

VERDE MEDICAL CENTER

3875 E. WILLIAMS FIELD ROAD, GILBERT, AZ 85295



NOW OPEN



PLAZA  COMPANIES

FOR MORE INFORMATION:

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PROJECT HIGHLIGHTS

- A 23-acre planned mixed-use development in South Gilbert comprised of retail, restaurant, office/medical, and residential.
- Project is part of the Town of Gilbert's "City of the Future" strategic initiative - a plan designed to maintain community health in the coming decades by focusing on the long-term impacts of decisions being made today.
- Located within the Cooley Station area, which is experiencing explosive growth with over 3,000 housing units planned within one mile of the property.
- A three-story, state-of-the-art, Class A Medical Office project with visibility directly on Williams Field Road.
- Opportunities available for a wide variety of medical specialties.
- Within walking distance of restaurants, retail, personal services, entertainment , offices and residential amenities.



PLAZA  COMPANIES

FOR MORE INFORMATION:

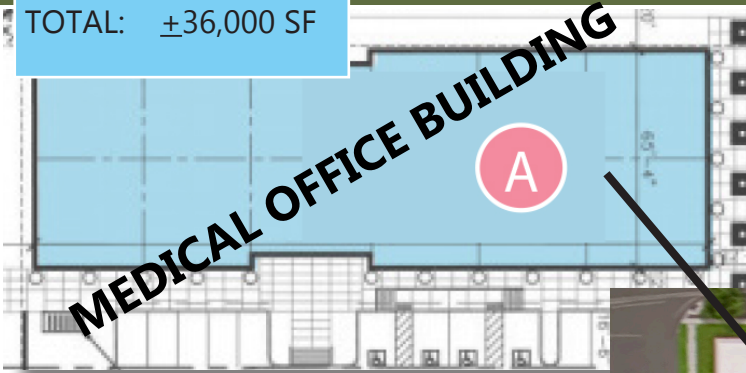
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3-STORY OFFICE
 FLOOR 1 - 12,000 SF
 FLOOR 2 - 12,000 SF
 FLOOR 3 - 12,000 SF
 TOTAL: ±36,000 SF



NEW TENANTS COMING SOON!



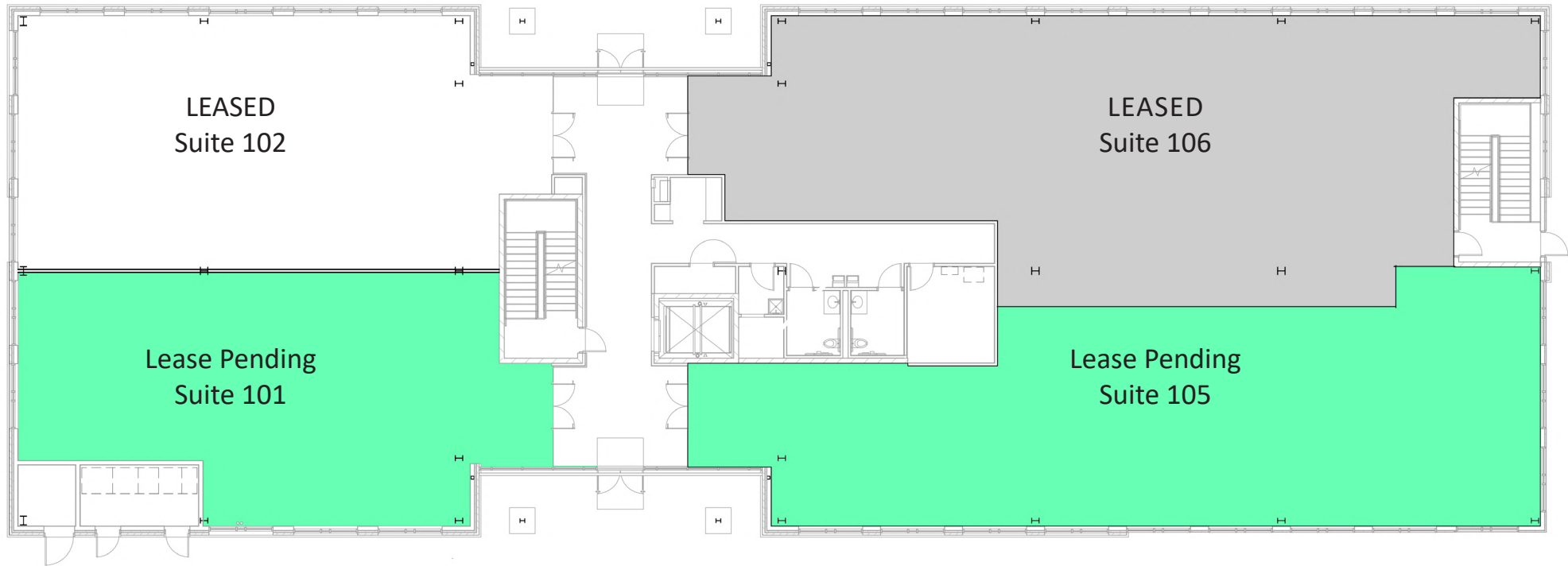
PROPERTY SUMMARY

Available SF:	7,351 rsf
Lease Rate:	\$29.95/SF, NNN - First Floor \$28.50/SF, NNN - 2nd & 3rd
Availability:	Suite 101 - 1,541 rsf Suite 105 - 3,022 rsf Suite 209 - 1,027 rsf Suite 306 - 1,761 rsf
Tenant Improvements:	Generous allowance subject to Term.
Parking:	Covered reserved parking available for physicians and staff at \$35.00/stall/month. Generous open unreserved parking.
Signage:	Building and monument signage available.



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LEVEL 1 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)

SCALE: 1" = 10'-0"



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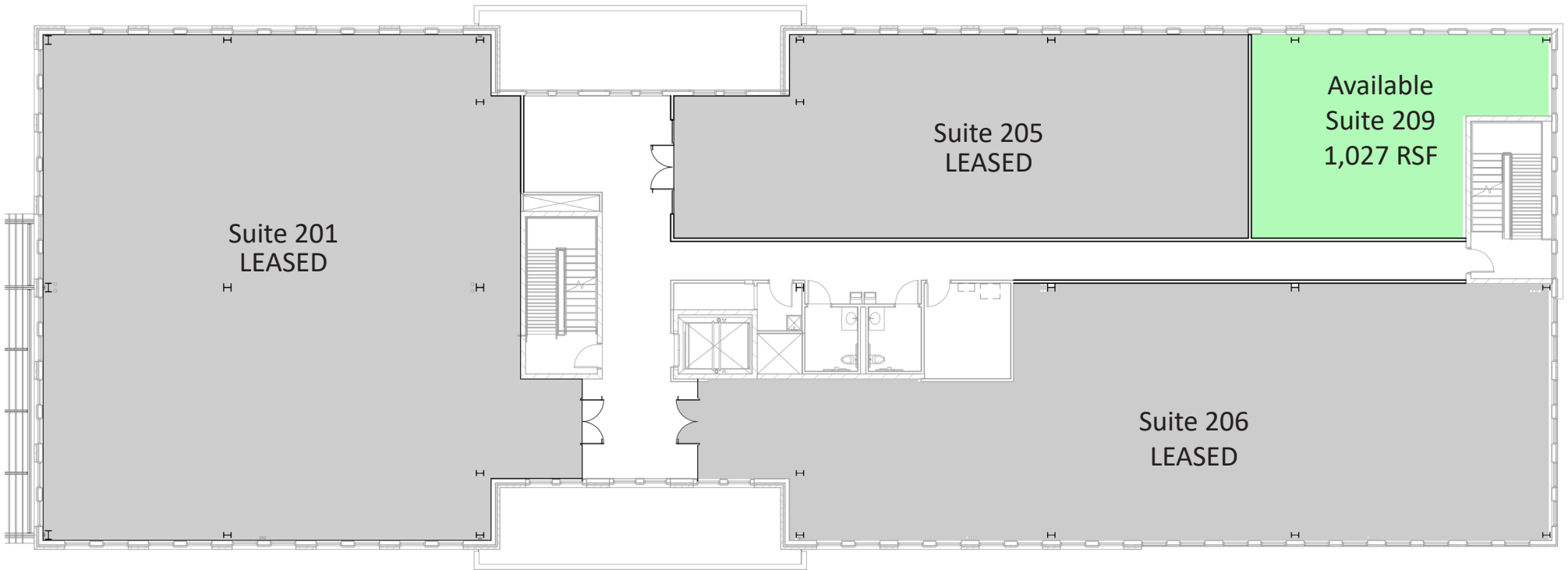
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LEVEL 2 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)

SCALE: 1" = 10'-0"



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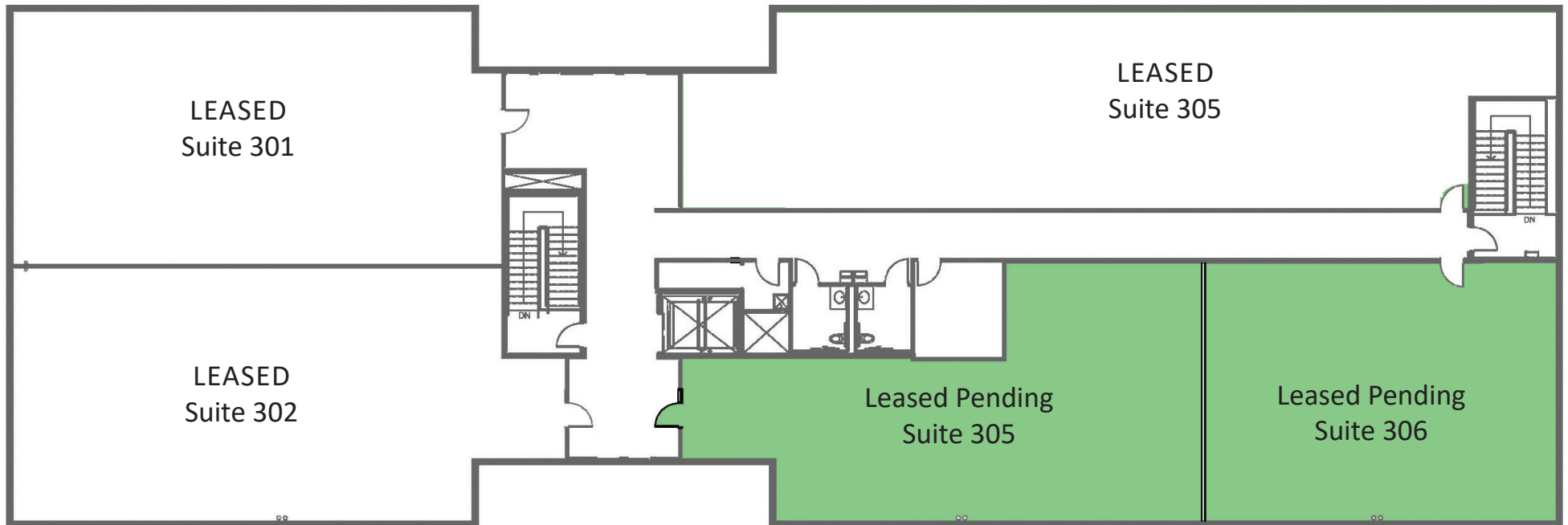
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3RD FLOOR PLAN

1,663 USF / 1,984 RSF



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Gilbert, Arizona was named the 12th fastest-growing community in-the United States in 2016. This renowned city increased in population from 5,717 in 1980 to 247,542 in 2016, US Census Bureau estimate.

Acknowledged as an affluent community, Gilbert is located just 20 minutes southeast of Phoenix and has been recognized as the "7th Happiest Place to Live in the Nation" (2016, Zippia) as well as the nation's "Top Place to Live and learn" by GreatSchools.org. C.Q. Press also rated Gilbert the "Safest Municipality in Arizona" in their annual report that released November, 2014.

Gilbert's charm and diversity attracts visitors from across the United States with a 110-acre nature preserve and wetland, Big League Dreams Sports Park and outstanding restaurants and shopping. It sits at the core of a 500-acre mixed use commercial district.

Gilbert has evolved as a highly educated community which supports high-wage jobs in life science and health services, high technology, and clean and renewable energy. The city is also home to several corporate and regional headquarters/offices in the advanced business services sector.



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Verde Medical Center - 15 Minute Trade Area

Drive-Time Trade Area: 15 minutes

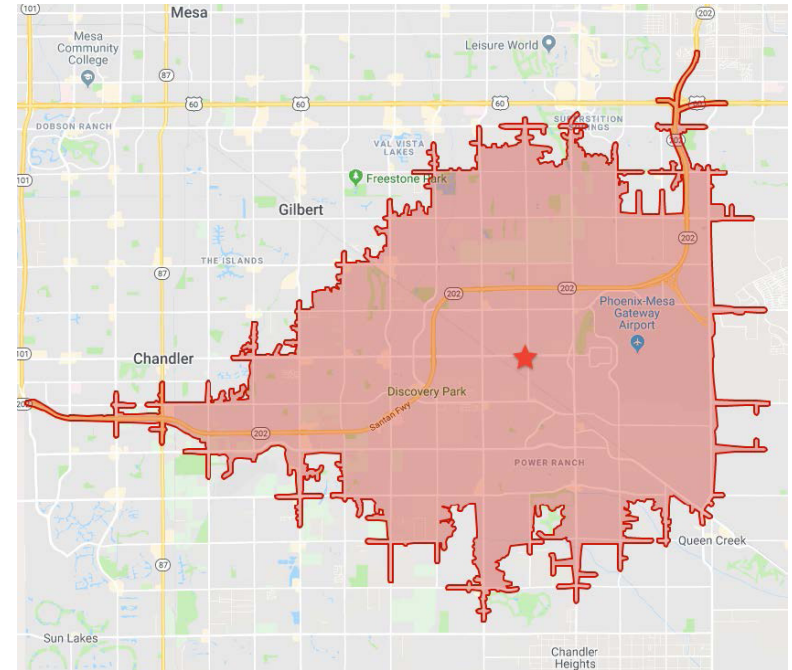
The day in day out sustainable consumer base lives within 15 minutes.



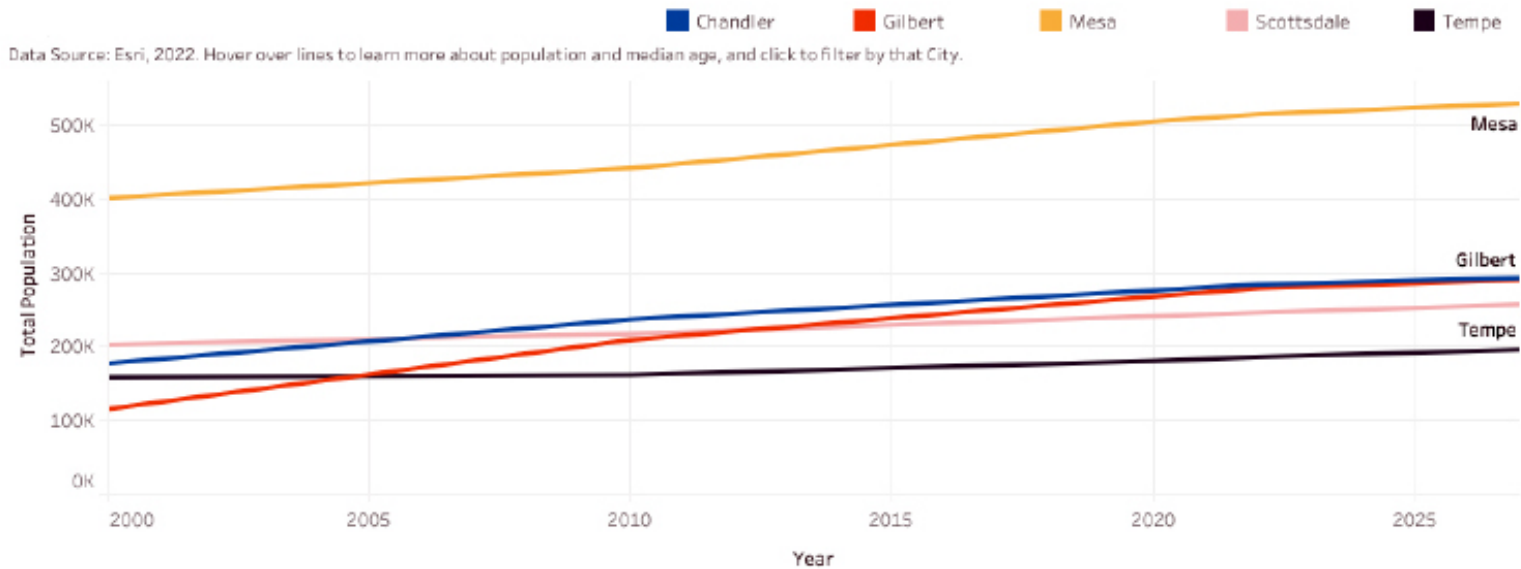
E. Williams Field Rd. & S. Recker Rd. Gilbert, AZ 85295



15-Minute Drive-Time Trade Area



Population Over Time



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Segmentation User Guide

Consumer profile of the households within a 15-minute drive-time of Verde Medical Center is represented here.

Fast Track Couples

Active, young, upper middle-class suburban couples and families living upwardly-mobile lifestyles 🏠 2.79% 👤 2.14%



Who We Are

Head of household age
31-35
48.6% | 486

Type of property
Single family
97.4% | 123

Estimated household income
\$75,000-\$99,999
18.4% | 144

Household size
2 persons
36.1% | 154

Home ownership
Homeowner
83.0% | 127

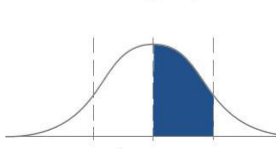
Age of children
7-9
11.8% | 125

Channel Preference

👉 3
📶 209
📱 31

@ 49
📺 193
📶 222

Technology Adoption



Journeymen

Key Features

- Credit-aware
- Comfortable spender
- Active lifestyles
- Tech-savvy
- Music lovers
- Football fans

Flourishing Families

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles 🏠 4.34% 👤 7.12%



Who We Are

Head of household age
36-45
34.3% | 214

Type of property
Single family
96.5% | 122

Estimated household income
\$125,000-\$149,999
13.8% | 283

Household size
5+ persons
33.5% | 312

Home ownership
Homeowner
88.7% | 136

Age of children
10-12
23.7% | 320

Channel Preference

👉 23
📶 56
📱 25

@ 42
📺 197
📶 200

Technology Adoption




Journeymen

Key Features

- Affluent
- Charitable contributors
- Athletic activities
- Saving for college
- PTA parents
- Family-oriented activities

Suburban Style

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes 🏠 4.70% 👤 7.01%



Who We Are

Head of household age
46-50
23.5% | 276

Type of property
Single family
97.5% | 123

Estimated household income
\$75,000-\$99,999
26.6% | 208

Household size
5+ persons
25.9% | 241

Home ownership
Homeowner
90.1% | 139

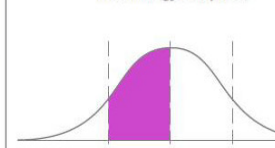
Age of children
10-12
21.2% | 286

Channel Preference

👉 41
📶 71
📱 54

@ 119
📺 146
📶 143

Technology Adoption



Apprentices

Key Features

- Comfortable lifestyle
- Ethnically diverse
- Politically diverse
- Family-centric activities
- PTA parents
- Pragmatic mobile users