

CELEBRATION

MEDICAL CENTER

3275 S Mercy Rd | Gilbert, AZ

A Premier Location in the Center
of Gilbert's Medical Community

CLASS A MEDICAL OFFICE DEVELOPMENT
DELIVERING PHENOMENAL SPACE FIRST QUARTER 2026

Celebration
MEDICAL CENTER

MAIN ENTRANCE

MEDICAL CENTER

CBRE

OKLAND

PROPERTY OVERVIEW

Celebration Medical Center is an approximately 68,000 SF Class A free-standing medical office building ideally located across from Dignity's Mercy Gilbert Hospital Campus.

- Offers a cutting-edge design and provides medical practices with an upscale image and identity
- Property allows all medical use— no use restrictions
- Frontage on Mercy Rd with prominent building signage
- Easy access for ingress and egress

Under Construction
NOW LEASING



BUILDING SIZE:

±68,000 SF Total
1st Floor: ±23,000 RSF
2nd Floor: ±23,000 RSF
3rd Floor: ±23,000 RSF
(approximate floor sizes)



LEASE RATE:

\$35.00/SF NNN

TENANT IMPROVEMENTS:

Generous TI Allowance

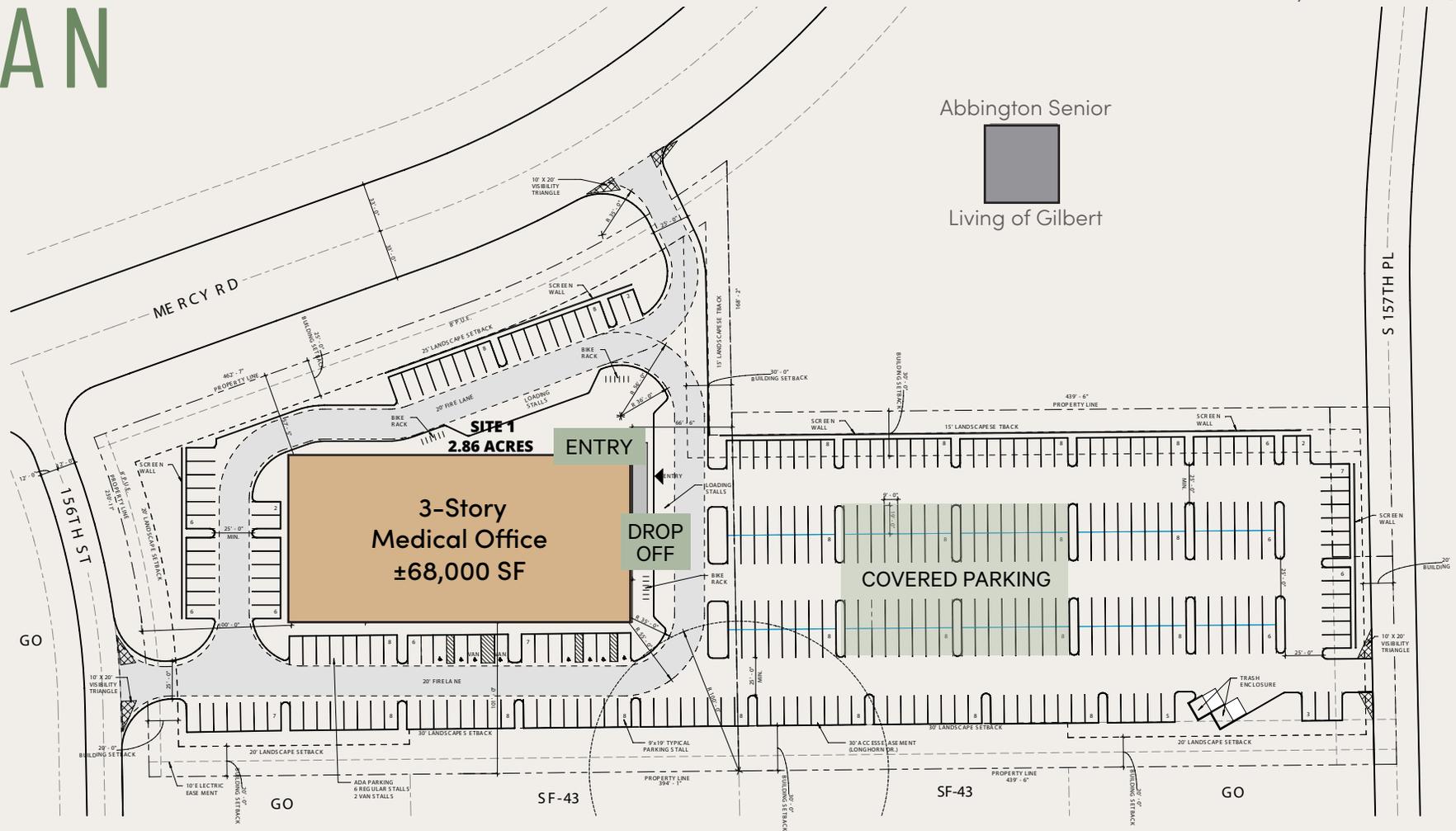
ASC READY!

Flexible Infrastructure in place for full sedation surgical center.

SITE PLAN

CELEBRATION
MEDICAL CENTER

3275 S Mercy Rd | Gilbert, AZ



BUILDING DETAILS



BUILDING:

3-Story
New Build



PARKING:

5.5:1,000 SF
Surface & Covered
Parking available



PROMINENT SIGNAGE:

Building & Monument
Signage available



LOCATION:

0.3 miles from
San Tan Loop 202



AIRPORT:

30 minutes from
Sky Harbor Int'l Airport

AREA OVERVIEW



Dignity Health.
Mercy Gilbert Medical Center

Phoenix Children's

**MOUNTAIN SIDE
FITNESS**

HYATT PLACE
Hampton
by HILTON
HOME 2
SUITES BY HILTON

**Dignity Health
MOB**

**CELEBRATION
MEDICAL CENTER**
3275 S Mercy Rd | Gilbert, AZ

**Planned
Limited-Service
Marriott Hotel**

ABBINGTON
Senior Living
INDEPENDENT • ASSISTED • MEMORY CARE

202

S MERCY RD

N
Site outline
not to scale



CELEBRATION
 MEDICAL CENTER
 3275 S Mercy Rd | Gilbert, AZ

DEMOGRAPHICS WITHIN 5 MILES



Population
296,048



Employed Population
158,972



Average Household income
\$159,038



Median Home Value
\$554,298



Population with some college
18.2%



population with college degrees
61.70%

Source: esri, 2024

BY THE NUMBERS

Dignity Health Mercy Gilbert Medical Center



ANNUAL CLINICAL STATISTICS



DELIVERIES

3,522



SURGERIES

8,648



EMERGENCY ROOM VISITS

38,586



ADMISSIONS

14,752

SOURCE: FREIDA.AMA-ASSN.ORG



GILBERT HIGHLIGHTS



AAA Rating from All 3 Major Ratings Agencies

Source: WalletHub, 2024



Best Place to Live/Work in Arizona

Source: AZ Big Media, 2025



#1 City for Economic Growth (250,000-350,000 Population)

Source: Coworking Cafe, 2024



20th Best City to Find a Job in the United States

Source: WalletHub, 2024



6th Best Place to Raise a Family in the United States

Source: WalletHub, 2024



#5 Best City for First-time Homebuyers

Source: Good Morning America, 2025

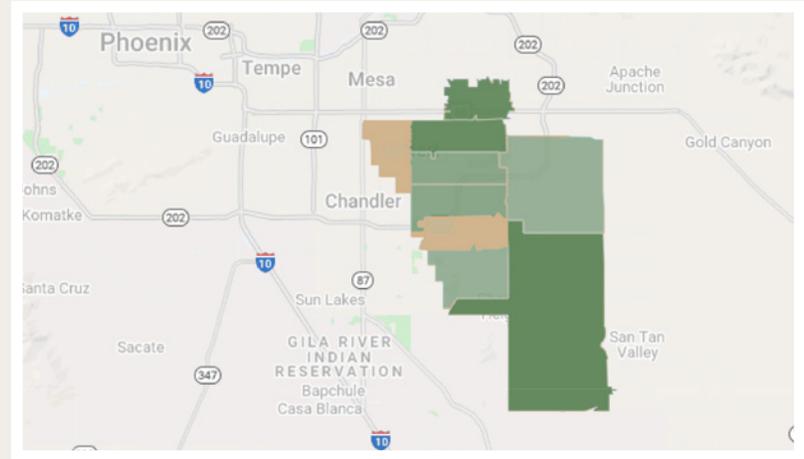


#4 Most Caring City in America

Source: WalletHub, 2025

OUTPATIENT MARKET SURVEY

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the 15 Phoenix Area zip codes that surround Celebration Medical Center.



SERVICE LINE	2020 VOLUME	2025 VOLUME	2030 VOLUME	5 YR GROWTH	10 YR GROWTH	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)	2021 VOLUME ESTIMATE	2022 VOLUME ESTIMATE	2023 VOLUME ESTIMATE	2024 VOLUME ESTIMATE
Cardiology	68,871	81,458	91,867	18.3%	33.4%	3.41%	71222	73653	76168	78768
Cosmetic Procedures	8,930	10,877	13,148	21.8%	47.2%	4.02%	9289	9662	10051	10455
Dermatology	49,851	62,183	72,890	24.7%	46.2%	4.52%	52103	54459	56920	59493
Endocrinology	1,896	2,445	2,825	29.0%	49.0%	5.22%	1994	2098	2208	2323
ENT	35,243	44,089	49,281	25.1%	39.8%	4.58%	36856	38545	40311	42157
Evaluation and Management	1,037,317	1,184,074	1,323,578	14.1%	27.6%	2.68%	1065135	1093700	1123031	1153148
Gastroenterology	14,569	18,151	21,612	24.6%	48.3%	4.50%	15223	15907	16623	17370
General Surgery	2,400	2,889	3,414	20.3%	42.2%	3.77%	2490	2584	2682	2783
Gynecology	9,333	10,836	11,758	16.1%	26.0%	3.03%	9616	9907	10208	10517
Lab	461,262	556,052	642,828	20.6%	39.4%	3.81%	478829	497066	515998	535650
Miscellaneous Services	211,018	262,020	277,500	24.2%	31.5%	4.42%	220354	230104	240285	250917
Nephrology	2,078	2,604	3,246	25.3%	56.2%	4.62%	2173	2274	2379	2489
Neurology	16,100	21,177	25,685	31.5%	59.5%	5.63%	17007	17965	18977	20047
Neurosurgery	830	1,125	1,330	35.5%	60.2%	6.26%	882	937	996	1058
Obstetrics	3,735	3,815	4,130	2.1%	10.6%	0.42%	3751	3766	3782	3798
Oncology	9,091	9,388	9,472	3.3%	4.2%	0.64%	9149	9208	9267	9327
Ophthalmology	92,024	118,107	140,781	28.3%	53.0%	5.12%	96733	101683	106887	112356
Orthopedics	25,394	35,853	43,358	41.2%	70.7%	7.14%	27207	29150	31232	33463
Pain Management	9,098	14,023	18,342	54.1%	101.6%	9.04%	9920	10816	11794	12860
Physical Therapy/Rehabilitation	281,289	391,999	465,880	39.4%	65.6%	6.86%	300592	321222	343266	366824
Podiatry	16,793	23,083	29,664	37.5%	76.6%	6.57%	17896	19071	20324	21659
Psychiatry	156,662	182,605	214,282	16.6%	36.8%	3.11%	161537	166564	171748	177093
Pulmonology	14,391	17,910	20,425	24.5%	41.9%	4.47%	15034	15707	16409	17143
Radiology	181,024	206,936	228,896	14.3%	26.4%	2.71%	185932	190974	196153	201472
Spine	642	937	1,162	46.1%	81.1%	7.88%	692	746	805	868
Thoracic Surgery	126	176	202	38.9%	60.1%	6.79%	134	144	153	164
Trauma	5,674	5,874	6,252	3.5%	10.2%	0.69%	5713	5752	5792	5833
Urology	9,248	10,822	12,480	17.0%	35.0%	3.19%	9543	9847	10162	10486
Vascular	11,023	14,566	17,598	32.1%	59.6%	5.73%	11655	12323	13029	13776

CELEBRATION

MEDICAL CENTER



Celebration Medical Center | 3275 S Mercy Rd | Gilbert, AZ

For more information, please contact:

PHILIP WURTH, CCIM

+1 602 369 9261
philip.wurth@cbre.com

ETHAN DIEDRICHSEN

+1 402 689 3895
ethan.diedrichsen@cbre.com

CBRE

OKLAND

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.