



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	\$8,915,570
Year built	2016
Annual increase	4%
Cap rate	6.24%
NOI 2026	\$556,331
Parking	5.7:100 sf

For further information

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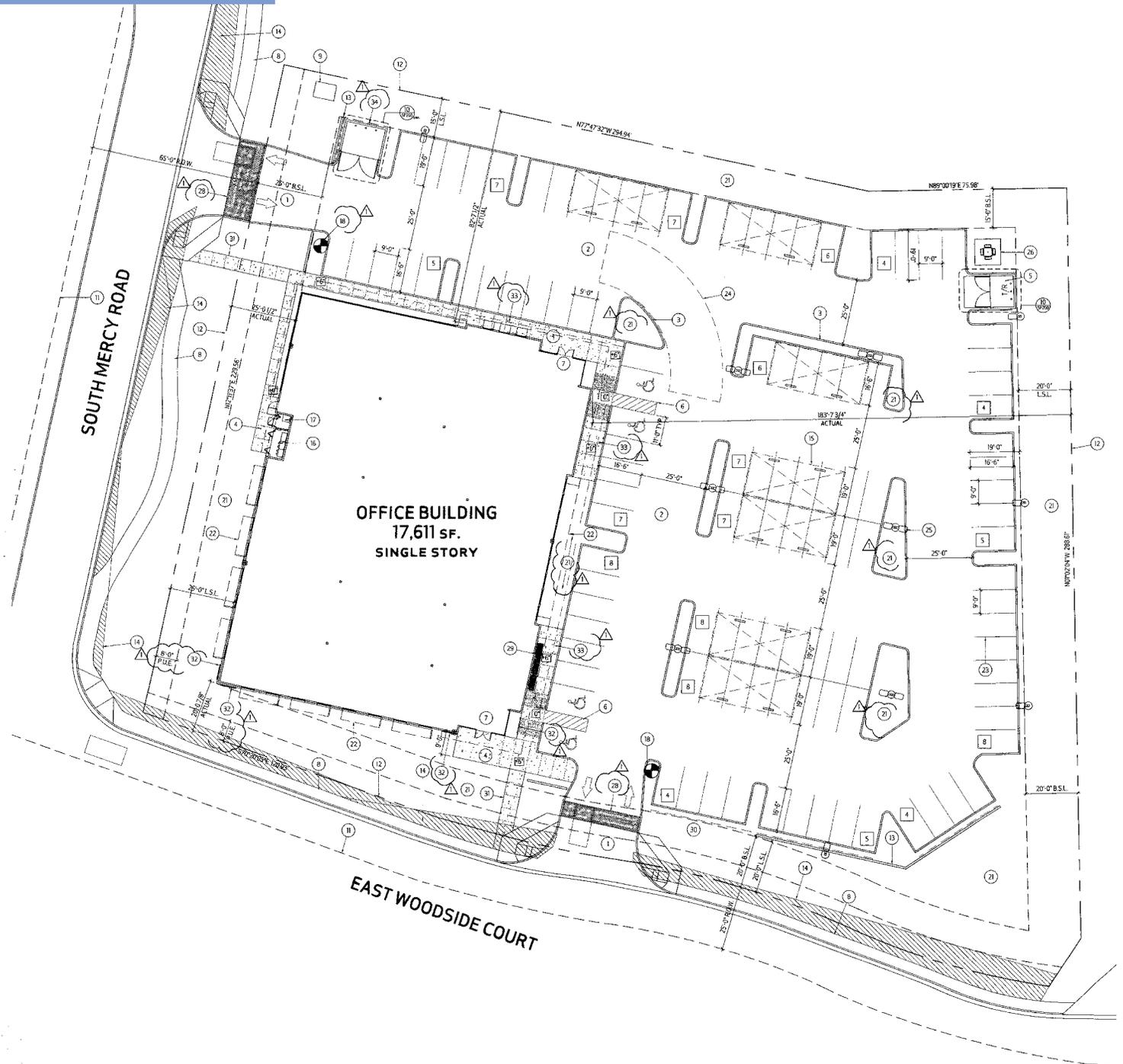
avisonyoung.com

2720 E Camelback Road | Suite 210 | 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
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	1-mile	3-miles	5-miles
Population	9,640	105,170	288,214
Median age	34.4	35.7	36.5
Daytime employment	2,909	22,877	58,936
Avg. HH income	\$144,030	\$171,027	\$170,216
HH units	4,369	38,101	105,280

Travel time	5-miles
14 minutes or less to work	24,600 (15.4%)
Average minutes to work	23.9

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