

# MEDICAL DEVELOPMENT OPPORTUNITY

## MERCY VISTA MEDICAL

GILBERT, ARIZONA

**DELIVERY**  
**2026**



### Available for Sale or Lease:

- Two 2-Story Medical PADS (40,000 SF & 20,000 SF)
- One ±2.5 Acre Assisted Living / Hotel PAD
- Leasing Options Available

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# EXECUTIVE SUMMARY

This medical development opportunity is located in the center of a healthcare hub with dozens of other medical businesses nearby including Mercy Gilbert Medical Center, Ironwood Women's Centers, Southwest Kidney Institute and more. The site is conveniently located 1 block south of the Loop 202 San Tan Freeway in Gilbert, Arizona. The property is in a prime location for any new medical development with scenic mountain views and easy accessibility in an area well known for healthcare.

## PROPERTY DETAILS:

- Two 2-Story Medical PAD Sites
  - 2-Story 20,000 SF (40,000 SF Total)
  - 2-Story 10,000 SF (20,000 SF Total)
- One 4-Story Hotel/Assisted Living Development PAD Site
  - 4-Story 60,735 SF (122 Rooms)
- Zoned Business Park (BP)
- Improved Lots (utilities to lot line)
- Pricing: Call for details

## PROPERTY OVERVIEW

Offering Price: *Call for Details*

Price per Unit: *Call for Details*

Parcel Numbers: *Parcels will be subdivided  
- Improved lots*

Land Size: *PAD 2: ± 2.50 Acres  
PAD 3: ± 1.25 Acres  
PAD 4: ± 2.50 Acres*

Zoning: *Business Park (BP)*

Cross Streets: *Val Vista Drive &  
Melrose Street*

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# SITE PLAN

## PAD 2

### FOR SALE OR LEASE

- » Proposed **40,000 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Gray Shell**
- » 2-story building
- » For lease: **1,650 - 10,000 SF contiguous**
- » **Attractive TIA** » **CONTACT BROKER**

## PAD 3

### FOR SALE

- » Proposed **20,000 SF**
- » Lot Size: **1.25 Acres**
- » Delivery: **Flexible**
- » 2-story building

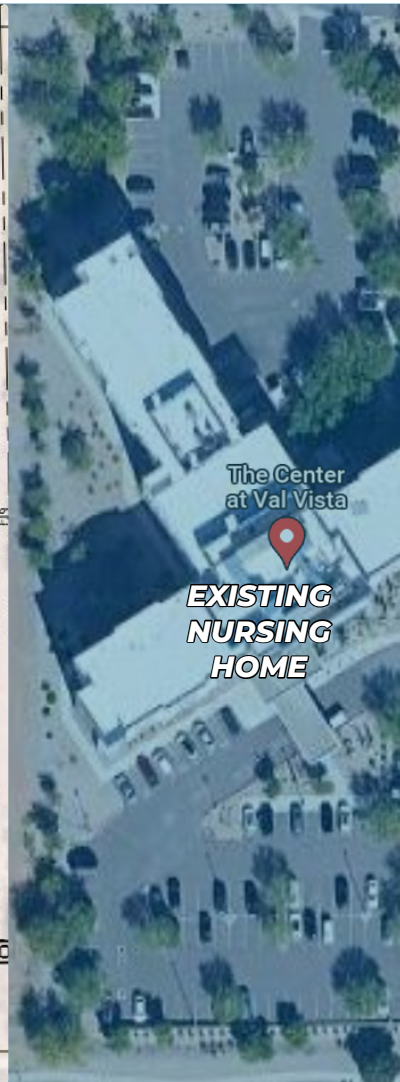
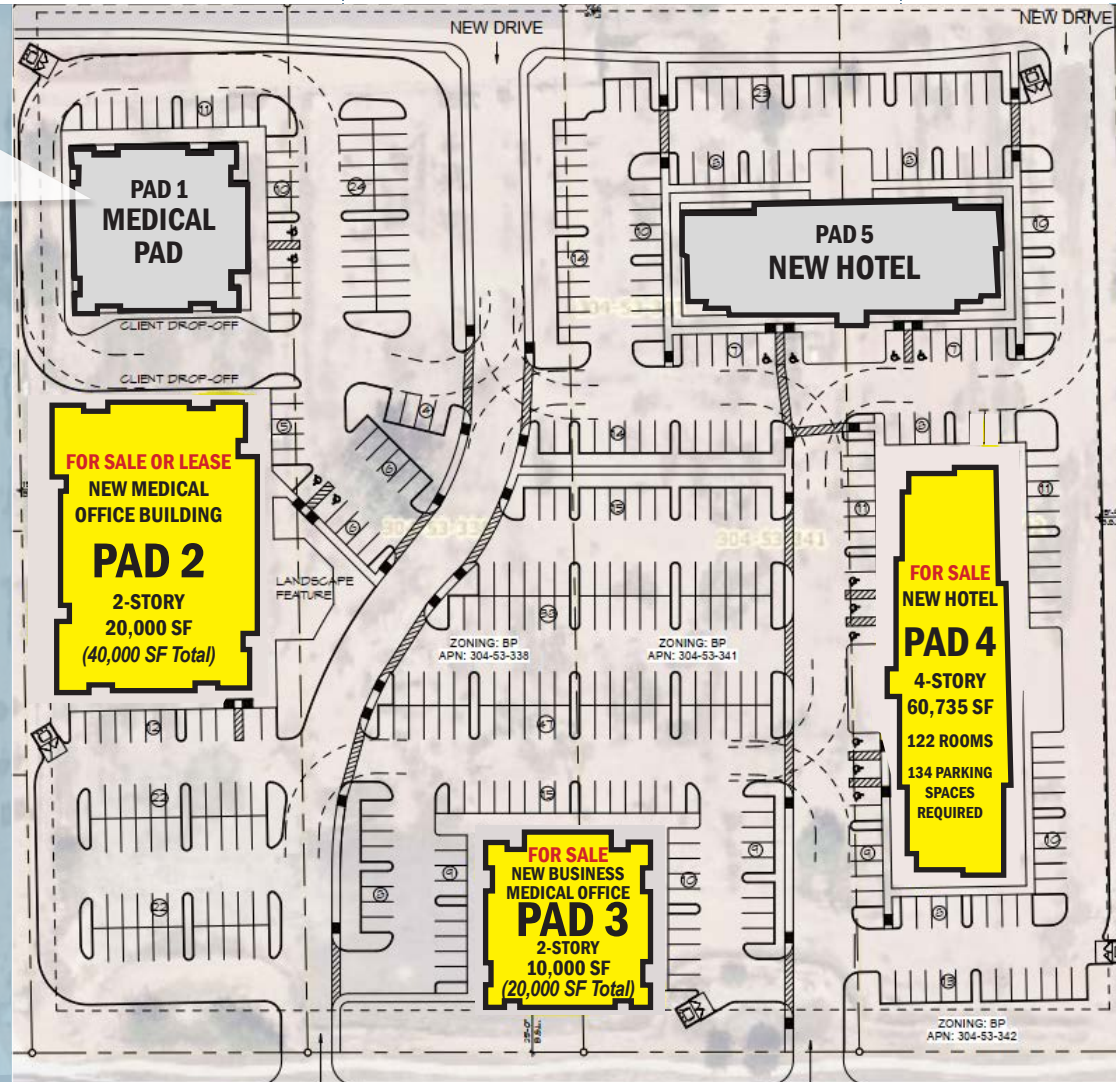
## PAD 4

### FOR SALE

- » Proposed **60,735 SF**
- » Lot Size: **2.50 Acres**
- » Delivery: **Flexible**
- » One 4-story Hotel / Assisted Living Development PAD Site



**Future  
Retail  
Development**



S Val Vista Dr  
**VAL VISTA DRIVE**  
S Val Vista Dr  
S Val Vista Dr

E Melrose St MELROSE STREET E Melrose St E Melrose St

**PAD 2  
GROUND  
FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

**PAD 2**

**FOR SALE OR LEASE**

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- » **Attractive TIA** » **CONTACT BROKER**

MINIMUM SF:

**± 1,650 SF**

MAXIMUM SF:

**± 40,000 SF**



**PAD 2  
2ND  
FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

**PAD 2**

**FOR SALE OR LEASE**

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MINIMUM SF:

**± 1,650 SF**

MAXIMUM SF:

**± 40,000 SF**



**PAD 3  
GROUND  
FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

**PAD 3**

**FOR SALE**

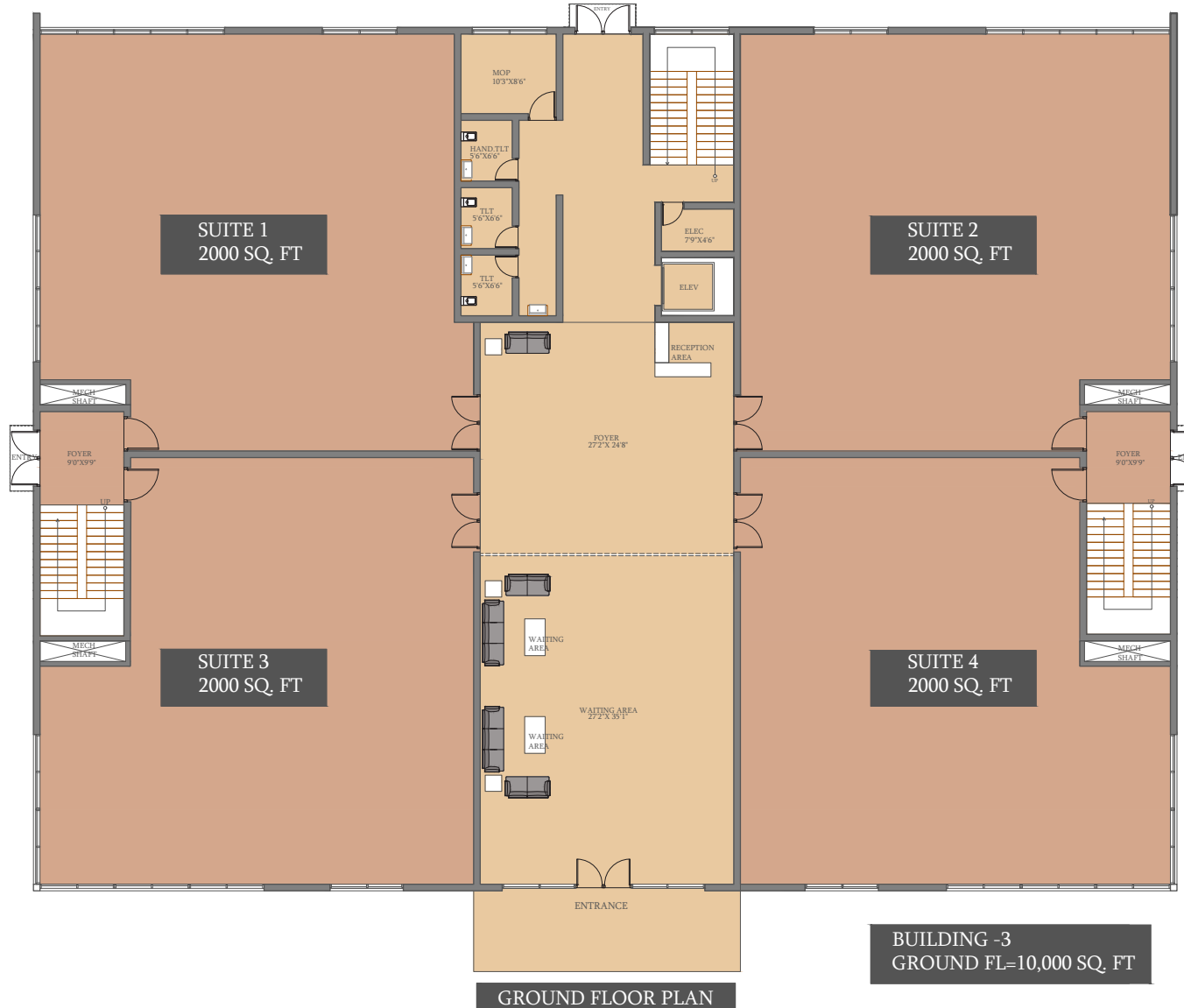
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- » Lot Size: **1.25 Acres**
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- » 2-story building

MINIMUM SF:

**± 2,000 SF**

MAXIMUM SF:

**± 20,000 SF**



**PAD 3  
2ND  
FLOOR**

ARCHITECTURAL  
FLOOR  
PLAN

**PROPOSED**

**PAD 3**

**FOR SALE**

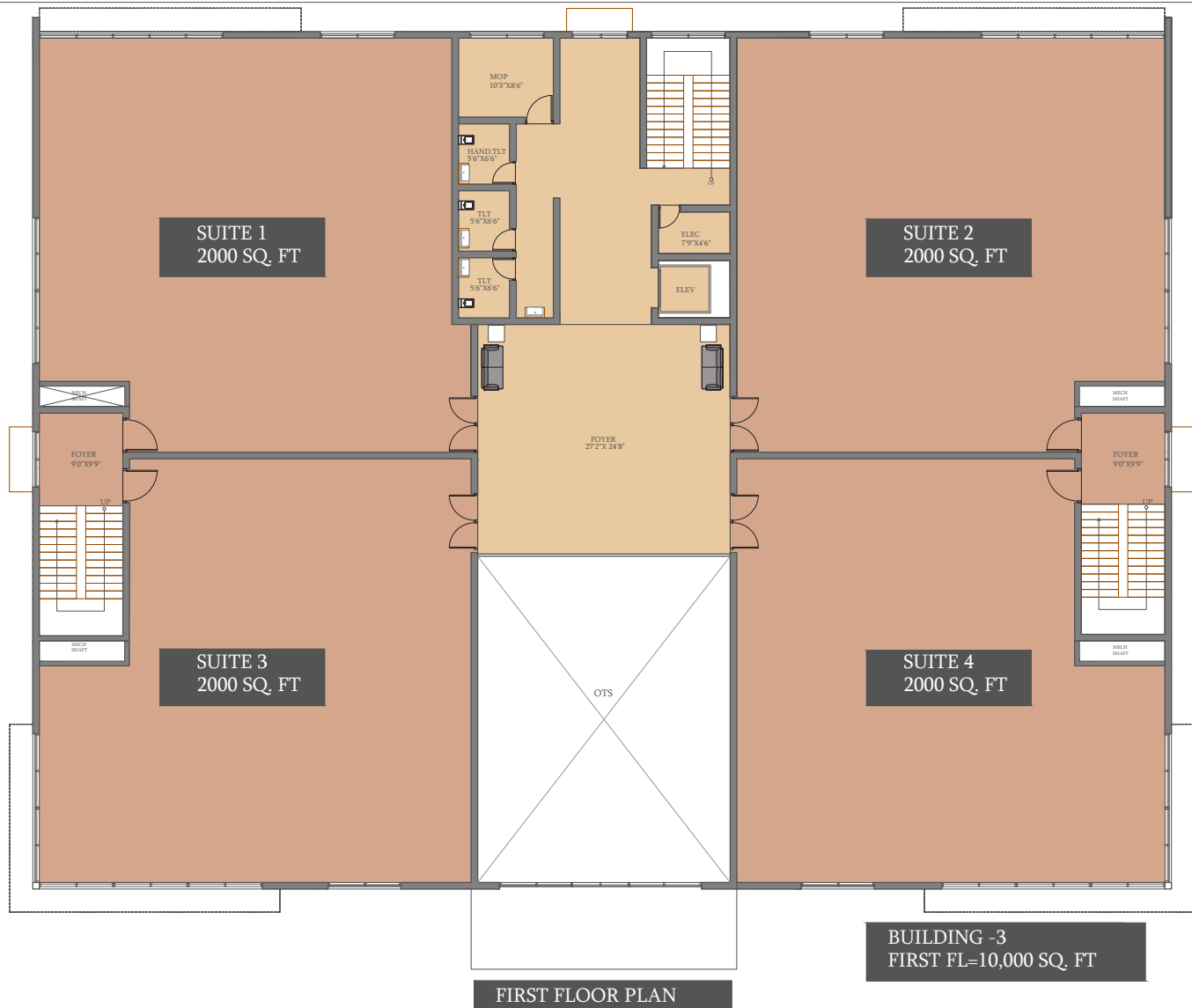
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MINIMUM SF:

**± 2,000 SF**

MAXIMUM SF:

**± 20,000 SF**



# AREA OVERVIEW

THIS DEVELOPMENT OPPORTUNITY IS CENTRALLY LOCATED WITHIN A BOOMING & EXPANDING MEDICAL HUB





# LOCATED IN THE CENTER OF ONE OF THE **FASTED GROWING MEDICAL TRADE AREAS** IN THE VALLEY.

- Strong Daytime Employment Area
- Adjacent to Premium Mixed-Use Development
- Just South of Mercy Gilbert Medical Center and the Loop 202 San Tan Freeway
- New Medical Development Opportunity Directly Across the Street



**340,940**

TOTAL  
EMPLOYEES

*in a 5 mile radius*

**669,091**

DAYTIME  
POPULATION

*in a 5 mile radius*

**\$811.26 M**

HEALTHCARE  
EXPENDITURE

*annually in a 5 mile radius*

**\$104,435**

HOUSEHOLD  
INCOME

*in a 5 mile radius*



# THE Gilmore

Located directly adjacent of the opportunity, at the NWC of Val Vista Drive and Germann Road, is Thompson Thrift's 35-acre mixed-use development, The Gilmore.

The Gilmore will be comprised of both residential apartment homes and commercial retail space. The development will provide residents and visitors with a variety of shopping, dining, and living options. Construction will begin Q2 2024.

LEARN MORE: <https://www.thegilmorelife.com/>



# Walking distance from Major Medical Centers, including Mercy Gilbert Medical Center & More:



## FACTS & FIGURES:

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



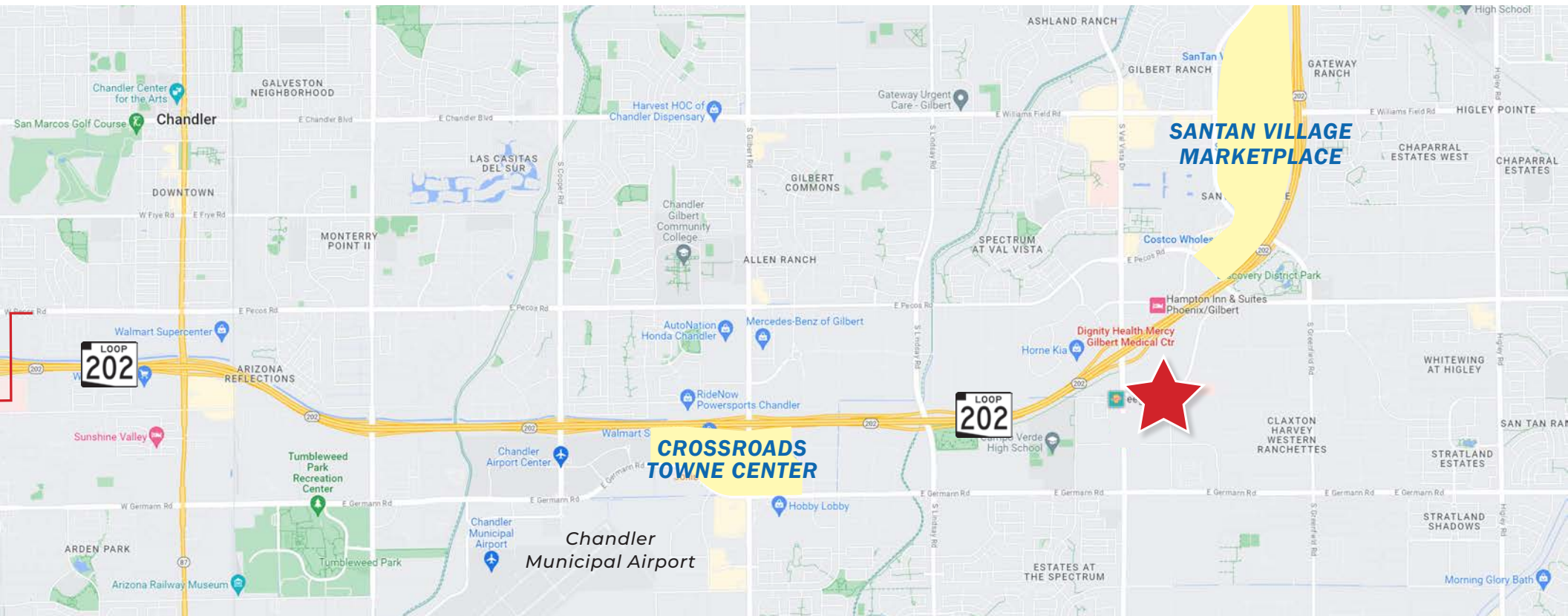
# NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES

## Crossroads Towne Center:



## SanTan Village Marketplace:





# PROPERTY PHOTOS

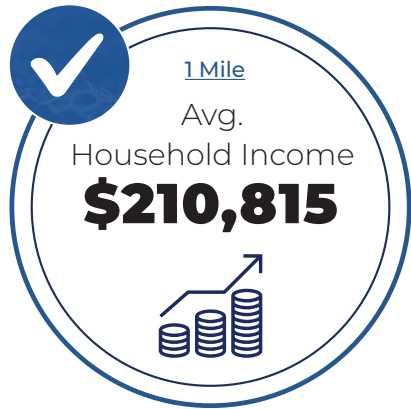
±9.44 ACRES  
AVAILABLE HERE

LOOP 202 SAN TAN  
FREEWAY ACCESS

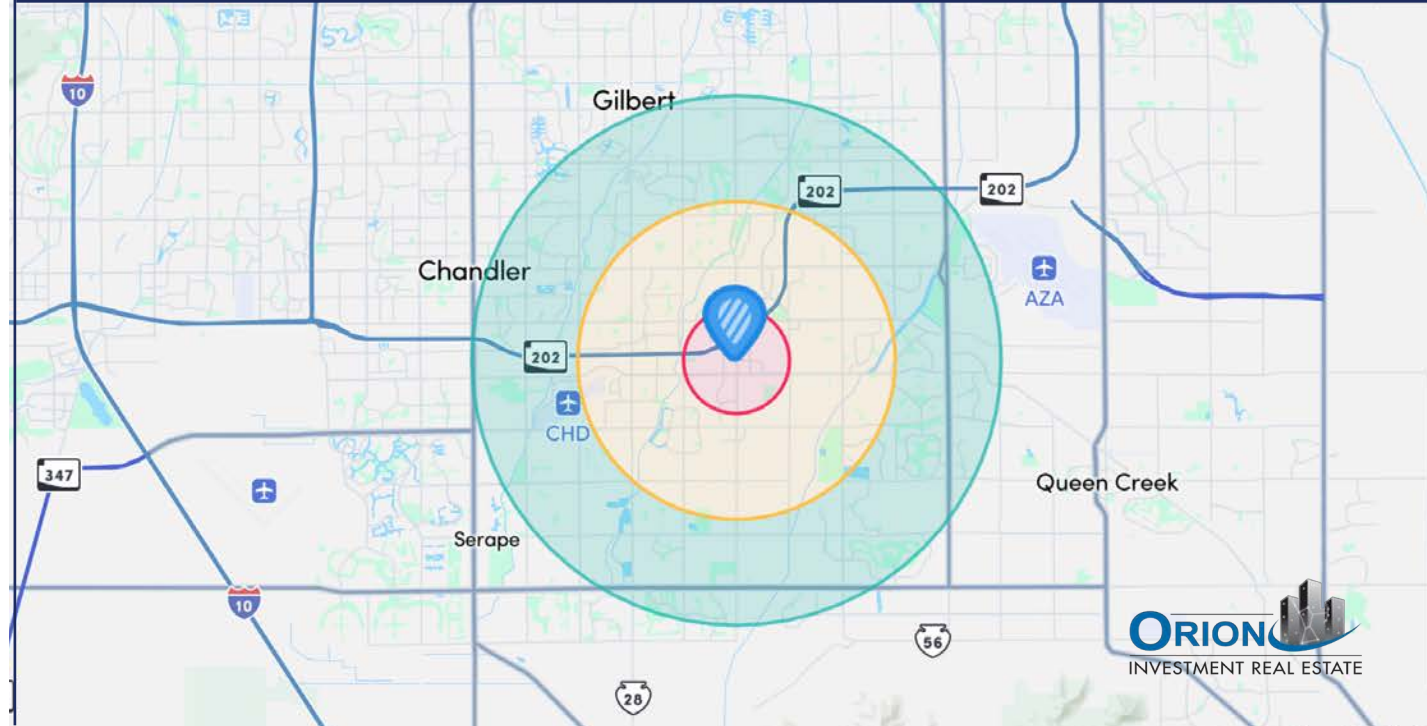
MERCY GILBERT  
MEDICAL CENTER



# DEMOGRAPHICS



| 2024 SUMMARY (SitesUSA)                   | 1 Mile           | 3 Mile     | 5 Mile         |
|---|------------------|------------|----------------|
| Daytime Population:                       | 8,867            | 111,685    | <b>333,648</b> |
| Residential Population:                   | 6,581            | 90,464     | 280,288        |
| 2028 Proj. Residential Population:        | 7,637            | 95,932     | 292,829        |
| Average Household Income:                 | <b>\$210,815</b> | \$180,974  | \$172,123      |
| Annual Consumer Health Care Expenditures: | \$14.33 M        | \$254.59 M | \$784.46 M     |
| Median Age:                               | <b>35.2</b>      | 35.7       | 36.5           |
| Average Household Size:                   | 3.4              | 3.0        | 3.0            |
| Housing Units:                            | 2,032            | 31,834     | 100,705        |
| Total Households:                         | 1,890            | 29,813     | 94,210         |
| Total Businesses:                         | 319              | 3,574      | 9,493          |

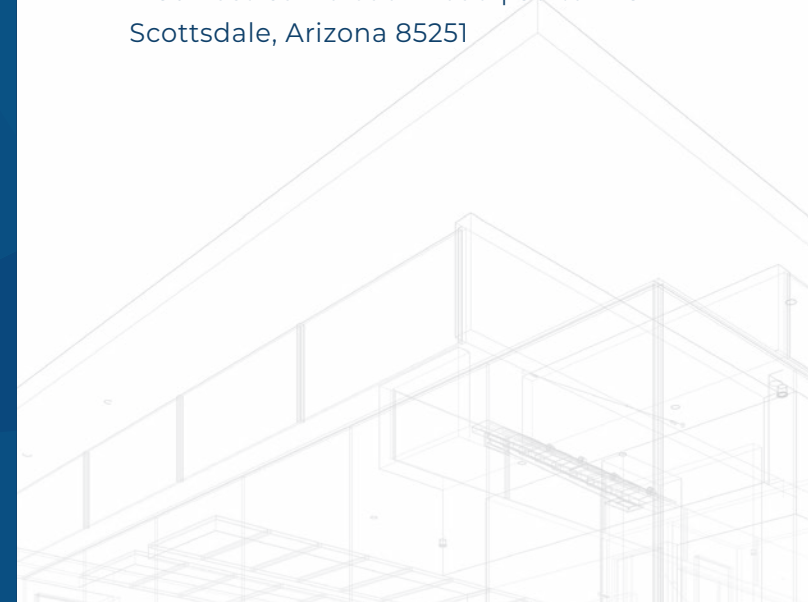


MEDICAL DEVELOPMENT OPPORTUNITY  
**MERCY VISTA MEDICAL**

GILBERT, ARIZONA



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