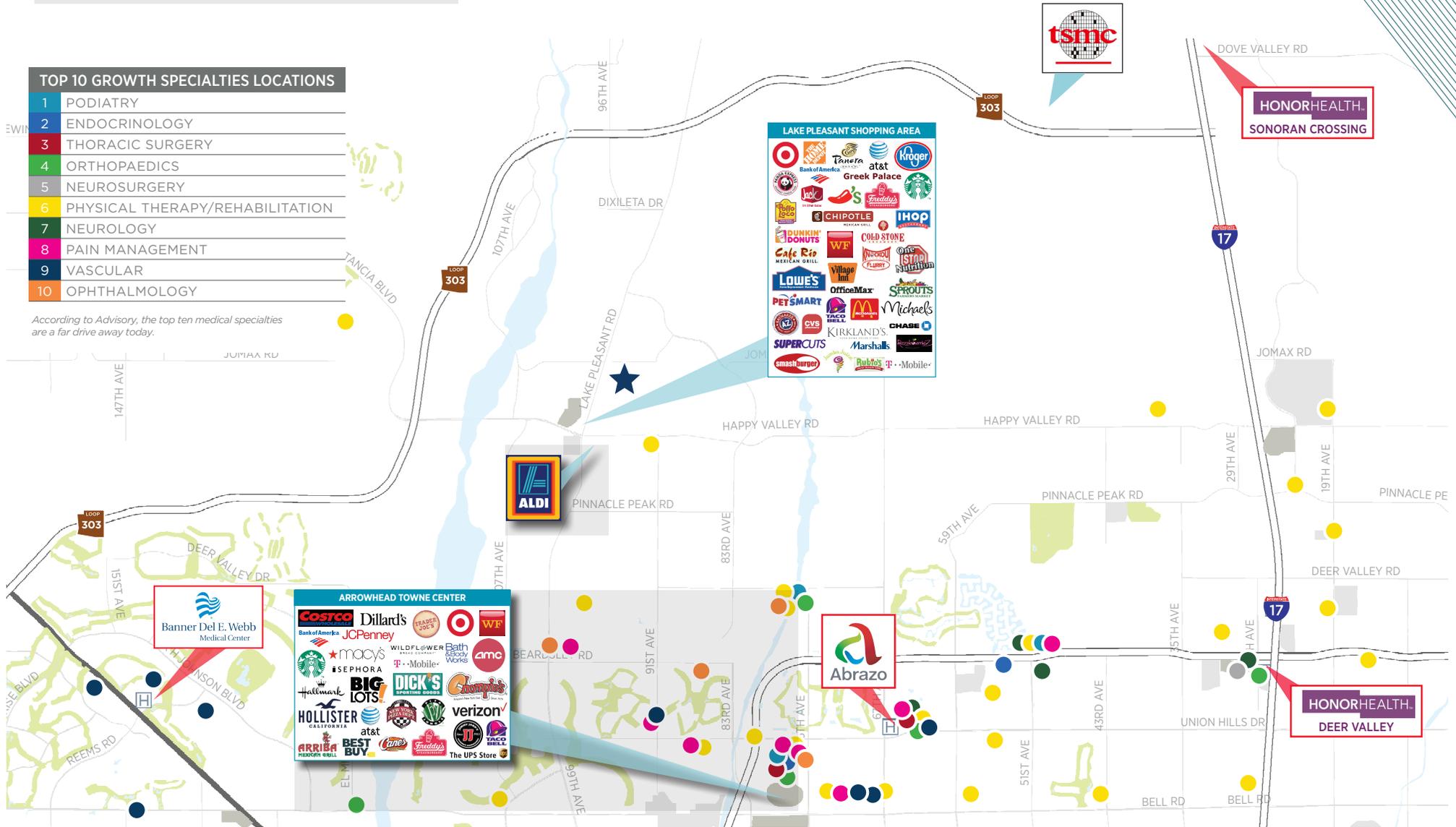
SOURCE: ESRI

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.



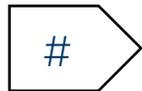
PEORIA INNOVATION CORE

Rapid growth of advanced manufacturing jobs planned for the area to support the TSMC plant - projected 12,000 high-tech jobs.

LEGEND



CITY LIMITS



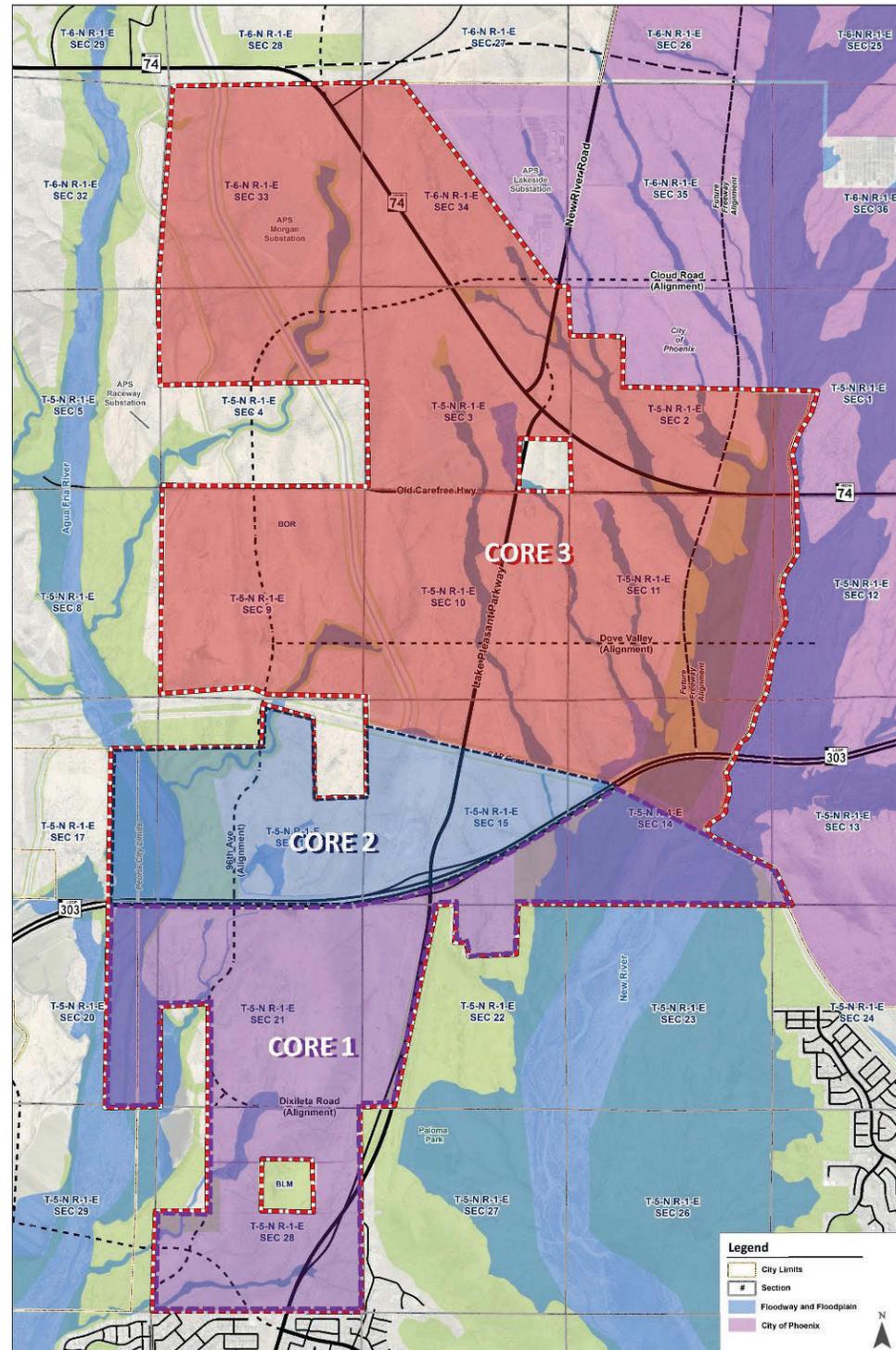
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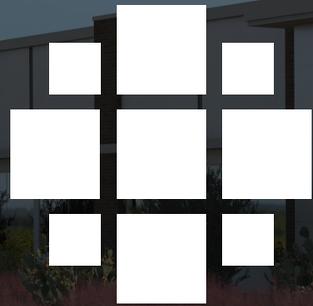


FLOODWAY & FLOODPLAN



CITY OF PHOENIX





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