



# VAL VISTA MEDICAL CENTER

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

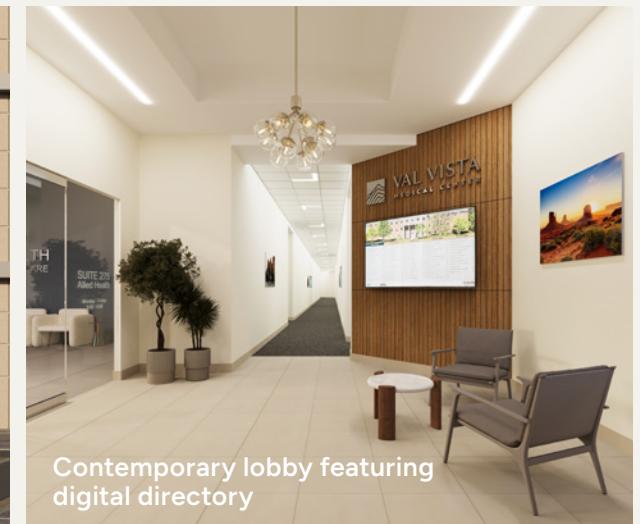


# PROPERTY DETAILS

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



# RENOVATIONS COMING SOON...



## 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**



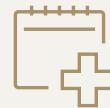
SURGERIES

**8,648**



EMERGENCY ROOM  
VISITS

**38,586**



ADMISSIONS

**14,752**



## 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

SOURCE: FREIDA.AMA-ASSN.ORG

# 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%



# VAL VISTA MEDICAL CENTER

FOR MORE  
INFORMATION,  
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