

VAL VISTA

M E D I C A L C E N T E R

FOR LEASE | MEDICAL | ±88,500 SF

3345 S VAL VISTA DR | GILBERT, AZ 85297

CBRE



PROPERTY OVERVIEW

3345 S VAL VISTA DR | GILBERT, AZ 85297

Val Vista Medical Center is undergoing a full transformation into a dedicated medical office facility, presenting an exceptional leasing opportunity in one of the East Valley's fastest-growing healthcare corridors.

Strategically positioned along Val Vista Drive with prominent street visibility and seamless access to Loop 202, the site offers a professional, purpose-built environment tailored exclusively for medical and wellness providers. Its prime Gilbert location ensures strong connectivity to neighboring communities—Chandler, Mesa, and Queen Creek—while benefiting from a rapidly growing residential population and increasing demand for healthcare services.

Take advantage of the rare opportunity in this very tight submarket to take up to a full floor of vanilla shell space or up to two full floors with addition of contiguous top floor.



Strong regional demographics—high-growth area with strong household incomes and expanding patient base



Flexible suite sizes to accommodate a wide range of medical specialties



Attractive combination of convenient surface parking as well as a connected parking deck with direct access to the 2nd floor



Numerous building signage opportunities available — visible from Loop 202 & Val Vista and at prominent building entrance



Modernized common areas and ADA-compliant access throughout



Over a million square feet of retail amenities within walking distance, including Swig, Costco, Potbelly Sandwich, WinCo Foods, Ahipoki, Total Wine, Lululemon, Starbucks and many more



Newly completed 316 unit Class-A luxury apartments recently finished construction across Market St and are available for employee housing

PROPERTY DETAILS

TYPE:	Medical Office	ZONING:	RC, City of Gilbert
PROJECT SF:	±88,500 SF	NO. OF STORIES:	3-story
AVAILABLE SF:	±3,322 – ±74,000 RSF	PARKING RATIO:	4.85:1,000 SF
RATE:	\$32.50/NNN	SIGNAGE:	Monument, Entrance and Building
YEAR BUILT:	2009 / 2025		
TENANT IMPROVEMENT:	Turnkey Available		



RENOVATIONS COMING SOON...



New interior corridor with furniture and artwork package



Renovated elevator lobby



Enhanced elevations with generous sign bands

POPULATION

2 MILES	43,618
5 MILES	310,302
10 MILES	989,276

MEDIAN HH INCOME

2 MILES	\$138,805
5 MILES	\$135,352
10 MILES	\$107,156

TRAFFIC COUNTS (2024)

33,647 Vehicles Per Day
at S Val Vista Dr

114,646 Vehicles Per Day
on Loop 202

Source: ADOT

AREA DEMOGRAPHICS



LOCATION ADVANTAGE



Prime Gilbert medical corridor near Dignity Health Mercy Gilbert Medical Center, Banner Gateway Medical Center, and multiple specialty practices



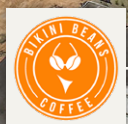
Within 10 miles of several major hospitals and outpatient facilities



Seconds from Loop 202 with direct connectivity across Gilbert, Chandler, Tempe, and the Southeast Valley



Surrounded by residential neighborhoods, retail centers, and supportive services, driving patient convenience and strong referral potential



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



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



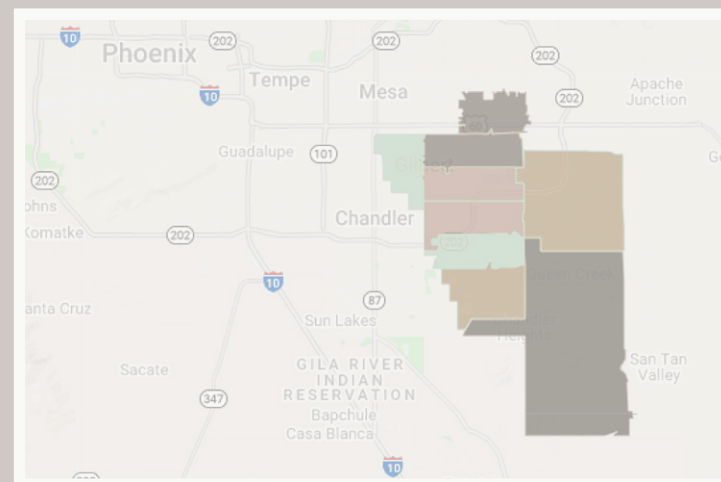
#5 Best City for
First-time Homebuyers
Source: Good Morning America, 2025



#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 Val Vista Medical Center.



SERVICE LINE	2020 VOLUME ESTIMATE	2025 VOLUME FORECAST	2030 VOLUME FORECAST	5 YR GROWTH	10 YR GROWTH
Anesthesia	262	356	401	35.8%	53.3%
Cardiology	360	415	471	15.5%	30.9%
Cosmetic Procedures	277	334	366	20.7%	32.1%
Dermatology	6,066	8,595	10,508	41.7%	73.2%
Endocrinology	2	2	3	43.6%	68.3%
ENT	418	472	522	12.9%	24.9%
Evaluation and Management	893	1,290	1,999	44.4%	123.8%
Gastroenterology	244	282	321	15.4%	31.6%
General Surgery	939	1,068	1,203	13.8%	28.1%
Gynecology	203	237	257	16.3%	26.1%
Lab	25,690	30,986	35,424	20.6%	37.9%
Miscellaneous Services	1,843	2,395	2,861	30.0%	55.2%
Nephrology	5	6	7	17.7%	39.4%
Neurology	11	15	18	38.4%	70.6%
Neurosurgery	6	7	8	22.9%	40.7%
Obstetrics	0	0	0	2.9%	8.8%
Oncology	14,443	14,772	16,378	2.3%	13.4%
Ophthalmology	140	174	201	24.2%	44.1%
Orthopedics	28	32	38	16.1%	37.2%
Pain Management	21	29	34	34.5%	61.1%
Physical Therapy/Rehabilitation	157	207	241	32.4%	53.8%
Podiatry	2	2	3	30.2%	65.3%
Psychiatry	15	18	19	16.4%	28.0%
Pulmonology	149	187	222	25.7%	49.8%
Radiology	48,381	63,312	74,928	30.9%	54.9%
Spine	20	24	27	18.9%	36.2%
Thoracic Surgery	45	56	68	25.0%	50.9%
Trauma	243	244	236	0.4%	-2.8%
Urology	1,201	1,440	1,711	19.9%	42.4%
Vascular	386	466	560	20.6%	45.0%



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