



CIELO VISTA
MEDICAL COMMONS



 IRGENS®

 CUSHMAN &
WAKEFIELD

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

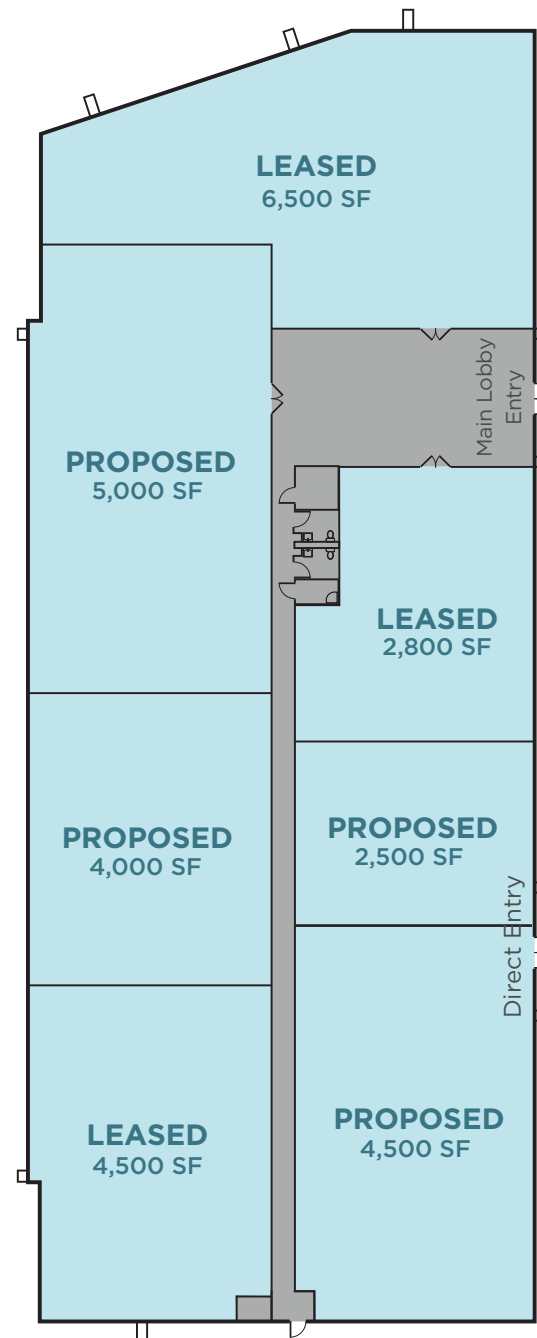
PROPERTY FEATURES

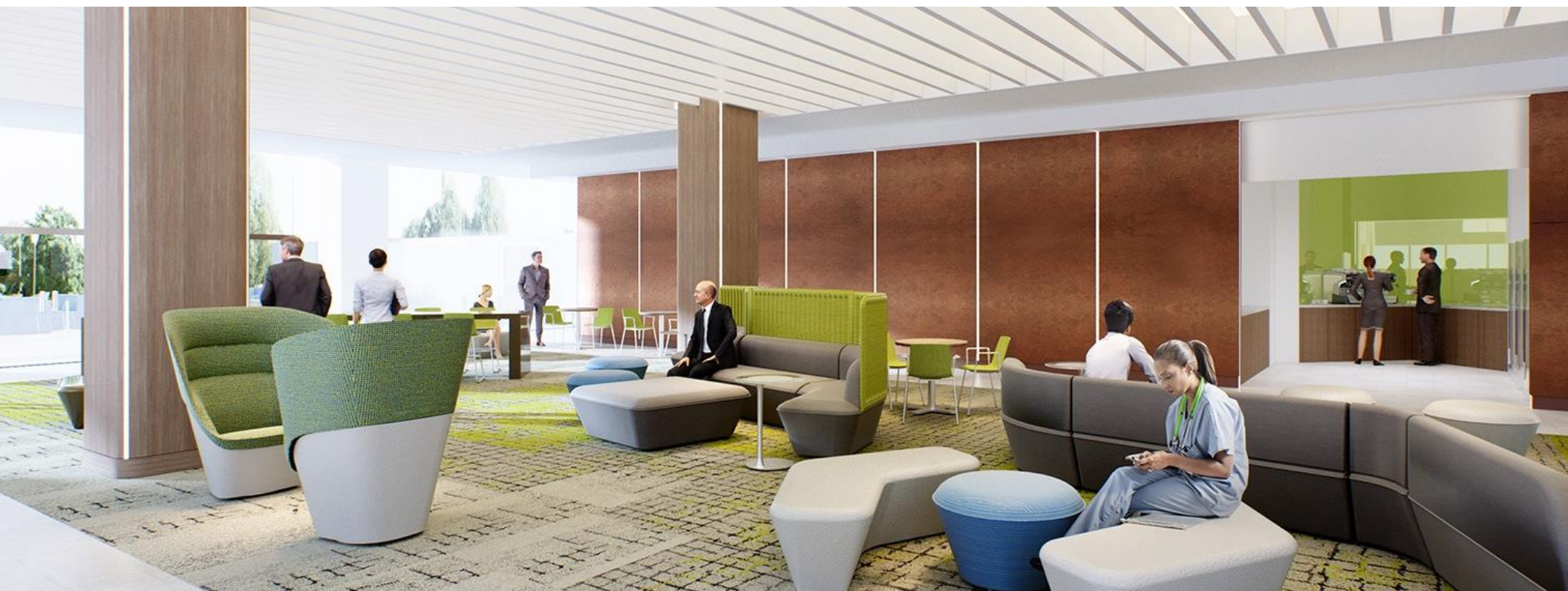
LAKE BUILDING FEATURES

- 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





LOCATION HIGHLIGHTS

OPPORTUNITY HIGHLIGHTS

- Across the Street from the Future Peoria Regional Hospital
- 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

1 MILE	3 MILES	5 MILES
\$208,470	\$201,714	\$163,622

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
7,465	27,153	97,889

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

1 MILE	\$948,368
3 MILES	\$707,455
5 MILES	\$593,012

SOURCE: ZONDA

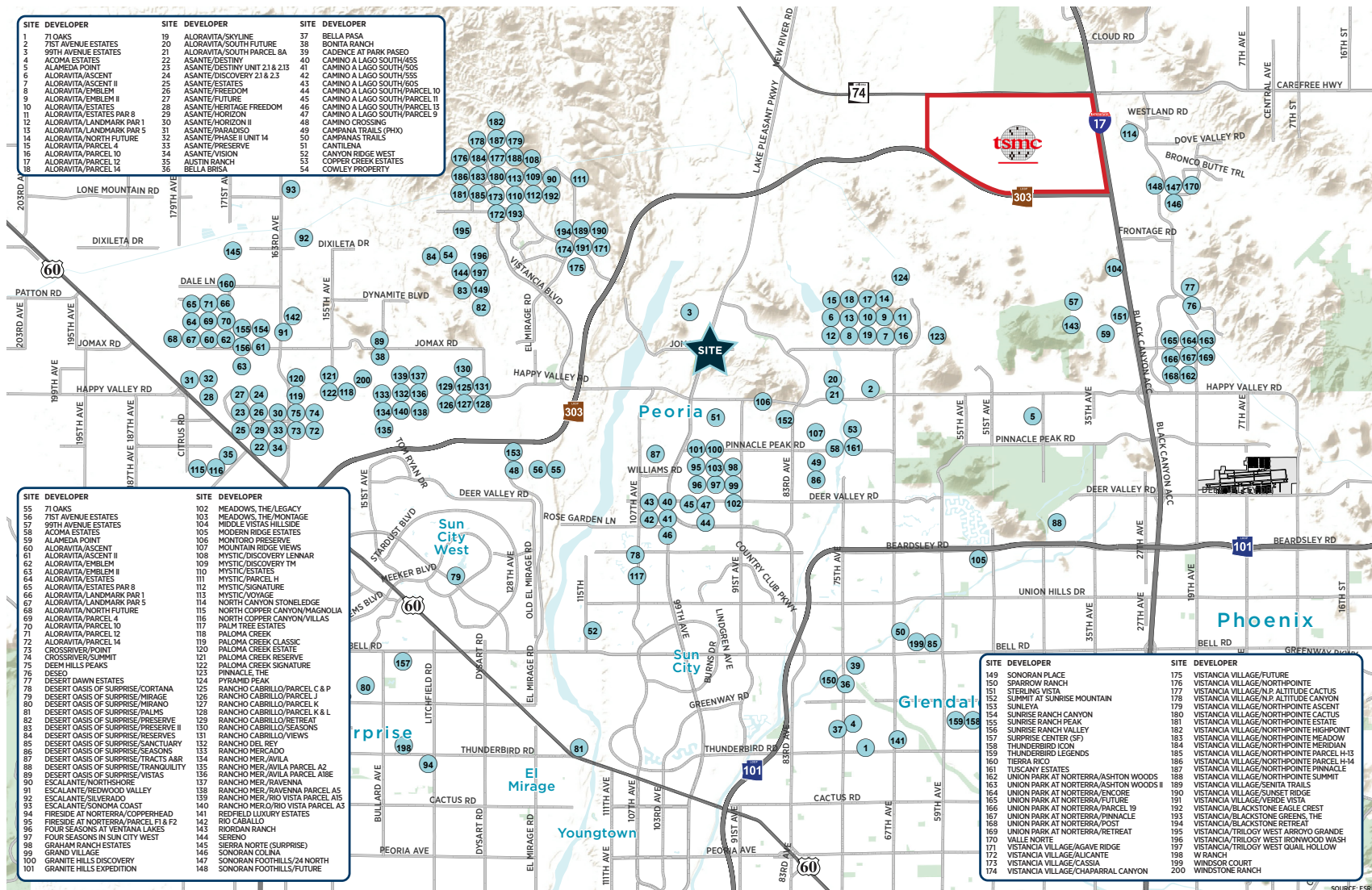
NEW HOMES

1 MILE	\$1,559,011
3 MILES	\$751,742
5 MILES	\$719,698

SOURCE: METROSTUDY



NEARBY HOUSING GROWTH

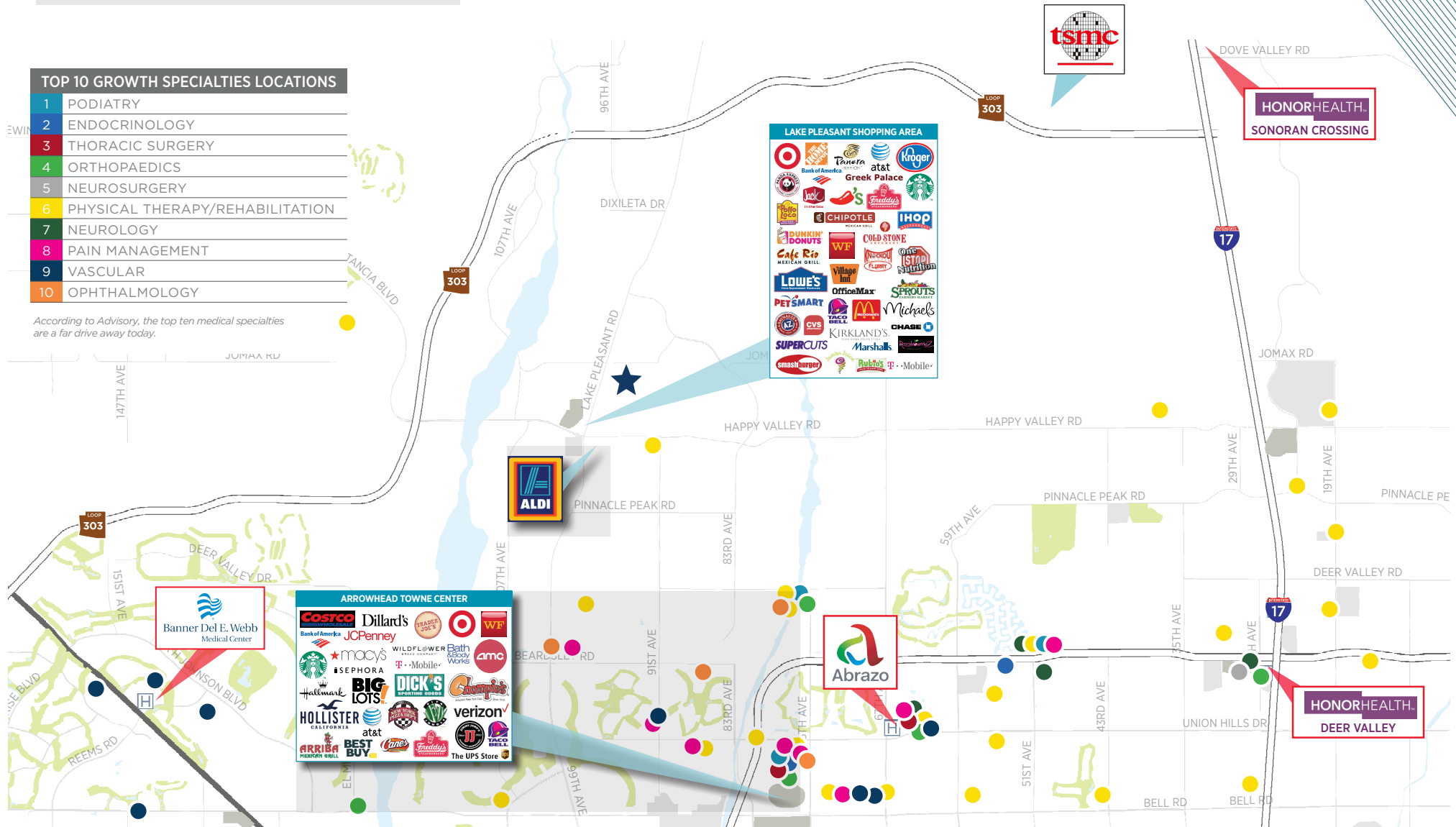


NEARBY AMENITIES

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.

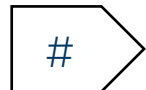


PEORIA INNOVATION CORE

LEGEND



CITY LIMITS



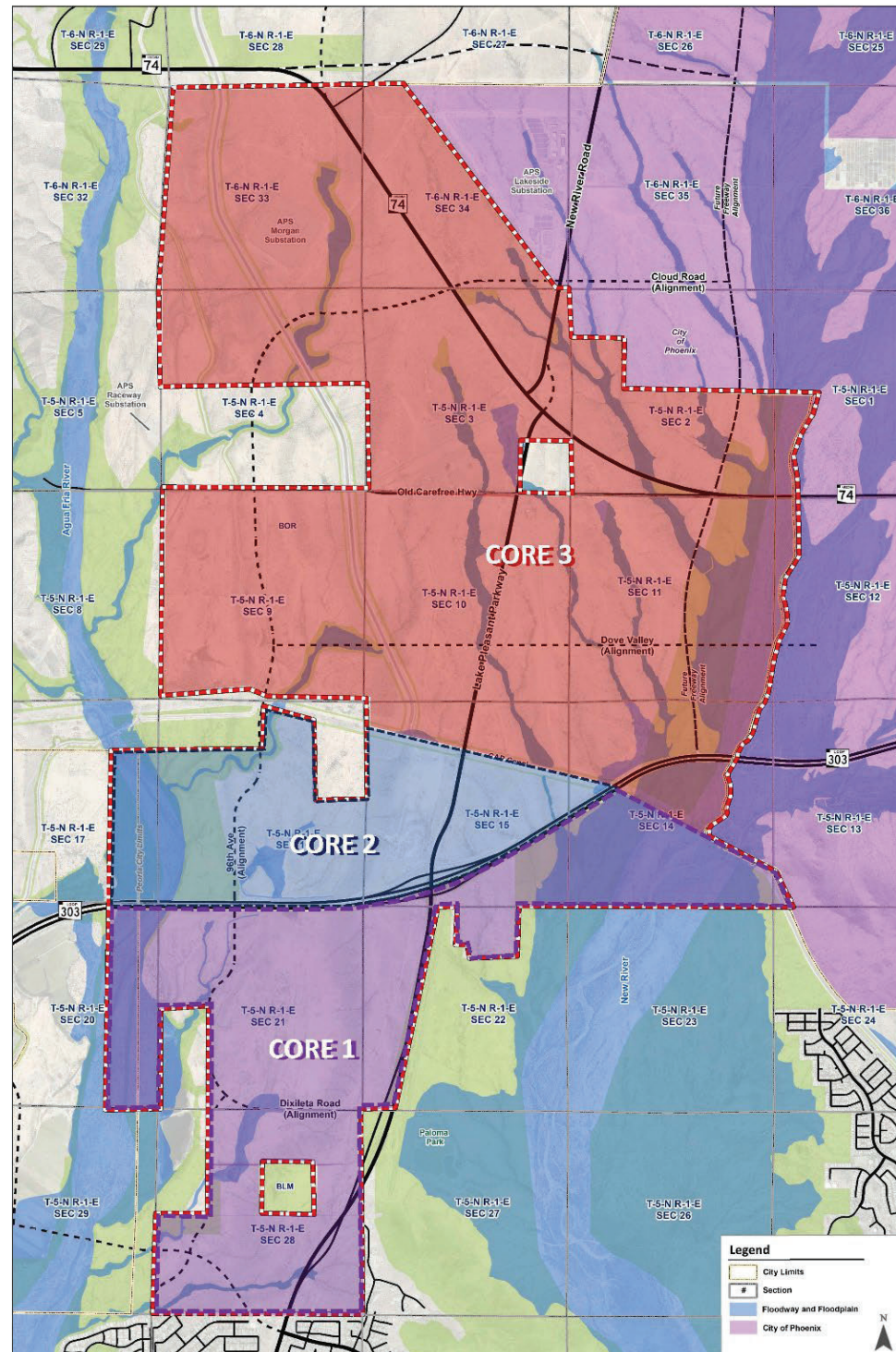
SECTION



FLOODWAY &
FLOODPLAIN



CITY OF
PHOENIX





CIELO VISTA MEDICAL COMMONS

SOUTHEAST CORNER OF NORTH LAKE PLEASANT PARKWAY & WEST JOMAX ROAD, PEORIA, AZ

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