

# VERDE MEDICAL CENTER

3875 E. WILLIAMS FIELD ROAD, GILBERT, AZ 85295



NOW OPEN



PLAZA  COMPANIES

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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.



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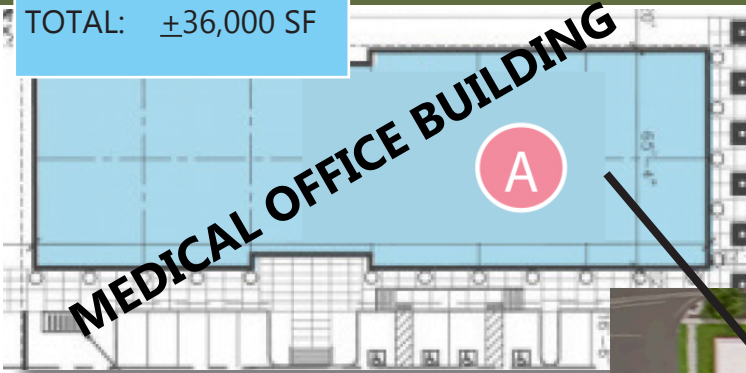
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3-STORY OFFICE  
 FLOOR 1 - 12,000 SF  
 FLOOR 2 - 12,000 SF  
 FLOOR 3 - 12,000 SF  
 TOTAL: ±36,000 SF



NEW TENANTS COMING SOON!



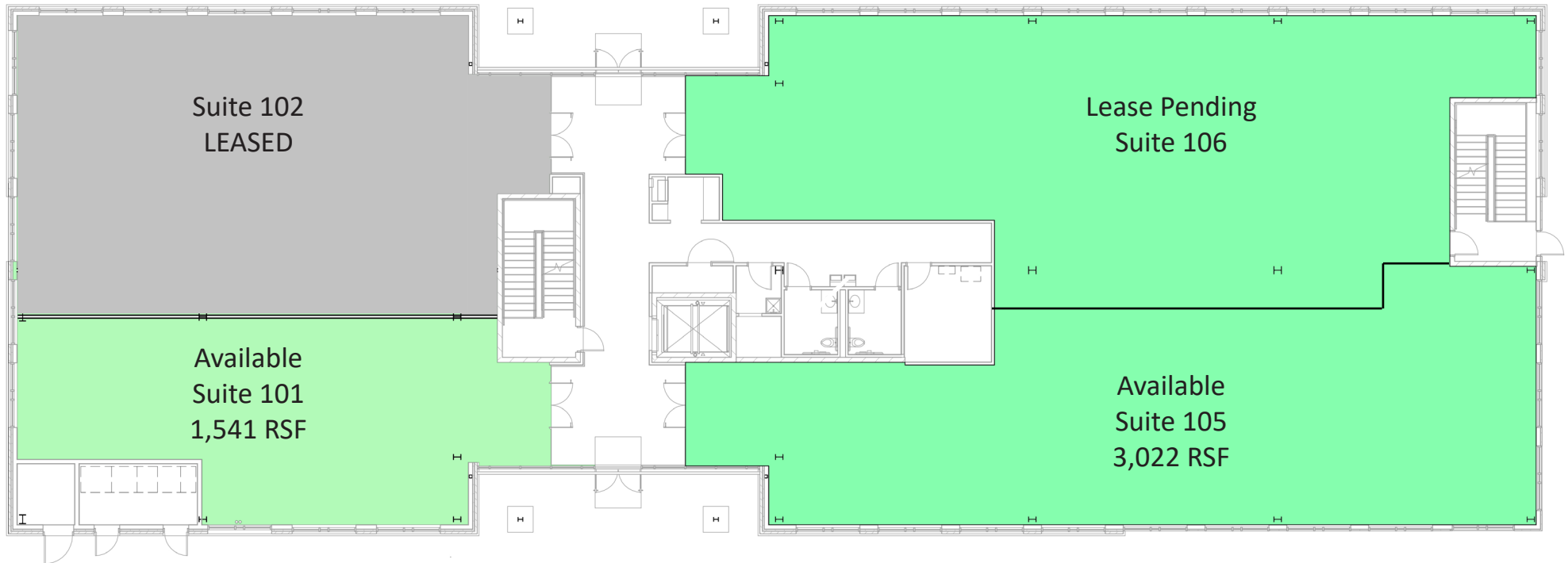
## PROPERTY SUMMARY

Available SF:	11,884 sf
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 305 - 3,259 rsf Suite 306 - 3,745 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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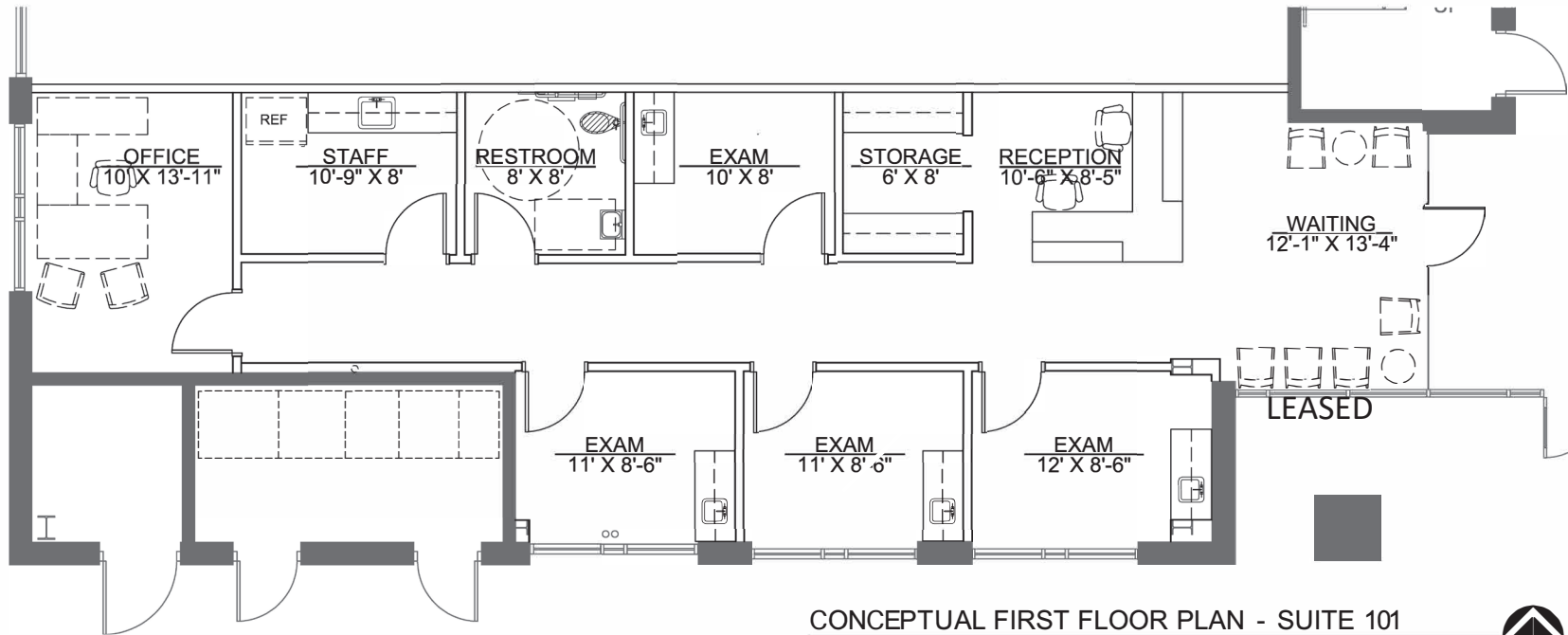
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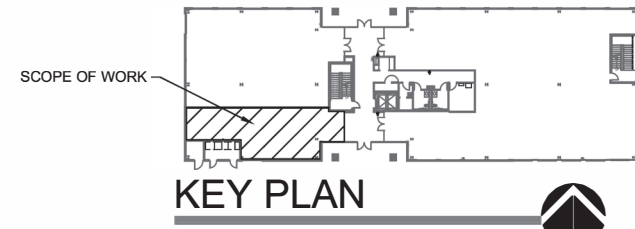


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**VERDE MEDICAL OFFICE BUILDING**  
3875 E. WILLIAMS FIELD RD. GILBERT, AZ  
SUITE 101  
4.18.22



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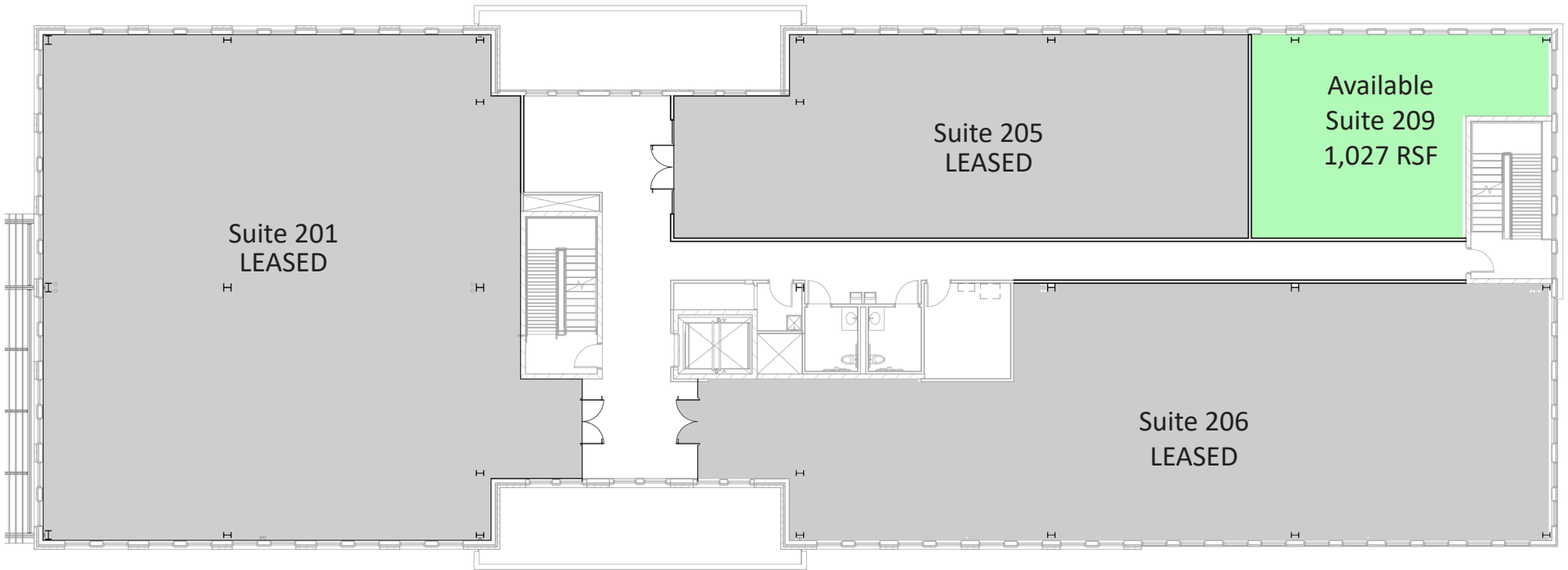
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**LEVEL 2 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)**

SCALE: 1" = 10'-0"



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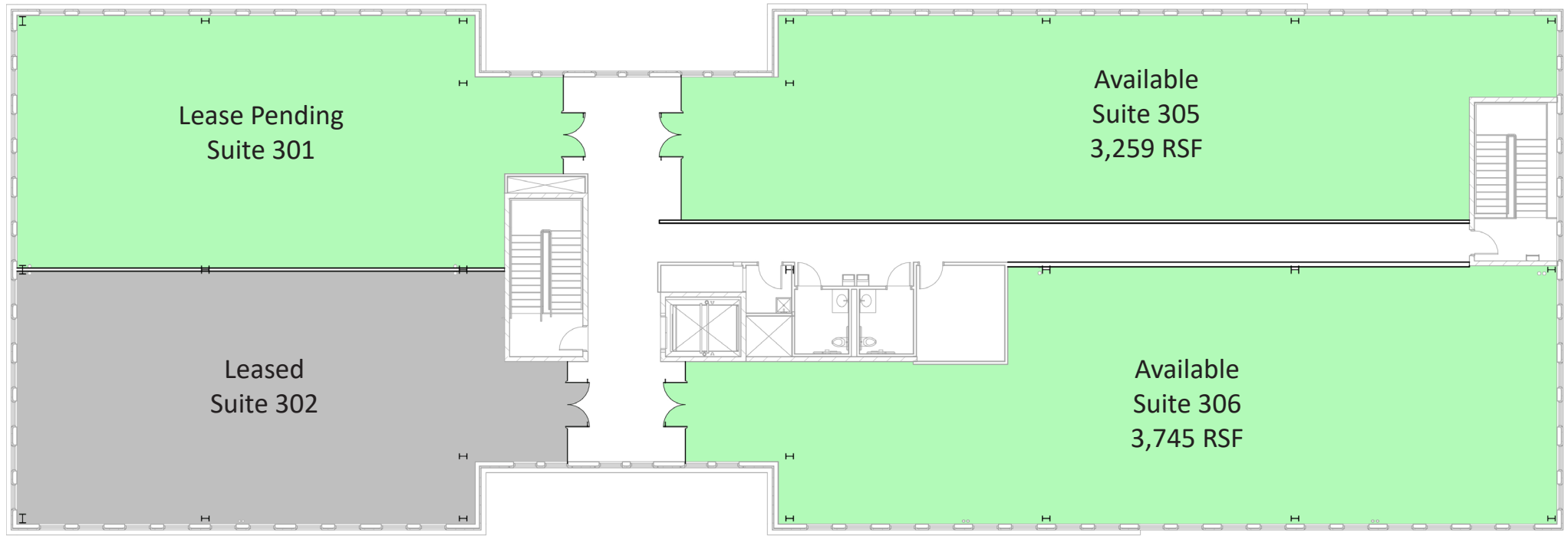
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**LEVEL 3 - TENANT LAYOUT - FOR REFERENCE ONLY (NOT IN PROJECT SCOPE)**

SCALE: 1" = 10'-0"



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FOR MORE INFORMATION:

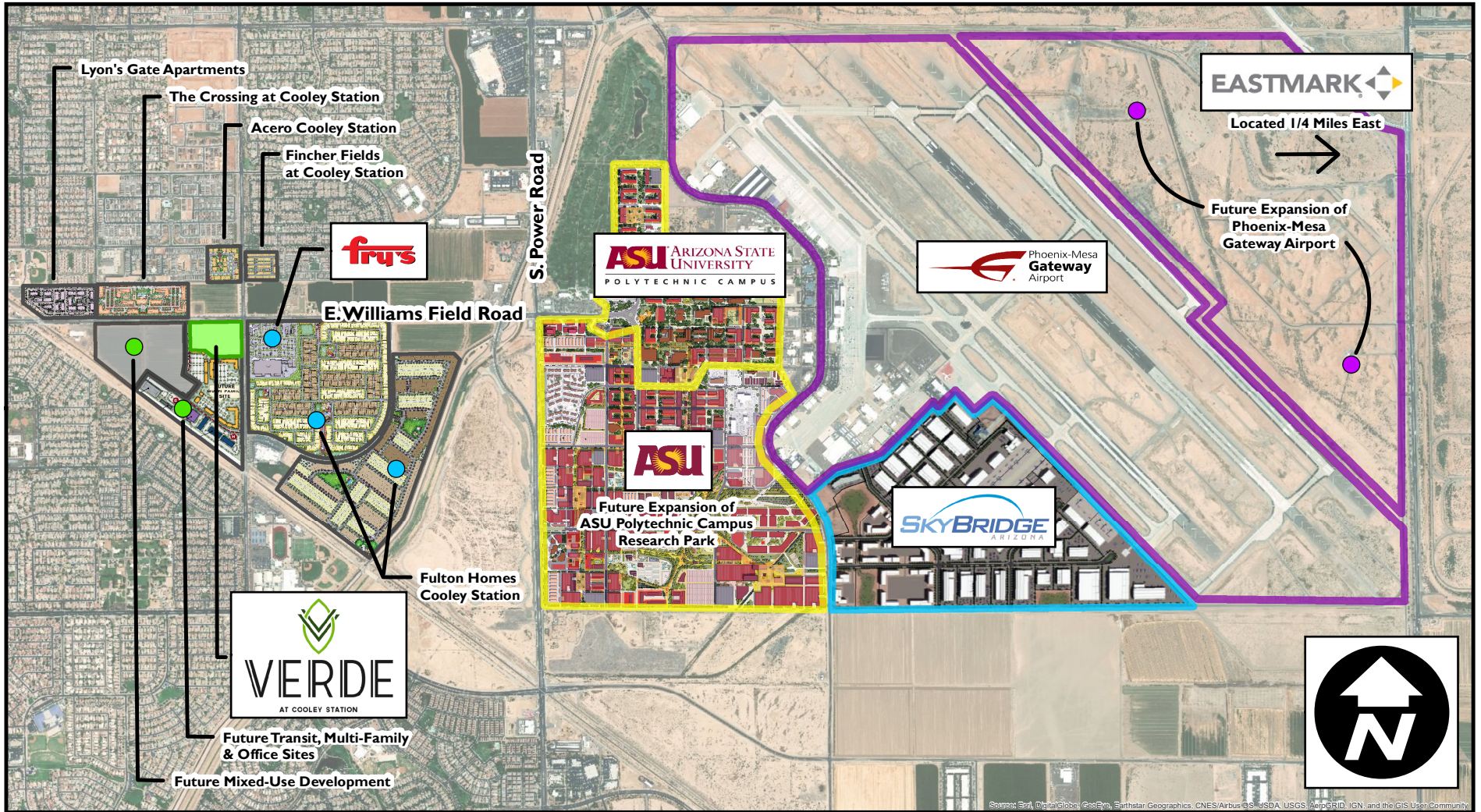
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Gilbert, Arizona was named the 12th fastest-growing community in-the United States in 2016. This renowned city increased in population from 5,717 in 1980 to 247,542 in 2016, US Census Bureau estimate.

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](http://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

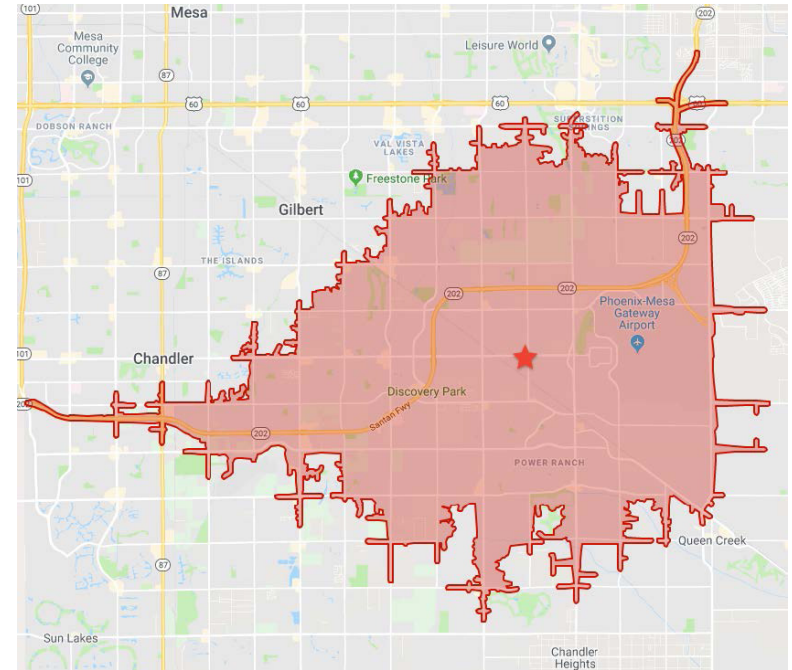
The day in day out sustainable consumer base lives within 15 minutes.



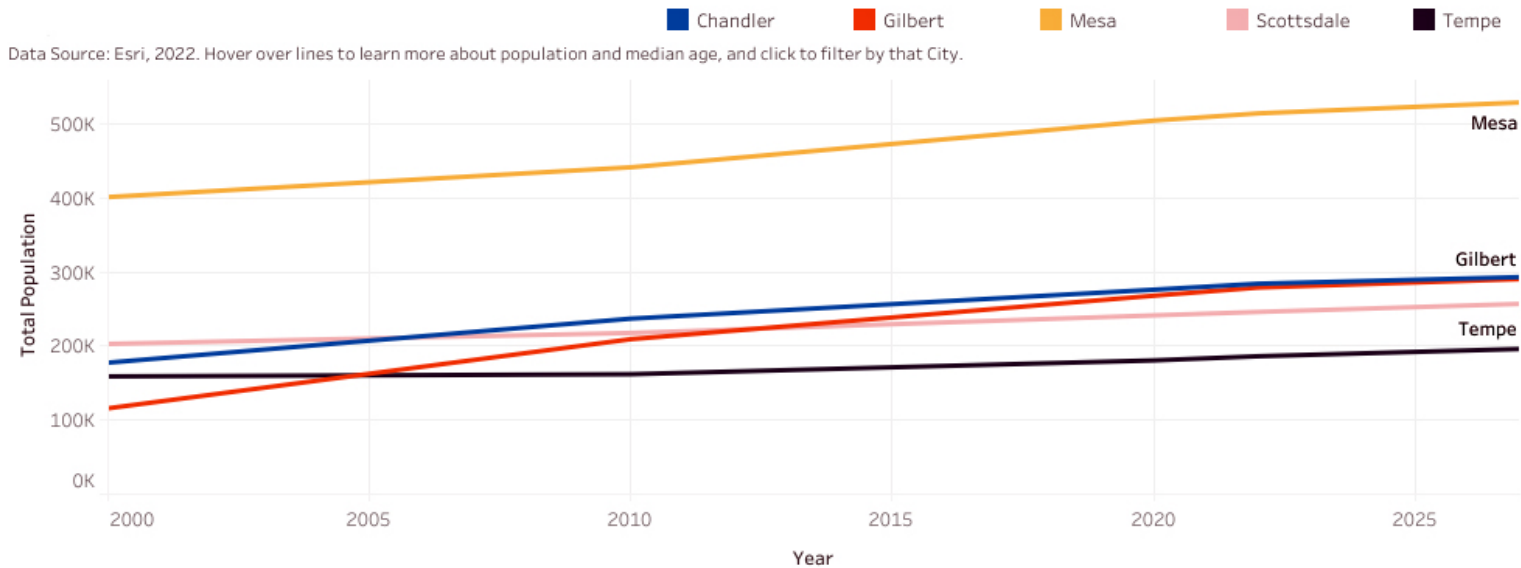
E. Williams Field Rd. & S. Recker Rd. Gilbert, AZ 85295



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

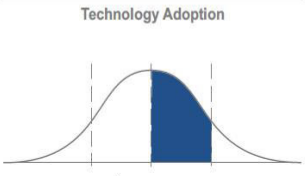
**Age of children**  
7-9  
11.8% | 125

**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

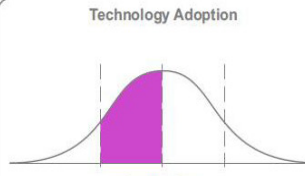
**Age of children**  
10-12  
21.2% | 286

**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